



Lakenheath Parish Council
The Parish Office
98 High Street, Lakenheath IP27 9EW
Telephone: 01842 860598
Email: clerk@lakenheathparishcouncil.gov.uk

MINUTES

of the Lakenheath Parish Council Meeting held on 6th October 2025

Present:

Cllr N Smith (Chairman)

Cllr G Kelly (Vice Chairman)

Cllr I Frost

Cllr A Gyte

Cllr P Gyte

Cllr J Hastings

Cllr M Rowntree

Cllr D Smith

In attendance: N Glading (parish clerk), C Shimmon (RFO) Mr A Blenkiron (MD Elveden Estates), Jo Chambers (Community Connector) and three members of the public

2025/77 Chairmans welcome, confirmation of recording and Apologies

Cllr W Overy, PC S Cameron, Adam Eaton and R Keeble (Community Connector) had given apologies

2025/78 Public Participation: Representations from Members of the Public

Playpark at Briscoe Way: discussions yet to take place

2025/79 Reports & Questions

(a) Update from RAF representative: Sqn Leader A Eaton has been on annual leave

(b) Update from West Suffolk District Councillor (Cllr G Kelly)

Lakenheath has got `Pride in Place` funding, up to £2 million for 10 years. This will be held together by West Suffolk Council. There has to be a Board appointed, which will include MP, County Councillor and one District Councillor. Issues will have to be thrashed out soon, should be nothing but opportunities. Beware of raising expectations.

Parish Governance Review coming up, the official monitoring people from West Suffolk will be looking at all parish councils. Some parishes are struggling, may have to be grouping/ mergers. This has to be before Local Government Reform kicks in.

Date for Meet the Leader- Elveden and Eriswell joining us.

Local nature recovery strategy going through plus an energy plan for Norfolk and Suffolk. A Water Plan is being produced

(c) Update from Suffolk County Council Councillor not present. D/Cllr Kelly commented that the traffic lights near the Church have broken down yet again

- (d) Update from Police representative: PC Cameron had given apologies and had sent a report, which was read out by the Chairman:

*“Unfortunately, I will not be attending the parish council meeting tonight.
I have the following updates for you:*

I have a meeting this Thursday with the traffic crime reduction team and will be speaking about the issues you have in Lakenheath particularly regarding speeding.

A Suffolk police column in the Lakenheath Times would be great. I am more than happy for a Suffolk police column to be inserted and will send over a draft copy in the coming weeks. If I could just have a discussion with whoever organises the times that would be great.

I am continuing patrols in the area and dealing with the parking issue outside the Co-op.

There has been illegal riding of motocross bikes in the area. These are not isolated incidents in Lakenheath and plans are being discussed to tackle this issue over the coming months”.

Cllr P Gyte asked if PC Cameron could be outside the school at peak times e.g. 8.30am to monitor parking on the junction/ bend.

Cllr Kelly confirmed that the Police are entitled to work on parking, despite disinformation on same.

- (e) Update on Active Lakenheath project Community Connector Jo Chambers reported that she and Richard have been busy distributing postcards, leaflets, visiting school classes and voluntary groups to find out people’s opinions. They are holding drop-in sessions at Lakenheath Library and the Eriswell Reading Room. Data collected goes to the team at Active Suffolk, who will write up bids to go to Sports England.

Mini projects are now being funded during this ‘test and learn` phase. First was the Summer Fun event, others include cooking classes, a weekly culinary course for people who use food banks, menopause group, and a workshop delivering activities and pony riding. The latter sold out in three days. Additionally, the Connectors are working with Lakenheath Bowls Club. A new website will be live from 10/10/2025- www.active.lakenheath.org

All sponsors/ funders should be mentioned on any publicity.

Lords Walk has been included in the survey as residents look to Lakenheath and join in activities.

The Chairman thanked Jo and Richard for all their hard work.

J Chambers left the meeting

- (f) Report from Wendy Barnes on Sedge Fen Village Hall opening: not present

2025/80 **Confirmation of the accuracy of Minutes of the Meeting held on 1st September 2025)**

The Minutes from the September meeting were unanimously **AGREED** as **accurate**

Progress on the `eyesores` is with the lawyers

The collapsed, hazardous bungalow has been raised with West Suffolk Enforcement Department.

The traffic control system in the High Street has broken down several times, creating a potential danger.

2025/81 **Financial Matters (Appendix A)**

- a) The Bank Reconciliation was **RECEIVED**
- b) The Summary of Payments was **AGREED**. One additional re-imbursement payment was **NOTED**: cooking class ingredients which will be reclaimed from Active Suffolk.
- c) An amendment on the Annual Governance Review was **NOTED** (PKF noted that redundancy costs had been included in salaries)
- d) Councillors were asked to consider potential costs/ projects as the 2026-2027 budget will be set at the next meeting.
- e) Report from clerk: LPC insurance renewal
An increased premium demand had been received from the LPC current insurer. On enquiring, the clerk was told that the insurance company had moved from Aviva to Ecclesiastical, who apparently `charge more for legal cover.` This is in contravention of the long-term agreement. The clerk felt that this was unacceptable and sought alternate quotations, ensuring that all existing covers were notified. A reduced quotation of £2,394.16 was received from Gallagher Insurance. Renewal is 1st October 2025. The Councillors **AGREED** to accept the quotation from Gallaghers. Clerk to inform Clear Insurance that LPC will not Be renewing the LTU.

2025/82 Moved to exempted matters

2025/83 **Assertion 10 Compliance:**

Report from clerk:

This is a change to the 2026 Annual Governance Return; the clerk and Chairman will be obliged to sign off compliance.

- (i) Email addresses should not be generic. In the event of a breach or enquiry, the clerk and the Financial Conduct Authority will require full access to email records. It follows that the email addresses should be owned by the parish council. Moving to an @ .gov address for all councillors will also provide an enhanced level of security. One Suffolk are registered to supply these at £24 per Councillor annually. It was **AGREED** to move to .gov email addresses, using full names of Councillors. Clerk and RFO will arrange a meeting in the parish office to assist Councillors to implement.
- (ii) Website accessibility: the LPC website must be fully accessible as far as possible. For example, partially sighted people must be able to read it. Photos must be labelled, pdf files are no longer acceptable. Any non-compliance should be clearly stated.
RFO and clerk to check with One Suffolk.

2025/84 **Planning Matters**

- (a) The Notes from the LPC Planning meeting held on 24th September 2025 were **RECEIVED (Appendix B)**
- (b) The Chairman and Vice Chairman held a very productive meeting with Bennetts on 25th September 2025. The S106 agreement means that there is a requirement on Bennetts to specifically construct a bridge that clearly leads nowhere. Bennetts are prepared to remove the bridge provision and put in a section of the track at the end of Drift Road. The Suffolk County Council Public Rights of Way (PROW) team are attempting to move footpath 16 to the South side of the Cut, which is principally owned by the Environmental Agency. Cllr Kelly described the route of the track, which will enable people to walk or cycle to the new school, avoiding potential hazards. Councillors were mindful to approve the adoption of the land at Woodlands.

