

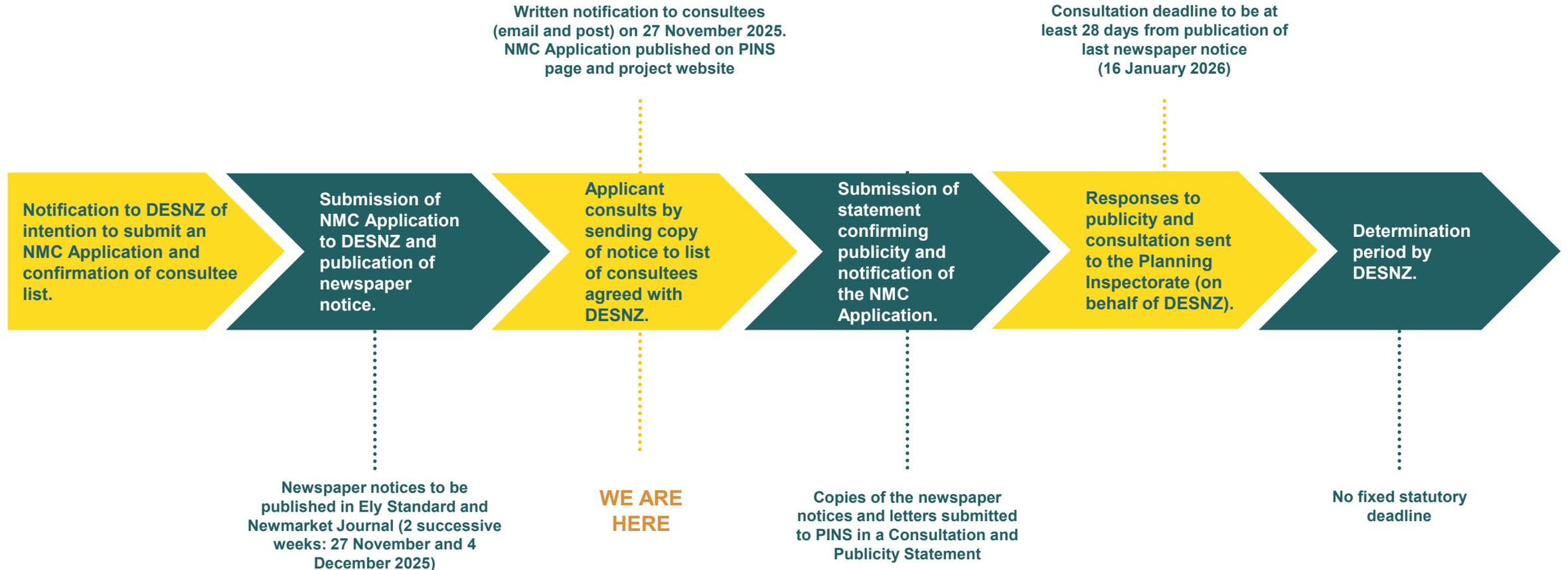


NMC application

December 2025

The NMC Process

The application process for a non-material change is a fixed, statutory process which is administered by the Secretary of State (DESNZ).



Consultees

DESNZ has confirmed that the following parties would likely hold a relevant interest in the NMC Application and should be consulted on it:

- Cambridgeshire County Council
- East Cambridgeshire District Council
- Suffolk County Council
- West Suffolk Council
- Burwell Parish Council
- National Grid
- Swaffham Internal Drainage Board

NMC Consultation

Along with those formally consulted on the NMC Application, anyone can make representations on the NMC directly to the Planning Inspectorate (on behalf of the Secretary of State).

All of the application documents are available on the [project website](#) and the [Sunnica Energy Farm page](#) of the Planning Inspectorate website, including:

- Covering Letter and Application Document, which includes a summary of the NMC, supporting environmental information and a plan showing the additional land.
- Publicity materials for the consultation on the NMC Application, including the Regulation 6 Notice and Regulation 7 Letter
- Updated documents and plans, including Access and Rights of Way Plans, Book of Reference, Land and Crown Land Plans.
- The draft Sunnica Energy Farm (Amendment) Order 202X/

All representations must be received by 11:59pm on 16 January 2026.

Responding to the consultation

To make a representation you can:

- Email Sunnica@planninginspectorate.gov.uk
- In writing to:

*National Infrastructure Planning, the Planning Inspectorate,
Temple Quay House,
2 The Square,
Bristol
BS1 6PN*

Please quote reference EN010106 on any correspondence.