2025/85 Reports

To receive reports/ requests from:

- (a) Chairman/ Vice Chairman/ Clerk

- (i) Confirmation of meeting 27.10.2025 with West Suffolk Council Leader, Eriswell and Elveden parish councillors at the Methodist Church Hall, 6pm
- (ii) Speed Indicator Devices Reports (**Appendix C**)

The clerk gave a summary, more detailed information is in the appendix C.

Eriswell Road device:

The 85th Percentile Speed (most people) travel at or below 31.1 MPH past his point.

The 50th Percentile Speed (half the traffic) travel at or below 27.0 MPH past his point.

The fastest speed recorded this month was 70MPH (x1). There were 167 cars exceeding 45 MPH.

19% of the vehicles passing this point exceed the speed limit.

Station Road device:

The 85th Percentile Speed (most people) travel at or below 34.4 MPH past his point.

The 50th Percentile Speed (half the traffic) travel at or below 28.6 MPH past his point.

The fastest speeds recorded this month was 100MPH (x1), 95(x1), 90MPH (x3), 85MPH (x11).

There were 522 vehicles exceeding 50MPH.

37% of the vehicles passing this point exceed the speed limit.

Mr Blenkiron confirmed that Icklingham holds the current speeding record at 118 mph.

The SID on Eriswell road has been vandalised. Cllrs Rowntree, A Gyte and N Smith will re-assess will assess the damage. The time of the incident can be pinpointed as it is the time at which the SID stopped working and there are CCTV devices in situ.

Cllr N Smith has informed the Police.

Clerk to purchase Section 12 compliant hatching signage for the rear of the gator

- (iii) Wingfield Avenue barrier: the fence is not on West Suffolk land; it is on private land. The PROW team have established that the blocked route has been used as a pathway for many years and will implement a Public Rights of Way Order as necessary.

Councillors **AGREED** not to support the provision of a road.

- (iv) Remembrance Day event is on 9th November 2025 (Chairman). Cllr N Smith has spoken to the Rector, who is happy with the Order of Service. There is a query over the laying of wreaths, Cllr Hastings has received a strange email, the Chairman will speak to Sarah Brackenbury to clarify. It was **NOTED** that, sadly, the Lakenheath Branch of the Royal British Legion has shown little interest in arranging the event and the parish council have had to step in. Clerk to ascertain that the Silver Band will be able to attend. Cllr Hastings and her team will put up poppies and clean the War Memorial. Cllrs A Gyte and N Smith will remove the fencing prior to the event.

- (v) The proposed cycle/ walking route to the new school was **RECEIVED** (**Appendix D**)

- (vi) Cllr Kelly will attend the 2025 Abbeycroft Move More Awards Event/ Presentation evening on 17th October 2025. Active Lakenheath has been nominated.

- (vii) Cllr Kelly proposed that estate agent signage is controlled. 'Sold` signs to be removed, not left in situ for months. It was **AGREED** that the Clerk will write to all local estate agents asking that signs displayed within the conservation area are removed promptly, defined as one month after the sale.

- (b) Lakenheath Times (Cllr D Smith) reported that she had been invited by Concertus to the signing of the steel and enjoyed a lovely afternoon.

It was **AGREED** that, in the New Year, advertising charges are increased by 5% (rounded up). Additional houses mean that more magazines are being printed. New dump bins have been ordered for the Chemist and Lonsdale. There has been no community response to the suggested defibrillator training. Cutoff for the next edition 7.11.2025.

- (c) LPC Facebook page/ social media (Cllr Rowntree) there was an incident with flags covering up the High Street belisha beacons, the flags were promptly removed, following a brief Facebook appeal. Someone has asked Cllr Rowntree why the minutes are not on the website. The clerk sends draft minutes to all councillors within 10 working days, and the September draft was published on the website on 4th October 2025. The clerk would be happy to send draft minutes to any parishioner on demand (with a proviso that they are draft), please email her.
- (d) Streetlight refurbishment project: (Cllr Frost) the streetlights are still being refurbished: there remain some G39 issues, awaiting UKPN quotations, which are likely to be expensive. Cllr Frost has reported the tree growing in the Cemetery that is affecting power lines. Cllr A Gyte agreed to thank a resident for cutting back their hedge, however, the cut needs to be widened. Cllr Frost will send Cllr A Gyte a photo. Cllr Frost will assess what is happening at Woodcutters Way.
- (e) Repairs to toilets (Cllr Hastings) sensor timers on lights are suggested. Cllr Hastings will send a note to the clerk
- (f) Christmas 2025 (Cllr Hastings) The group await confirmation on the icicle lights from the businesses. Decorations are going up on 1st December. The Community Centre Committee bookings officer and the Mola manager will be invited to attend the next meeting of the Christmas group. It had been agreed that lights would be purchased to put up around the Community Centre, as it is thought that the Community Centre Management Committee already own Christmas tree lights from previous years. Clerk to purchase a new hammer stapler.
- (g) Village entrance signage Cllr P Gyte suggests new entrance signs. The Station Road sign to be moved to near the 30mph sign. Eriswell Road sign can remain where it is. Approximate cost is around £600 for each sign. Resin signs were suggested. Cllr P Gyte to produce a report for next meeting.
- (h) Other reports: The play area tree needs trimming (the playpark was not included in the tree survey): in hand with Joshua Tree.

2025/86 **Lakenheath Cemetery**

- (a) A report from the LPC Cemetery Committee was **RECEIVED**

Cllr Frost reported on behalf of the group:

Grubs- The chafer grubs are back this year in large numbers and are currently causing serious disturbance around the cemetery. This means in some areas the appearance is rather like a ploughed field. The wildlife contributes to this as the grubs spread and they all keep digging

Dogs- There is some evidence also of dog excrement and holes being dug but we hope this is just a stray one off rather than visitors bringing dogs in. We do have a sign on the entrance. May be wildlife.

Hedges- The hedges look good and are all now trimmed and shaped.

Trees- The trees in the main avenue have also been trimmed. The pathways/roadways are getting weedy so possibly need spraying soon.

Leaves- Autumnal leaves are falling in large numbers and we need to keep an eye on them building up in certain places especially near the Ashes memorials. The overall appearance is ok but looks a little shabby with the issues we are experiencing.

- (b) Update on the Remembrance Garden and entrance way brick beds. Cllr A Gyte reported that Mr R Cash has been unable to commence work on the beds, but the work will be completed by Christmas. In terms of the Remembrance Garden, Cllr A Gyte reported that RH have been busy with work in other villages, they will work on the village sign land in November and the Remembrance Garden after that if they can.

2025/87 **To consider any Grant Requests:** none

2025/88 **Correspondence**

- (i) **NOTED:** Permission given for signage “No cold calling” streets (x2) from H. Winters Operational Support Officer, Suffolk Trading Standards, Directorate of Fire & Public Safety
- (j) **NOTED:** Definitive Map Modification Order from David Last, Definitive Map Officer, SCC (emailed to all cllrs 04.09.2025)

2025/89 **Items for Future Meetings**

Village gates

Budget requirements

Streetlights

Hole in the New Cemetery fence

Fencing for the BT site

See 92b.

2025/90 **Such other business** which, in the opinion of the Chairman, should be considered as a matter of urgency

2025/91 **MATTERS TO BE TAKEN UNDER EXEMPTION** It is recommended that, in view of the confidential nature of the following items, which relates to business/ confidential matters of other individuals, the public shall be excluded while the following item is discussed. This is in accordance with the Public Bodies (Admission to meetings) Act 1960, as amended by the Local Government Act 1972

The public left the meeting

Meeting closed 9.00pm

Appendix A

Bank Reconciliation

Balance at 31.07.2025	£539,467.82
Uncleared payments from previous period	£1,738.40
	£537,729.42
Income	£5,320.40
	£543,049.82
Less Expenditure (Chqs, Online Pmts + D/Ds)	£15,080.39
	£527,969.43

Represented by:

Balance in Current Account	£6,768.81
Balance in Lloyds Bank Deposit Account	£160,717.72
Balance in Unity Trust Bank Deposit Account	£81,231.65
Balance in Nationwide Deposit Account	£88,065.87
Balance in Cambridge Building Society	£84,560.93
Balance in Lloyds Bank Deposit Account - Speedwatch	£657.06
Balance in Lloyds Bank Deposit Account - Lakenheath Times	£8,945.64
Balance in Lloyds Bank Deposit Account - Street Lighting	£98,257.28
	£529,204.96
Less Payments not Presented	
HMRC	£1,235.53
	£1,235.53
	£527,969.43

LAKENHEATH PARISH COUNCIL				
Date	Transaction	Payee	Description of Supply	Amount
Receipts				
August		East Suffolk Council	Active Lakenheath	£2,925.00
August			Interest Payments	£311.40
August			Lakenheath Times Advertising	£654.00
August			Cemetery Cottage Rent	£950.00
August			Cemetery Fees	£480.00
Payments Made				
03.09.2025	Debit Card	Microsoft	Office Subscription	£84.99
05.09.2025	Direct Debit	Wickes	Instant Tarmac - Churchyard Pothole	£15.95
12.09.2025	Debit Card	Amazon	Cemetery Watering Cans	£12.54
15.09.2025	Direct Debit	EDF Energy	Electricity - Cemetery Cottage	£55.23
19.09.2025	Direct Debit	Lloyds Bank Plc	Bank Charges	£8.50
22.09.2025	Debit Card	Wickes	Rapid Setting Cement - Churchyard Pothole	£47.67
22.09.2025	Debit Card	Amazon	Weedkiller	£39.99
25.09.2025	Online	Budget Computers	Chairman Laptop Repair	£72.00
25.09.2025	Online	Lakenheath Peace Memorial Hall	Meet & Eat Grant	£300.00
25.09.2025	Online	Staff	Salary Payments - September	£5,830.33
03.10.2025	Direct Debit	British Gas	Electricity - Public Toilets	£77.64
10.10.2025	Online	Pearce & Kemp Ltd	Street Lighting LED Installation	£3,370.46
10.10.2025	Online	BT Payment Services	Parish Office Telephone & Broadband	£78.71
10.10.2025	Online	PKF Littlejohn LLP	Limited Assurance Review of Annual Governance & Accountability Return	£1,008.00
10.10.2025	Online	RH Landscapes & Maintenance Services Ltd	Village Maintenance - August	£720.00
10.10.2025	Online	CLlr D Smith (reimbu	Lakenheath Times - Printer Ink	£39.80
10.10.2025	Online	Gallagher Insurance	Annual Insurance	£2,394.16
10.10.2025	Online	K Tao	Lakenheath Times Advertising Refund	£59.50
10.10.2025	Online	Fourdot	Lakenheath Times Dump Bins	£194.71
10.10.2025	Online	Lakenheath Method	Hall Hire - September	£24.00
10.10.2025	Online	Sunrise Cleaning	Village Cleaning - June to August	£1,179.50
10.10.2025	Online	Anglian Water	Public Conveniences	£128.86
10.10.2025	Online	IT Services at CAS Lt	.Gov Email Account - 12 months	£24.00
10.10.2025	Online	bright.motif;	.Org Email Accounts - 3 months	£102.48
10.10.2025	Online	DEG Heating & Plum	Cemetery Cottage Boiler Service	£121.65
10.10.2025	Online	Michael Murfet	Mole Catcher - Lakenheath Cemetery Open & Closing Public Toilets & Cemetery Work - September	£80.00 £378.51

Section 3 – External Auditor’s Report and Certificate 2024/25

In respect of **Lakenheath Parish Council – SF0236**

1 Respective responsibilities of the auditor and the authority

Our responsibility as auditors to complete a **limited assurance review** is set out by the National Audit Office (NAO). A limited assurance review is **not a full statutory audit**, it does not constitute an audit carried out in accordance with International Standards on Auditing (UK & Ireland) and hence it **does not** provide the same level of assurance that such an audit would. The UK Government has determined that a lower level of assurance than that provided by a full statutory audit is appropriate for those local public bodies with the lowest levels of spending.

Under a limited assurance review, the auditor is responsible for reviewing Sections 1 and 2 of the Annual Governance and Accountability Return in accordance with NAO Auditor Guidance Note 02 (AGN 02) as issued by the NAO on behalf of the Comptroller and Auditor General. AGN 02 is available from the NAO website – <https://www.nao.org.uk/code-audit-practice/guidance-and-information-for-auditors/>

This authority is responsible for ensuring that its financial management is adequate and effective and that it has a sound system of internal control. The authority prepares an Annual Governance and Accountability Return in accordance with *Proper Practices* which:

- summarises the accounting records for the year ended 31 March 2025; and
- confirms and provides assurance on those matters that are relevant to our duties and responsibilities as external auditors.

2 External auditor’s limited assurance opinion 2024/25

Except for the matters reported below. On the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met.

The AGAR was not accurately completed before submission for review. Section 2, Box 4 for the prior year incorrectly includes items which are not staff costs as defined in the Joint Panel on Accountability and Governance Practitioners’ Guide. Please note that Box 4 should comprise payments made in relation to the employment of staff including only gross salary, employers’ national insurance contributions, employers’ pension contributions, gratuities for employees or former employees and severance or terminations payments to employees. Employment expenses which are benefits (mileage, travel, etc.), items of reimbursement of expenses for postage, stationery or other outlays made on behalf of the smaller authority, payroll processing costs and contractor/locum clerk costs in respect of individuals who are self-employed, are not staff costs for the purpose of completion of the AGAR in accordance with proper practice. The figures in Section 2, Boxes 4 and 6 for the prior year should read £47,498 and £172,818 respectively.

Other matters not affecting our opinion which we draw to the attention of the authority:

The date and minute reference for Section 1 and the minute reference for Section 2 have been incorrectly recorded on the AGAR. The minutes of the meeting at which the AGAR was approved have been reviewed and demonstrate that Sections 1 and 2 have been approved on the same date in the correct order on 7 April 2025 under minute references 2025/178 c(i) and 2025/178 c(ii) respectively. The smaller authority should ensure that the correct dates and minute references are recorded on the AGAR in future.

3 External auditor certificate 2024/25

We certify that we have completed our review of Sections 1 and 2 of the Annual Governance and Accountability Return, and discharged our responsibilities under the Local Audit and Accountability Act 2014, for the year ended 31 March 2025.