Consultation responses will be published on the relevant project page of the National Infrastructure Planning website.

SUNNICA LIMITED

**SECTION 153 OF THE PLANNING ACT 2008 AND REGULATION 6 OF THE INFRASTRUCTURE
PLANNING (CHANGES TO, AND REVOCATION OF, DEVELOPMENT CONSENT ORDERS)
REGULATIONS 2011**

**NOTICE OF APPLICATION TO MAKE A NON-MATERIAL CHANGE TO THE FOLLOWING
DEVELOPMENT CONSENT ORDER:**

**THE SUNNICA ENERGY FARM ORDER 2024 (S.I. 2024/802) AS CORRECTED BY THE SUNNICA
ENERGY FARM (CORRECTION) ORDER 2024 (S.I. 2024/1154)**

Notice is hereby given that an application has been made by Sunnica Limited (company number 08826077) of registered office 2 Crossways Business Centre Bicester Road, Kingswood, Aylesbury, England, HP18 0RA (the “**Applicant**”) to the Secretary of State for Energy Security and Net Zero to make a non-material change to the Sunnica Energy Farm Order 2024 (as corrected by the Sunnica Energy Farm (Correction) Order 2024) (the “**Order**”) under the Planning Act 2008 (the “**NMC Application**”).

The Order includes provision authorising the construction, operation, maintenance and decommissioning of a generating station with a gross electrical output capacity of over 50MW, comprising ground mounted solar photovoltaic panel arrays; one or more battery energy storage systems with a gross storage capacity of over 50MW; connection to the UK electricity transmission system and other associated and ancillary development (the “**Scheme**”). Sunnica seeks to make a non-material change (the “**NMC**”) to the Order.

NMC – extending the Order limits to include the extension to the Existing Substation

The Order authorises the construction and operation of cabling to connect the Scheme to the national grid at the Burwell National Grid Substation (the “**Existing Substation**”).

Following the original application for the Order, the Existing Substation has been extended to include an area of land (the “**Additional Land**”) that is outside, but adjacent to, the Order limits. The Additional Land is limited in scope and is currently being used for hardstanding (i.e. it has already been built on).

Following discussions with National Grid Electricity Transmission plc (“**NGET**”), the owner and operator of the Existing Substation (including the Additional Land), Sunnica is proposing to change the proposed location for the cabling to connect the Scheme to the Existing Substation to instead be located within the Additional Land. All land rights in relation to this cabling will continue to require agreement between Sunnica and NGET.

The focus of the NMC is therefore to amend the Order limits to include the Additional Land (which is only approximately 2 hectares in size and comprises previously developed land), via updates to the corresponding plans and documents, to facilitate this re-location of the cabling. This requires a small extension to Work No. 4 to cover the Additional Land, which does not give rise to any new or materially different environmental effects to those originally assessed as part of the application for the Order (given the area is currently being used for hardstanding). Further, no powers (including in relation to compulsory acquisition) are being sought by Sunnica over the Additional Land.

The change to the Order that comprises the NMC is simply to amend the references to the corresponding plans and documents in Schedule 10 (Documents and plans to be certified) of the Order.

The NMC proposed to the Order by Sunnica is necessary for the reasons set out above. The NMC will not give rise to any materially new or materially different environmental effects to those originally

assessed as part of the application for the Order, nor would it require additional compulsory acquisition of land, nor would it have new or different effects on local residents or business or any additional implications in respect of habitats regulation assessment; therefore, Sunnica considers that the NMC is non-material in nature.

A copy of the NMC Application and its accompanying documents are available for inspection, free of charge, via the Planning Inspectorate's website at the below address until at least the end of the consultation period referred to below:

Planning Inspectorate website (documents tab):

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010106/documents>

If you require a hard copy of the NMC Application and its accompanying documents (for example because you do not have access to a computer and are unable to view the documents on PINS' website), you can request hard copies by contacting the Applicant at info@sunnica.co.uk or on 0808 168 7925. Each hard copy is available at the cost of £25 per copy.

Any representation about the NMC Application must be made by email to:

Sunnica@planninginspectorate.gov.uk, or in writing to:

National Infrastructure Planning, the Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

Please quote reference EN010106 on any correspondence. Consultation responses will be published on the relevant project page of the National Infrastructure Planning website.