External Auditor Name

PKF LITTLEJOHN LLP

External Auditor Signature

PKF Littlejohn LLP

Date

07/09/2025

Appendix B

Lakenheath Parish Council Planning Sub Committee

Notes from the meeting to held on SEPTEMBER 24th 2025

Location: Parish Council Office

The members of the Planning Committee are Cllr W Overy (Chairman), Cllr A Gyte, Cllr N Smith, Cllr G Kelly

SOURCE: WSC PLANNING PORTAL

1. Apologies and Declarations of Interest: No apologies
2. Members of the public may speak about an item on the agenda (3 minutes limit): No public present
3. The following requests for consultation were considered:

A. Householder planning application - first floor rear extension

Planning Application

75 Eriswell Road Lakenheath Suffolk IP27 9AH

Ref. No: DC/25/1415/HH | Received: Tue 09 Sep 2025 | Validated: Tue 09 Sep 2025 | Status: Pending Consideration

Expiry Date: Wed 01 Oct 2025

DECISION: APPROVE submitted 27.09.2025

B. DC/25/1153/RM Reserved Matters Application - submission of details under outline planning permission (part 2) of DC/14/2096/HYB - a. appearance, layout, landscaping and scale of development for 375 dwellings, together with Suitable Alternative Natural Greenspace, open space, sustainable drainage features and associated infrastructure. Land Off Station Road Station Road Lakenheath Suffolk. The Report from Mr I Poole was considered. See Appendix A.

DECISION: OBJECTION, full report to be sent to the planning department at WSC (emailed 14.09.2025)

C. Trees in a conservation area notification - two Limes (T1 and T3 on plan) lateral crown reduction on eastern aspect by two metres Ref. No: DC/25/1465/TCA 9 Back Street Lakenheath Suffolk IP27 9H Expires 10.10.2025

DECISION: APPROVE submitted 27.09.2025

DC/25/1153/RM

Reserved Matters Application - submission of details under outline planning permission (part 2) of DC/14/2096/HYB - a. appearance, layout, landscaping and scale of development for 375 dwellings, together with Suitable Alternative Natural Greenspace, open space, sustainable drainage features and associated infrastructure
Land Off Station Road Station Road Lakenheath Suffolk

The Parish Council, the school and our District Councillor all believe that this application is so flawed that it should be **Withdrawn** and started again. It is full of inaccuracies, apparent inconsistencies with Planning policy and ignores the character and infrastructure of Lakenheath.

Given the time constraints for response the Parish Council, the school and our District Councillor have agreed to respond separately concentrating on specific areas of concern; these responses have been shared and agreed. They should be seen in conjunction with each other, in effect producing a village response.

1. Background

1.1 At the outset, the Parish Council expresses its dissatisfaction with the lack of community engagement with residents. The development represents around a 17% increase in the number of dwellings in the main village based on the 2021 Census. Such an increase is not insignificant and deserves better in the way that the community has been involved to help shape the development. Given that, based on early comments submitted to the application and the Parish Council's comments below, there is a need to revise the proposals, we believe that the developer should be required to carry out meaningful engagement with residents in accordance with Policy SP4 of the adopted Local Plan.

2. Assessment of the application is based on compliance with the policies of the recently adopted West Suffolk Local Plan (July 2025).

2.1 This element of our response assesses the proposal against the relevant policies of the adopted Local Plan.

Policy SP1 - The climate and environment emergency and sustainable development

2.2 The proposal does not demonstrate how it will minimise the need to travel and create active travel routes. The application is not accompanied by a Residential Travel Plan as required by condition 37 of the decision on application DC/14/2096/HYB.

2.3 Policy SP1 requires the use of "higher water efficiency standards" but there is no evidence in the supporting documentation as to what level of water usage per head per day the development has been designed to deliver.

Policy LP1 Sustainable design and construction

2.4 The application does not include a Sustainability Statement "that sets out what measures are proposed to address water efficiency and achieve energy efficiency....and demonstrate how the design follows a fabric first approach" as required by the policy.

2.5 As with our comments in relation to Policy SP1, there is no evidence to demonstrate how the proposal will minimise the need to travel through the creation of active travel routes.

2.6 The policy requires applications to demonstrate "How integrated water management has been considered in the design process to increase water efficiency and reduce surface water flooding." There is no evidence of this.

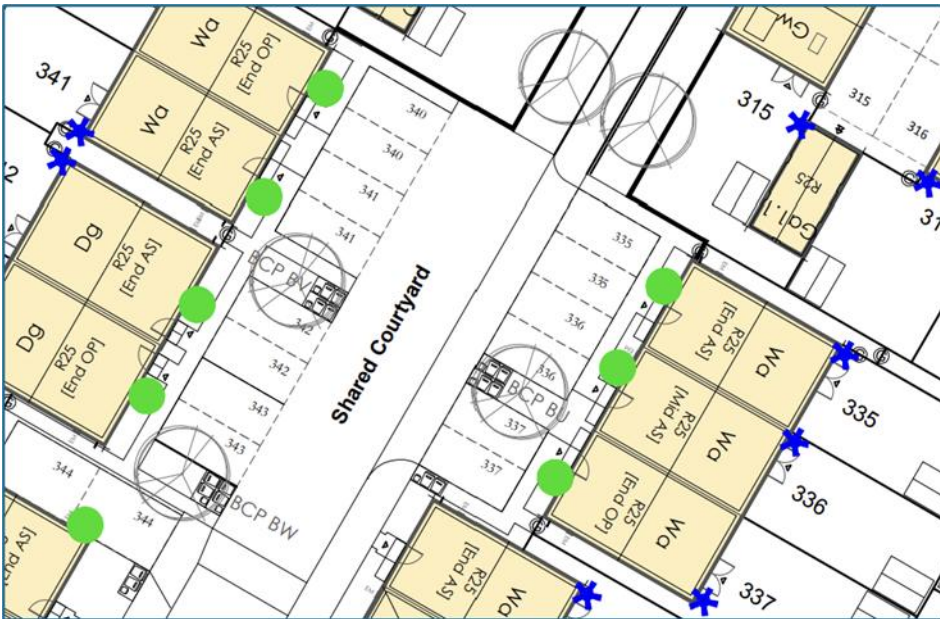
2.7 In relation to design, the policy states the submissions should "specifically focus on how demands on heating and cooling have been considered in the design stage and reduced through orientation of the building, the location of windows, thermal mass and shading, and how orientation optimises opportunities for on-site photovoltaic or solar thermal heating." Again, there is no evidence of this.

Policy LP2 Promoting energy and water efficiency in show homes

2.8 The policy refers to the need for the sustainability statement to demonstrate that one show home on the development will be equipped with environmentally sustainable alternatives and/or additions and to indicate what these items will include. There is no sustainability statement accompanying the application.

Policy LP3 Electric vehicle charging points in new developments

2.9 The policy requires "At least one electric charging point for every new home with parking space(s) regardless of whether the parking is provided in a garage, on plot or in off plot parking areas." The scheme appears to be compliant but, in a number of instances, the location of charging points will require cables being hung across adjoining dwelling access paths to access the parking space, for example plots 173-176 and 335-337 as illustrated from the extract of the submitted Sustainability Plan.



2.10 This matter should be rectified to ensure that no dwelling access is potentially made inaccessible by vehicle charging cables hanging across paths.

Policy LP5 Water quality and resources

2.11 The policy states “All new development proposals will be required to demonstrate that water efficiency measures have been employed. Water consumption in residential developments will be limited to 110 litres per person per day, (including external water use) using efficient water fittings and appropriate technology such as smart meters. Proposals that can achieve higher water efficiency (for example 85 litres per person per day) will be encouraged and supported.”

2.12 Lakenheath is located within one of the driest regions of the UK. Recently published information from the Met Office¹ identified that in Summer 2025 rainfall in East Anglia was “just 102.7 mm, 62% of the season's average, making it one of the driest areas in the UK this summer.”

2.13 The application makes no reference whatsoever to design standards for water consumption and how, given Lakenheath is in a water-stressed area as defined by the government, measures to reduce water consumption in homes have been considered and addressed.

Policy LP8 Designing for health and wellbeing and impacts of new development

2.14 The policy requires large-scale developments of 100 homes or more to submit a health impact assessment (HIA). The HIA “should demonstrate how the conclusions of the assessment have been designed into, and how they will be implemented through the development.” There is no HIA submitted with the application and, in accordance with adopted policy, this should be required before the application is determined

Policy SP4 Design

¹ <https://www.metoffice.gov.uk/blog/2025/regional-weather-stats-for-summer-2025>

2.15 The policy sets out a number of principles against development proposals will be considered.

Criterion a of the policy requires “early community engagement”. There has been no community engagement in the development of this scheme, only one meeting called the primary school seeking a specific contribution which was attended by the ward councillor. Given that the Parish Council believes the proposal is deficient in a number of areas, as highlighted in these representations, the local planning authority should require the developers to carry out meaningful engagement (not consultation) with the local community before the application is determined.

Criterion b requires “Sustainable design principles through good quality and innovative design.” It is clear that, given the house types proposed are standard products for Persimmon Homes that can be found on their developments elsewhere, the proposal submitted to West Suffolk Council does not include innovative design. The proposal is therefore contrary to criterion b of Policy SP4.

Policy LP9 Well-designed places

2.16 The policy requires that all proposals for development should maintain or create a sense of place. Criterion c of the policy states that proposals should utilise the character of the locality to “create buildings and spaces that have a strong sense of place and distinctiveness, using an appropriate innovative design approach and incorporating a mix of building types, forms and scale of buildings that are appropriate for the location.”

2.17 The application’s Design and Access Statement refers to the form and materials found elsewhere in Lakenheath, paying particular attention to the conservation area.

2.18 On page 14 of the Statement a “Locally inspired materials palette” is identified and then appears to be ignored on page 30 where the proposed palette of materials is set out. Weatherboarding is **not** a feature commonly found in Lakenheath.

2.19 Had the developer engaged with the Parish Council, they could have been made aware of the Lakenheath Design Guide that has been prepared by AECOM as part of the government support in formulating the emerging Lakenheath Neighbourhood Plan. While it is acknowledged that the Design Guide has not yet been the subject of public consultation, it is professionally produced and provides design context for informing development proposals of this nature. The Design Guide includes a number of “design principles” stating, amongst other things, that materials should be guided by those used in existing buildings of the area (chalk, clunch and blocks, local gault clay bricks and tiles, knapped flint, carrstone). None of these materials appear on the list of proposed materials in the Design and Access Statement.

2.20 The Site-wide Design Framework notes, in Figure 3, a number of “key buildings / vista terminating dwellings. One of these is at plots 1-3. However, when Figure 18 of the Design and Access Statement is examined, it is clear that these dwellings are the same as any other dwelling in the development.



Plots 1-3 (left) within the entrance to the development

2.21 Throughout the development it is clear that there are no key buildings announcing an arrival, terminating a vista or providing a new landmark. The main visible point on turning into the site from Station Road will be Plot 32 where drivers will be met with a very ordinary dwelling as illustrated below.



Compare this with the sense of arrival achieved at the Charles Church development in Clare, where a terrace of dwellings form a punctuation to the arrival point from the entrance to the development. The development should be creating distinct focal points rather than repeating house styles found elsewhere in the development.



Maxim Lane, Clare

2.22 The Design and Access Statement states that “distinct character areas...create a strong sense of place.” Villages grow organically over time and character areas are created using different designs and layouts, not changing the materials on the same dwellings. The Parish Council is of the opinion that the proposal does not satisfy the requirements of Policy LP9 and should be refused.

Policy SP5 Green Infrastructure

2.23 The policy states that “All major residential development of 50 homes or more located on greenfield sites should provide around 40 per cent green infrastructure within the site.” Without a statement in the Landscape Strategy as to the areas set aside for green

infrastructure or a land use budget in the supporting documentation, the Parish Council questions whether this policy is met?

Policy SP11 Recreational effects of development

2.24 The policy seeks to minimise the potential additional recreational pressure on any European or nationally designated site for nature conservation. Given that Lakenheath public footpath 16 goes from opposite the site on Station Road and directly links to European and national sites, the Parish Council questions whether the provision of a path in the SANG to link to the public footpath satisfies Policy SP11 given that it would likely encourage more recreational trips to those sites?

Policy SP16 Affordable Housing

2.25 The policy requires that affordable homes should be distributed across the development “in small groups or clusters of no more than 15 units”. However, this policy requirement is not met in one area, as illustrated below, where the blue and red represents affordable units.



Policy SP17 Housing type and tenure

2.26 The policy sets out the range of housing tenures, types and sizes required on a major site to meet the needs of the district. However, when compared with the proposed housing mix set out in Figure 9 of the Design and Access Statement, the proposal is policy deficient in a number of areas, as illustrated in red below.

	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms
Scheme (percent)				
Private	0.4	26	42	32
Affordable Rent	19	47	23	10
Intermediate	6	44	44	6
Policy requirements (percent)				
Private	0 to 10	30 to 40	40 to 50	10 to 20
Affordable Rent	30 to 40	30 to 40	15 to 25	5 to 15
Intermediate	10 to 20	40 to 50	30 to 40	0 to 10

Policy SP17 also requires that all new homes should be built to building regulations M4(2) accessibility standards and that around 13 percent of affordable homes should be built to M4(3) 'wheelchair user' standard. Section 4.2 of the Design and Access Statement states that the "majority" comply with M4(2) standards and no mention is made of M4(3) in affordable homes. The development does not conform with the requirements of Policy SP17 of the Local Plan

Policy SP20 Custom and self-build

2.27 The local plan policy states that all proposals for development of 100 homes or more "will be encouraged to provide at least ten per cent of the total homes as custom and/or self-build plots." No provision for custom or self-build is made within the development and, given that the affordable housing provision is set at only 30% in the Section 106 planning obligation rather than the current policy requirement of 40%, the Parish Council believes that the developer should be pressed to provide 10% as custom and/or self-build homes.

3. Assessment against the NPPF

3.1 Paragraph 131 of the NPPF states "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve." Further, at paragraph 139, it states "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes." The Parish Council's comments against the local plan policies, above, demonstrates that the proposal does not constitute a "high quality, beautiful and sustainable place" and, in accordance with paragraphs 131 and 139 of the Framework, the Parish Council urges West Suffolk Council to refuse the application on design grounds.