Please note that representations must be received by the Planning Inspectorate by **11.59pm on 16 January 2026**.

SUNNICA LIMITED

27 November 2025



BY RECORDED DELIVERY AND EMAIL

The Clerk
Burwell Parish Council
Jubilee Reading Room
99 The Causeway
Burwell
Cambridge
CB25 0DU
burwellpc@burwellparishcouncil.gov.uk

27 November 2025

Dear Sir/Madam

SUNNICA ENERGY FARM ORDER 2024 – NON-MATERIAL CHANGE APPLICATION

SECTION 153 OF THE PLANNING ACT 2008 AND REGULATION 7 OF THE INFRASTRUCTURE PLANNING (CHANGES TO, AND REVOCATION OF, DEVELOPMENT CONSENT ORDERS) REGULATIONS 2011

The enclosed notice relates to a 'non-material change' application (the "**application**") being made to the Secretary of State for Energy Security and Net Zero (the "**Secretary of State**") for the Sunnica Energy Farm Order 2024 (as corrected by the Sunnica Energy Farm (Correction) Order 2024 (the "**Order**") by Sunnica Limited ("**Sunnica**"). We act for Sunnica in relation to the application.

The Order includes provision authorising the construction, operation, maintenance and decommissioning of a generating station with a gross electrical output capacity of over 50MW, comprising ground mounted solar photovoltaic panel arrays; one or more battery energy storage systems with a gross storage capacity of over 50MW; connection to the UK electricity transmission system and other associated and ancillary development (the "**Scheme**"). Sunnica seeks to make a non-material change (the "**NMC**") to the Order.

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Following discussions with National Grid Electricity Transmission plc ("**NGET**"), the owner and operator of the Existing Substation (including the Additional Land), Sunnica is proposing to change the proposed location for the cabling to connect the Scheme to the Existing Substation to instead be located within the Additional Land. All land rights in relation to this cabling will continue to require agreement between Sunnica and NGET.

Pinsent Masons LLP

30 Crown Place London EC2A 4ES United Kingdom

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For a full list of the jurisdictions where we operate, see www.pinsentmasons.com

The focus of the NMC is therefore to amend the Order limits to include the Additional Land (which is only approximately 2 hectares in size and comprises previously developed land), via updates to the corresponding plans and documents, to facilitate this re-location of the cabling. This requires a small extension to Work No. 4 to cover the Additional Land, which does not give rise to any new or materially different environmental effects to those originally assessed as part of the application for the Order (given the area is currently being used for hardstanding). Further, no powers (including in relation to compulsory acquisition) are being sought by Sunnica over the Additional Land.

The change to the Order that comprises the NMC is simply to amend the references to the corresponding plans and documents in Schedule 10 (Documents and plans to be certified) of the Order.

The NMC proposed to the Order by Sunnica is necessary for the reasons set out above and Sunnica is seeking the NMC as such. The NMC will not give rise to any materially new or materially different environmental effects to those originally assessed as part of the application for the Order, nor would it require additional compulsory acquisition of land, nor would it have new or different effects on local residents or business or any additional implications in respect of habitats regulation assessment; therefore, Sunnica considers that the NMC is non-material in nature.

Consultation

Before a decision can be made by the Secretary of State, Sunnica must consult with various persons in accordance with the requirements of the Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011 (the “**2011 Regulations**”).

You have been identified as a consultee for the purposes of Regulation 7(2) of the 2011 Regulations. In addition, we draw your attention to the Regulation 7(3) letter published by the Secretary of State on 19 November 2025, enclosed with this letter.

The enclosed Regulation 6 notice contains details of how you can access the application documents and how to respond to the consultation. Any representation about the application must be made by email to: Sunnica@planninginspectorate.gov.uk or in writing to:

National Infrastructure Planning, the Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

As set out in the notice, the consultation ends on 16 January 2026. Therefore, the deadline for receipt of your views about the application is **11:59pm on 16 January 2026**.

Yours faithfully

Pinsent Masons LLP

On behalf of

SUNNICA LIMITED

2 Crossways Business Centre Bicester Road
Kingswood
Aylesbury
England
HP18 0RA

Enclosures:

- (i) Copy of a notice pursuant to Section 153 of the Planning Act 2008 and Regulation 6 of the Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011.
- (ii) Regulation 7(3) letter from the Secretary of State, dated 19 November 2025.