3.2 Furthermore, paragraph 131 states that effective engagement "between applicants, communities, local planning authorities and other interests throughout the process" is essential. Paragraph 137 states that applicants should "work closely with those affected by their proposals to evolve designs that take account of the views of the community." As noted in section 2 of our comments, the applicants have not carried out any engagement with the local community in developing the submitted plans.

4. General comments on submitted documents

4.1 The application does not refer to the delivery of the junction improvements required by Condition 30 of the outline approval DC/14/2096/HYB. It is unclear when the junction improvements are to be delivered.

4.2 There is a rectangle of land opposite the school that is excluded from the application and which was also excluded from the planning application for the school. However, it is

apparent that some works have taken place on this rectangle, as is evident from the extract below from Google Streetview captured in April 2023. The Parish Council seeks investigation and clarification as to the planning status of this excluded rectangle.



4.3 Paragraph 5.5 of the Design and Access Statement states “A portion of the homes will be built to the enhanced 2025 Building Regulations standards, with the remainder constructed to the 2021 standards.”. The Parish Council seeks clarification of this as the transitional period for the updated regulations (which came into effect on June 15, 2022) ended on June 15, 2023. The Parish Council believes that all new building work must now comply with the latest standards. If a building application was approved before June 15, 2022, work had to start before June 15, 2023, to be subject to the previous rules. The Parish Council seeks an explanation as to the approach taken by the applicant.

4.4 The Parish Council notes the comments from the Defence Infrastructure Organisation concerning the days on which the Site Noise Risk Assessment was carried out. Given the concerns, the Parish Council considers that it would be unsafe to make a decision on the current application based on the current data and the concerns raised by the Defence Infrastructure Organisation, in particular their response to the original Outline application.

4.5 The Parish Council draws attention to the potential for the design of open water SuDS features, that could attract birds, to conflict with the nearby airbase. The potential for birdstrike is a known issue that should be considered at the development design stage and, accordingly, the Parish Council request that consideration should be given to installing measures that will not attract large birds such as gulls, ducks and geese.

4.6 The Parish Council notes that the Parking Strategy Plan includes a number of garages and carports that, according to the key, make up part of the parking provision. Given this, and the need to ensure that parking remains for use by the dwelling, the Parish Council requests a condition to remove any permitted development rights to convert garages and carports into non-parking spaces. In particular, the Parish Council refers to condition B 14 of the decision notice in relation to planning application SE/09/1283 at north-west Haverhill, which states:

B14 Garage/parking spaces for each dwelling shall be made available for use prior to the occupation of the dwelling to which it relates. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order) the floorspace shown within the curtilage of any dwelling for the purpose of garaging and/or car parking shall be retained solely for the garaging and/or parking of private motor vehicles and for ancillary domestic storage incidental to the enjoyment of the associated dwelling and shall be used for no other purpose.

Reason: To ensure that on-street parking and manoeuvring is not detrimental to highway safety.

5. **Conclusion**

5.1 Given the scale of the development proposed on this site and the proportional increase in the number of homes in the village, the Parish Council feels that Lakenheath deserves much better than has been put forward in this application, as raised by our comments in this response. As such, the Parish Council calls upon West Suffolk Council to reject the application in its current form. Should the local planning authority be minded to approve the application, the Parish Council requests that the comments raised should be addressed in appropriately worded conditions.

Appendix C Speed Indicator Device Summary Report

Eriswell Road.

On 28 June 2024 at 11:00 the new SID was installed on the B1112 on the pole located on Eriswell Road. The SID was positioned just after the entrance to the pavilion to monitor traffic coming into Lakenheath from Lords Walk. Traffic speed and counts in this report were measured from 00:00 on 30 July 2025 up until 00:00 on 31 August 2025. The measurement point is 740m past the point where the 30MPH zone starts.

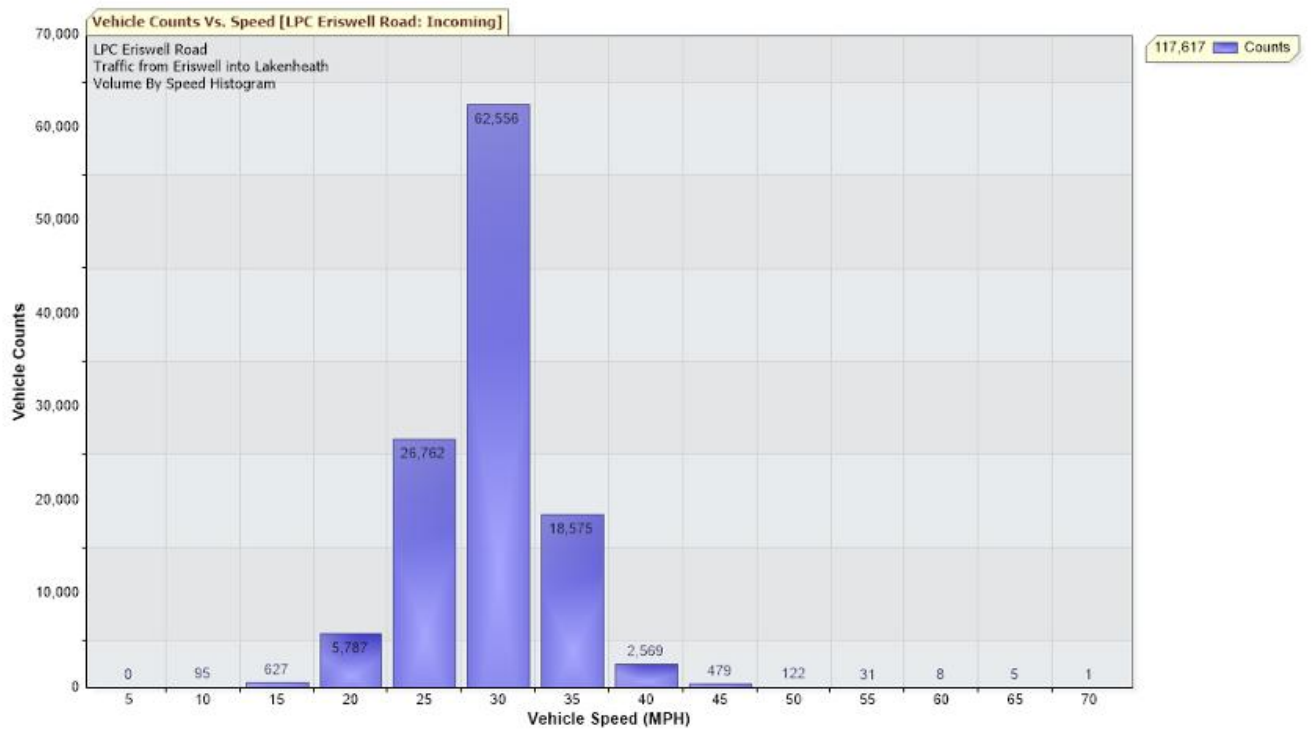
There were between 3700 and 4400 vehicles per weekday passing this point heading into Lakenheath. There were between 2450 and 3250 vehicles per day over the weekend heading into Lakenheath.

The busiest times during the week (AM and PM peaks) are 11:30-12:30 (Avg. 237 cars p/h) and 16:45 17:45 (Avg. 449 cars p/h).