BY EMAIL ONLY:

Pinsent Masons
Alex.Tresadern@pinsentmasons.com

19 November 2025

Dear Mr Tresadern,

The Sunnica Energy Farm Order 2024 – S.I. 2024/802 – Proposed Non-Material Change Application

Regulation 7(3) of the Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011 - Written consent from the Secretary of State for not consulting a person or authority

1. Thank you for your email and letter of 13 November 2025 on behalf of Sunnica Limited (“the Applicant”). The email and letter of 13 November 2025 provided a description of the proposed changes, the reasons for the proposed changes, the proposed reduced consultee list, and a list of the parties consulted on the original application in respect to the Sunnica Energy Farm Order 2024 (“the Order”), and as corrected by the Sunnica Energy Farm (Correction) Order 2024. The letter requested the Secretary of State’s consent under Regulation 7(3) of the Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011 (as amended) (“the 2011 Regulations”) to a reduced list of consultees.
2. The letter provides the following description of the changes sought:
 - a) Change 1: extending the Order limits to include additional land at the Burwell National Grid Substation (“Existing Substation”) to facilitate the re-location of the cabling connecting the Sunnica Energy Farm to the Existing Substation.
3. The Applicant proposes to consult seven parties:
 - Suffolk County Council, as a host authority;
 - West Suffolk Council, as a host authority;
 - Cambridgeshire County Council, as a host authority and because the additional land for Change 1 lies within its administrative area;
 - East Cambridgeshire District Council, as a host authority and because the additional land for Change 1 lies within its administrative area;
 - Burwell Parish Council, as the additional land for Change 1 lies within its
 - parish;
 - National Grid Electricity Transmission plc, as the owner and operator of the additional land for Change 1; and

- Swaffham Internal Drainage Board, as the holder of drainage rights in relation to the additional land for Change 1.
4. The Secretary of State is satisfied that the consultees proposed by the Applicant for consultation should be consulted, noting the nature of the proposed changes as set out at paragraph 2 above.
 5. The Secretary of State is satisfied that it is not necessary for other consultees from the Order to be included in the reduced consultee list, as they are not directly affected, either because the proposed amendments will not affect their interests or because their interests relate to a different part of the scheme.
 6. Accordingly, the Secretary of State gives written consent for the consultation to proceed in accordance with the details set out above, under regulation 7(3) of the 2011 Regulations. In taking this decision, the Secretary of State acknowledges that notice of the Application will be provided by the Applicant, in line with the requirements in Regulation 6 of the 2011 Regulations.
 7. The Secretary of State's written consent in this matter should not be taken as indicating approval for any other aspects of the proposed changes to the Order, which fall to him for consideration and determination, or whether the proposed changes will ultimately be regarded as material or not.

Yours sincerely,

Mohamed Ahmed

Head of Planning

On behalf of the Secretary of State for Energy Security and Net Zero

From: [Simon Chandler](#)
To: Clerk@balsham.net; clerk@brinkleyparishcouncil.gov.uk; [Katherine Hyett; clerk@carltoncumwillinghampc.org.uk](mailto:Katherine.Hyett@carltoncumwillinghampc.org.uk); clerk@horseheath-pc.gov.uk; [Enquiries](#); [Jessica Ashbridge](#); [Susan Bailey](#); swaffhampriorclerk@gmail.com; parish.council@westwickham.org; [Cameron Biggs](#); [Jess Ashbridge](#)
Subject: News about the Kingsway Solar project & budget request for 2026
Date: 21 December 2025 20:11:20

CAUTION: This email originates from outside of Burwell Parish Council
Please distribute this to all your Parish Councillors

Significant news about the Kingsway Solar project

Because there were more solar and battery energy storage projects in the queue than the UK needed, the organisation that plans the electricity network (NESO) reviewed all pending applications and [last week reported their decisions](#) to the applicants. As a result:

- Kingsway Solar Ltd. does not have a guaranteed connection to the national grid, and does not know if or when they may get a connection.
- It is now much less likely that Kingsway could get planning permission for a battery energy storage system (BESS) in this area.