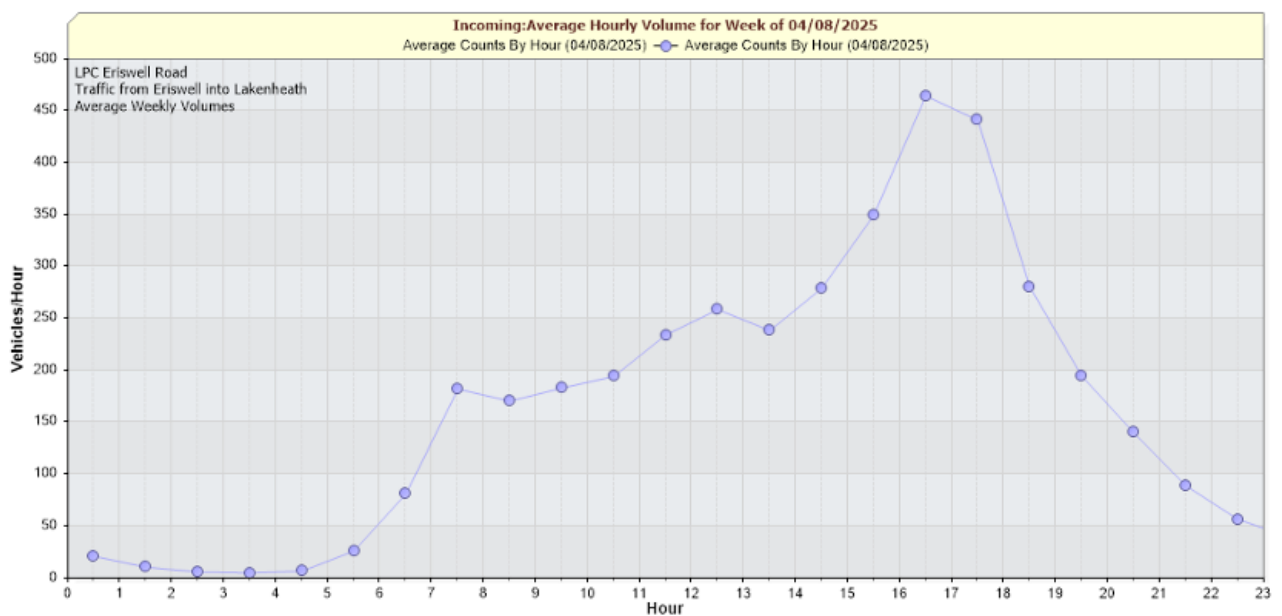
The 85th Percentile Speed (most people) travel at or below 31.1 MPH past this point.

The 50th Percentile Speed (half the traffic) travel at or below 27.0 MPH past this point.

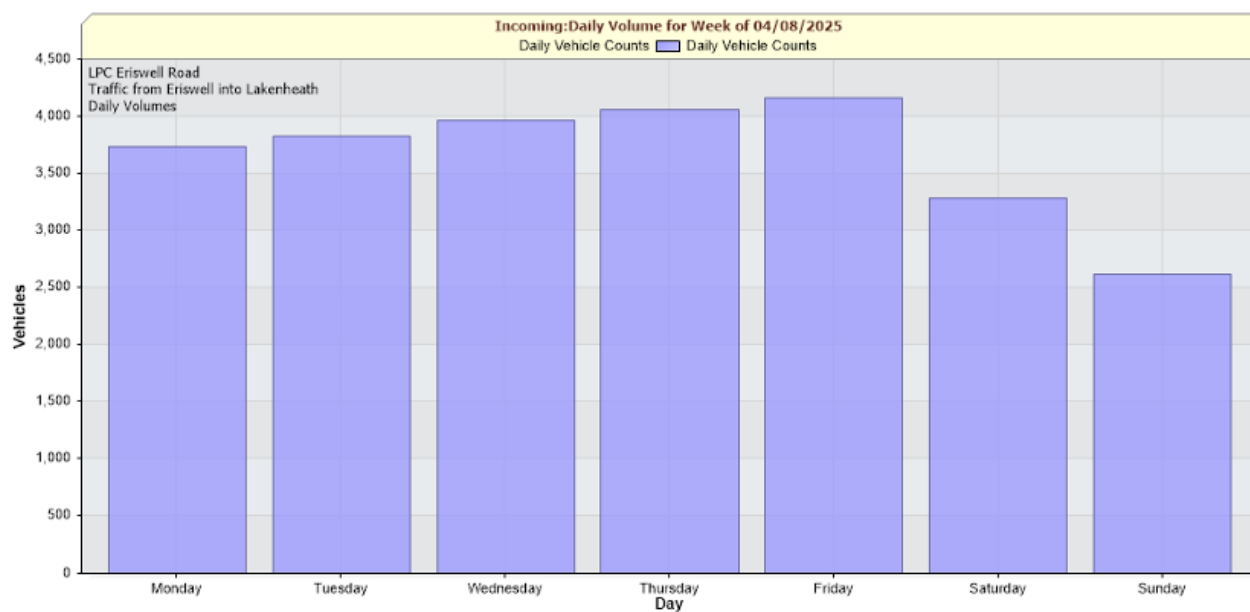
The fastest speed recorded this month was 70MPH (x1). There were 167 cars exceeding 45 MPH. 19% of the vehicles passing this point exceed the speed limit.



30/07/2025 to 31/08/2025 on Eriswell Road – Traffic from Lords Walk



Average hourly volumes heading into Lakenheath from Lords Walk



Typical daily volumes heading into Lakenheath from Lords Walk

Hour	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0 - 1	7	10	16	9	14	18	13
2 - 2	8	7	8	10	11	5	17
2 - 3	3	3	5	9	6	10	8
3 - 4	5	4	6	8	0	8	12
4 - 5	4	2	2	7	9	11	12
5 - 6	10	21	16	15	13	7	11
6 - 7	25	29	38	33	35	31	7
7 - 8	39	34	39	42	49	34	23
8 - 9	24	15	16	15	22	29	28
9 - 10	17	11	16	21	19	23	43
10 - 11	22	12	9	13	19	22	27
11 - 12	21	18	20	20	21	21	31
12 - 13	15	15	16	14	16	29	22
13 - 14	24	11	11	14	26	24	22
14 - 15	17	17	23	12	22	12	27
15 - 16	15	24	27	17	18	23	21
16 - 17	12	11	19	12	16	35	31
17 - 18	16	12	22	19	28	24	41
18 - 19	21	32	17	33	25	29	29
19 - 20	21	22	24	25	27	28	28
20 - 21	15	16	17	13	17	16	21
21 - 22	16	20	23	15	22	16	23
22 - 23	13	15	23	17	16	17	25
23 - 24	5	10	17	13	18	12	16
Totals	375	371	430	406	469	484	538

Exceeding Speed of 35MPH – August 2025

Station Road

Traffic speed and counts in this report were measured from 00:00 on 30 July 2025 up until 00:00 on 31 August 2025. The measurement point is 700m past the point where the 30MPH zone starts.

There were between 2700 and 3800 vehicles per weekday passing this point heading into Lakenheath.

There were between 2250 and 2600 vehicles per day over the weekend heading into Lakenheath.