This is excellent news for our campaign. We should be proud that our objections and challenges contributed to Kingsway not being given a green light this time. However, despite the uncertainty that now faces them we know that Kingsway will be pushing on with their development application, presumably in the hope that another project ahead of them in the queue pulls out and they can take its place. Kingsway have stated that they will still be submitting their formal development application in Spring 2026. This means **we must continue to prepare to challenge Kingsway during the examination stage starting in summer 2026.**

To assist with the work that will be required to challenge Kingsway during the examination stage, could I ask your Parish Council to consider at your January meeting allocating some money in your 2026 budget as a contribution to the legal fees. If all in the Parish Council Alliance were to do that it would definitely improve our chances of success in defeating the Kingsway project. The NESO decision not to give Kingsway a grid connection is further proof that the justification for Kingsway Solar Farm is weak; if we can afford to pay for the legal support to convince the Examining Authority of that, then we definitely have a chance of stopping the Kingsway project.

Thanks for all your hard work this year in campaigning against Kingsway. Have a great Christmas!

Regards,

Simon Chandler

West Wrattling Parish Council & KSCA committee

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received the email in error please notify the sender and delete the email and any attachments. If you would like more information about how Burwell Parish Council processes the data it holds about you please see our Privacy Policy, which can be found here:-

https://www.burwellparishcouncil.gov.uk/_UserFiles/Files/General%20Privacy%20Notice%202025.pdf

All reasonable precautions have been taken to ensure no viruses are present in this email however; the Council cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

Burwell Parish Council
Land, Buildings & Facilities Group
Meeting of 16.12.25, 7.30 pm at Mandeville Hall

Members:
 Lea Dodds (Chair), Richard Jenkins (Vice Chair), Chris O'Neill, Linda Kitching, Jim Perry, Liz Swift, Geraldine Tate, Paul Webb, Ian Woodroofe

Minutes

Present: Lea Dodds, Richard Jenkins, Linda Kitching, Liz Swift, Paul Webb, Ian Woodroofe

LBF/161225/01 Apologies for absences and declarations of interests.

Apologies were received from Jim Perry and Geraldine Tate

LBF/161225/02 Approval of the minutes of the meeting held on 28.10.2025.

The minutes of the meeting held on 28th October 2025 were approved and signed as a true and accurate record. Proposed by Paul Webb, seconded by Richard Jenkins and agreed by all.

LBF/161225/03 Property items for discussion:

Issue/Update	Actions
1) Gardiner Memorial Hall	
<p>a) Insulation: Through electrical work being completed at GMH, it had been raised that there was no insulation in the loft. The maintenance officer recommended buying 20 rolls of the following product <u>Knauf Insulation Loft Roll 40 Combi-Cut 150mm</u> Part number U0159843 Manf # 2404166 £91.13 inc VAT Total: £1822.60</p> <p>b) Leaks: The Clerk updated Council that there is now a leak on both sides of Gardiner memorial Hall near the stage. We are meeting roofers before Christmas to discuss solutions.</p> <p>c) Exit/Entrance: Lea Dodds, Liz Swift and the Clerk met with Chris Partick (Conservation Officer - EDCD) to discuss lowering the wall. He advised us to complete pre-planning with Highways and to ensure symmetry of the wall where possible. We discussed the need to investigate safety railings to prevent members of the public falling onto the High St pavement from the higher grassed area beneath the trees.</p> <p>d) In addition, Ian Woodroofe mentioned that he and Richard Jenkins still wanted to run a check on the replacement airsource heat pump</p>	<p>a) Clerk to send details to Ian Woodroofe to check with a knowledgeable source. Subject to response, Lea Dodds proposed that we provide this recommendation to full council, Paul Webb seconded this.</p> <p>b) Clerk to update at next meeting</p> <p>c) Clerk to progress.</p> <p>d) Ian Woodroofe to organise and consult with the office about availability of the hall.</p>
2) Mandeville Hall	
<p>a) Net zero work update Lighting to be completed on Thursday 18th December by Sothams. Teams call about completion of Impact Services work – insulation, solar panels and batteries on Thursday 18th December.</p>	

<p>Ian Woodroffe asked about commissioning of the systems. The Clerk asked exactly what documents the Council wanted and stated that no payment would be made without full council approval.</p> <p>Richard Jenkins said that a upgrade was needed to the back up distribution board to three phase to enable power to the halls in short term power outages – we will look at this at a later date.</p> <p>Snagging will be completed post completion for all works.</p>	
<p>3) Jubilee Reading Room</p>	
<p>a) Electrical work</p> <ul style="list-style-type: none"> I. Sign and parking lights – these have been fixed and wiring updated to suitable wiring for external use. Cost was £95 II. Emergency lighting and store room lights – quotes are being sought but there is more discussion needed for the scope of the works. The clerk asked if we could derate the fuse from 13amp to 5 amp and run a light from the power and fit to wall (£25) and no emergency lighting in the left hand side of the store room. May be a need for an asbestos survey to be completed at the Jubilee Reading rooms. <p>b) Public toilet door Awaiting purchase of parts to be fixed</p>	<p>a) Clerk and Richard Jenkins to liaise further about the scope of the work for a)II. Clerk to look into asbestos register and arrange survey if necessary.</p> <p>b) Maintenance officer to fix asap.</p>
<p>4) Pavillion/Recreation Ground and Tennis Courts</p>	
<p>a) Public toilet vandalism: This has been fixed for a small cost of under £50. The maintenance officer is looking at getting price to fix a steel sheet to the door to hopefully prevent further damage as the door has now been replaced several times.</p> <p>b) Play area fencing. The Clerk provided the following costs for fencing off the play area at the Recreation Ground and highlighted that most of the complaints about dogs came not from the park but people being approached by off leash dogs whilst walking around the trim trail. This will be beneficial to parents and children – particularly children who are scared of dogs. Richard Jenkins asked about seeking public opinion and it was felt this may be a good topic to raise at the community safety meeting.</p> <p>Costs: 1.2 meters high, 21 panels, £43.90 +vat each 1.2 meters high dig in 1.8 meters posts £9.96 +vat each 22 bags of post mix £9.00 +vat each Total £1339.02 +vat Would need a safety gate: £1-1.5k for a basic self-closing gate</p> <p>c) Tennis Court Netting: The cost to replace the netting would be £323.98 for new netting, 3 hrs to fit all the way round.</p> <p>d) Reinstating equipment around trim track: a quote was provided to fit the equipment that had rotted with metal footings of just over £3000, other quotes we need to be sought should we wish to go ahead with this work. It was asked if the equipment had been missed – the Clerk wasn't</p>	<p>a) Maintenance officer to seek quote and provide to Clerk</p> <p>b) Add to potential agenda for a community safety meeting</p> <p>c) Liz Swift proposed and Paul Webb seconded that we recommend the replacement of the Tennis Court netting to Council at a cost of £323.98</p> <p>d) Monitor situation, check agreed terms of sinking fund.</p>

<p>aware of any complaints. Paul Webb highlighted that there was a sinking fund for this equipment (Clerk to check with RFO about agreed usage of the sinking fund) but it was agreed that we should just continue to monitor the situation.</p>	
<p>5) Cemetery and chapel</p>	
<p>a) Flooring: The carpet tiles have been removed and will be disposed of. A cleaning company has tested products for suitability for cleaning the quarry tiles and we are awaiting a quote.</p> <p>b) Window replacement: Following the meeting with the Conservation Officer we will now no longer be replacing the windows and simply be seeking glazier quotes for the vandalised window.</p>	<p>a) Clerk to chase up quotation for cleaning tiles</p> <p>b) Liz Swift to send the Clerk details of glazier she has used previously. Other quotes to be sought.</p>
<p>5) Allotments</p>	
<p>a) Asbestos Sheeting – consideration of quotes for removal of 8 sheets of asbestos: Quote 1: £650, Quote 2: £495, Quote 3: £350 This was decided at full council prior to this meeting to progress with the cheapest suitable quote.</p>	
<p>6) Margaret Field</p>	
<p>No updates were given.</p>	
<p>7) Westhorpe Play area</p>	
<p>No updates were given.</p>	
<p>8) Jubilee Green Play area</p>	
<p>No updates were given.</p>	
<p>9) Priory Orchard and Spring Close</p>	
<p>a) New grass cutting regime: The Clerk updated that group that this had been discussed due to complaints from dog walkers and concerns with fire breaks and complexity of the current path system. Changes were suggested to the schedule and cutting routine for Spring Close and Priory Meadow. This has been discussed at length with the management group. Zion (our contracted grass cutters) met with us on site to discuss the changes and, following this, provided an updated schedule of payments. The Clerk provide councillors with a spreadsheet comparing the 2025 schedule with the new proposed 2026 schedule which would mean an addition £875 in cost. Wild Burwell requested that the verge cuts be moved to early March and early April to support wildflower growth. The pros and cons of this were discussed and it was decided not to recommend this change to Council.</p> <p>b) Benches at Spring Close: a resident's letter was shared with Councillors. The Clerk stated that it was important we consider any future bench purchases should have backs and arms as these were generally better for anyone with mobility issues. The Spring Close Management group will make recommendation as to what they want and where and this can go to full council should budget be required. The Clerk stated that we may be able to repurpose a bench from another area of the village. It was felt better to purchase new benches than to try and adjust the current benches. We could look into funding sources.</p> <p>c) Chalk Stream Pollution at Spring Close: An email was provided giving a status update from Anglian Water. We are arranging a meeting in the New Year with an officer from Historic England. As the whole site is a scheduled monument consent is needed which may be complex.</p>	<p>a) Liz Swift proposed that the new grass cutting schedule is recommended to Council, Paul Webb seconded this.</p> <p>b) Clerk to update Council should any additional funding be found or if other benches can be repurposed. F&GP to consider allocation of budget.</p> <p>c) Clerk to follow up with Anglian Water and Historic England.</p>