The busiest times during the week are 07:00-08:00 (Avg. 236 cars p/h) and 16:30 -17:30 (Avg. 299 cars p/h).


The 85th Percentile Speed (most people) travel at or below 34.4 MPH past his point.

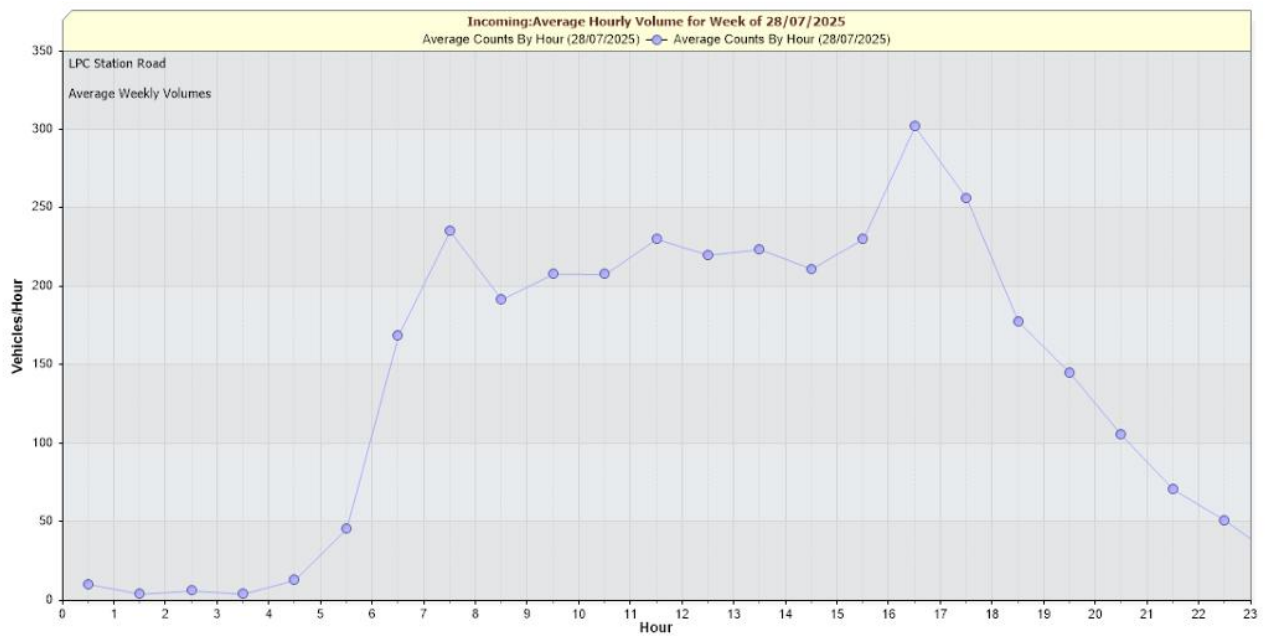
The 50th Percentile Speed (half the traffic) travel at or below 28.6 MPH past his point.

The fastest speeds recorded this month was 100MPH (x1), 95(x1), 90MPH (x3), 85MPH (x11).

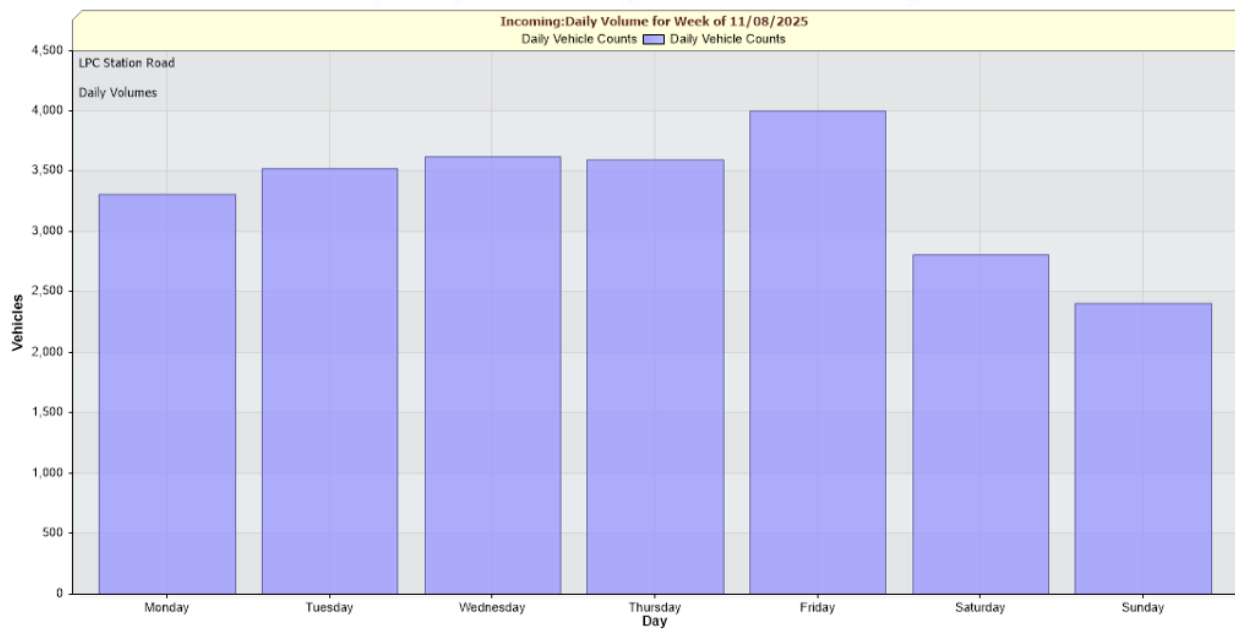
There were 522 vehicles exceeding 50MPH.

37% of the vehicles passing this point exceed the speed limit.

 The picture can't be displayed.



Average hourly volumes heading into Lakenheath from Wangford



Typical daily volumes heading into Lakenheath from Wangford

Hour	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0 - 1	11	21	16	18	18	26	26
2 - 2	5	6	19	20	10	14	16
2 - 3	11	13	11	11	14	19	13
3 - 4	11	7	8	6	15	12	7
4 - 5	17	19	15	16	25	10	10
5 - 6	52	42	59	55	52	24	23
6 - 7	108	114	105	131	135	41	28
7 - 8	100	115	122	118	134	58	58
8 - 9	80	87	69	77	77	73	62
9 - 10	62	67	50	69	78	82	81
10 - 11	74	71	64	53	89	75	85
11 - 12	73	65	87	55	111	84	109
12 - 13	86	64	85	69	100	108	88
13 - 14	91	97	74	78	81	95	110
14 - 15	105	107	103	88	140	125	120
15 - 16	117	110	95	100	104	148	128
16 - 17	151	137	120	93	157	120	124
17 - 18	135	139	112	116	158	131	147
18 - 19	117	120	97	85	133	118	143
19 - 20	98	80	87	70	116	92	102
20 - 21	54	56	69	51	96	95	83
21 - 22	44	40	44	45	77	62	50
22 - 23	34	38	35	54	57	50	40
23 - 24	24	26	31	32	43	52	26
Totals	1660	1641	1577	1510	2020	1714	1679

Exceeding Speed of 35MPH (Speedwatch threshold) – August 2025

Appendix D: Potential route along The Cut