d) Spring Close Management Group minutes 13.11.25 – noted.	
10) The Lock up – Newnham Lane	
a) New roof: The lock up requires a roof replacement and two quotes have so far been received. One company refused to provide a quote.	a) Clerk to seek further quotes
11) Pauline’s Swamp Nature Reserve	
a) Pauline’s Swamp NR Minutes 18.09.25 – noted Legal advice about the trust status and ownership is being provided in the new year. We are awaiting a meeting date from Ward Gethin Archer.	

LBF/161225/05 Tree Report update and to consider quotations on work required.

The Clerk provided an Excel report detailing the 3 quotations and progress against the tree survey completed earlier in 2025. It was decided to recommend that we progress with using SR Landscape Services to complete the Important and Medium works at the Cemetery and Spring Close and the Important works at Jubilee Green and Priory Meadow. The Clerk will organise for the medium priority works at Jubilee Green and Priory Meadow to be completed by staff or volunteers. It was also agreed that we ask SR Landscape Services to provide a more detailed report on completion of works including photos of work completed for payment to be made. **Recommendation to be made to full council – proposed by Lea Dodds and seconded by Paul Webb.**

LBF/161225/06 Grass cutting: Discussed above: LBF/161225/03 9a

LBF/161225/07 Any other urgent matters

Green Lanes: The Clerk mentioned that we had received complaints about the state of Green Lanes and pedestrians being unable to walk down there. As it is a byway these complaints were referred to County, however they have stated:

“CCC Highways surface maintenance responsibilities do not extend to maintaining these to a standard for normal vehicular use. In these circumstances, the onus for ongoing maintenance and repair primarily is that of residents who use the Byway to access their properties / businesses. This has come up previously, and my response is the same.

As the majority of the damage appears to be through vehicular use accessing the allotments, I suggest that the responsibility for maintenance of this section of Burwell Byway 38 is that of the Parish Council. “

In response the Clerk has asked:

- Would the Parish Council and any other residents be able to install bollards to restrict unnecessary traffic or would we require highways permission? It seems it is getting used as a cut through and I would expect this to get worse with the new development on Newmarket road.
- As it is a pedestrian that is complaining do you have a responsibility to maintain some sort of path? (acknowledging we may need to improve for vehicles).

Lighting at the recreation ground: The office has received complaints about how dark it is near the barrier entry to the Recreation Ground car park and this also impacted viewing of CCTV for the police. It was agreed the Clerk should look at costs for a light to be installed near the barriers.

LBF/161225/08 Date of the next meeting: 24th February 2026

Meeting closed 9:00 pm

Signed:

Dated:

2025 Regime - Grass cutting

Area	March	March Cost	Late April	April Cost	May	June	Early July	July Cost	Early Aug	Aug Cost	Sept	Sept Cost	Oct	Oct Cost	Total
Verges	Cut	£ 260.00	Cut	£ 260.00			Cut	£ 260.00	Cut	£ 260.00	Cut	£ 260.00	Cut	£ 260.00	£ 1,560.00
Jubilee Green	Whole field	£ 100.00	Leave wildflower strips	£ 100.00			Leave wildflower strips	£ 100.00	Whole field (leave arisings)	£ 100.00	Whole field	£ 100.00	Whole Field	£ 100.00	£ 600.00
Pound Hill	Whole field	£ 50.00	Cut 2m edge (will be marked)	£ 50.00			Cut 2m edge (will be marked)	£ 50.00	Whole field (leave arisings)	£ 50.00	Whole field	£ 50.00	Whole Field	£ 50.00	£ 300.00
Cemetery	Whole rear area	£ 75.00	Cut 2m around rear area	£ 60.00			Cut 2m around rear area	£ 60.00	Whole field (leave arisings)	£ 75.00	Whole field	£ 75.00	Whole Field	£ 75.00	£ 420.00
Hatley Drive Amenity Area	Cut	£ 35.00	Cut	£ 35.00			Cut	£ 35.00	Cut	£ 35.00	Cut	£ 35.00	Cut	£ 35.00	£ 210.00
Kingfisher Drive Amenity Area	Cut	£ 35.00	Cut	£ 35.00			Cut	£ 35.00	Cut	£ 35.00	Cut	£ 35.00	Cut	£ 35.00	£ 210.00
Westhorpe	Cut	£ 35.00	Cut	£ 35.00			Cut	£ 35.00	Cut	£ 35.00	Cut	£ 35.00	Cut	£ 35.00	£ 210.00
Mill Close	Cut	£ 25.00	Cut	£ 25.00			Cut	£ 25.00	Cut	£ 25.00	Cut	£ 25.00	Cut	£ 25.00	£ 150.00
Poplars Close	Cut	£ 35.00	Cut	£ 35.00			Cut	£ 35.00	Cut	£ 35.00	Cut	£ 35.00	Cut	£ 35.00	£ 210.00
Tunbridge Close	Cut	£ 35.00	Cut	£ 35.00			Cut	£ 35.00	Cut	£ 35.00	Cut	£ 35.00	Cut	£ 35.00	£ 210.00
Roman Close	Cut	£ 25.00	Cut	£ 25.00			Cut	£ 25.00	Cut	£ 25.00	Cut	£ 25.00	Cut	£ 25.00	£ 150.00
Spring Close - Main Field	2m Fire Strip	£ 60.00	2m Fire Strip	£ 60.00			2m Fire Strip	£ 60.00	Hay cut + bale, remove	£ 620.00	2m Fire Strip	£ 60.00	Late Cut	£ 200.00	£ 1,060.00
Spring Close (amenity area)	Cut	£ 190.00	Cut	£ 190.00			Cut	£ 190.00	Cut	£ 190.00	Cut	£ 190.00	Cut	£ 190.00	£ 1,140.00
Spring Close - Mound Slopes											Strim	£ 90.00			£ 90.00
Spring Close - Top of Castle Mound							Cut (Late July)	£ 100.00					Cut	£ 100.00	£ 200.00
Spring Close - Footpaths	Cut	£ 70.00	Cut	£ 70.00			Cut	£ 70.00	Cut	£ 70.00	Cut	£ 70.00	Cut	£ 70.00	£ 420.00
Priory Meadow	Whole field & under trees	£ 280.00	Cut paths	£ 90.00			Cut paths	£ 90.00	Cut paths x 2	£ 180.00	Whole cut	£ 280.00			£ 920.00
Pauline's Swamp									Hay cut + bale, remove	£ 400.00					£ 400.00
Monthly Total		£ 1,310.00		£ 1,105.00				£ 1,205.00		£ 2,170.00		£ 1,400.00		£ 1,270.00	£ 8,460.00

2026 Proposed Grass Cutting

Area	March	March Cost	Late April	April Cost	May	June	June Cost	Early July	July Cost	Early Aug	Aug Cost	Sept	Sept Cost	Oct	Oct Cost	Total
Verges	Cut	£260.00	Cut	£260.00				Cut	£260.00	Cut	£260.00	Cut	£260.00	Cut	£260.00	£1,560.00
Jubilee Green	Whole field	£100.00	Leave wildflower strips	£100.00				Leave wildflower strips	£100.00	Whole field (leave arisings)	£100.00	Whole field	£100.00	Whole Field	£100.00	£600.00
Pound Hill	Whole field	£50.00	Cut 2m edge (will be marked)	£50.00				Cut 2m edge (will be marked)	£50.00	Whole field (leave arisings)	£50.00	Whole field	£50.00	Whole Field	£50.00	£300.00
Cemetery	Whole rear area	£75.00	Cut 2m around rear area	£60.00				Cut 2m around rear area	£60.00	Whole field (leave arisings)	£75.00	Whole field	£75.00	Whole Field	£75.00	£420.00
Hatley Drive Amenity Area	Cut	£35.00	Cut	£35.00				Cut	£35.00	Cut	£35.00	Cut	£35.00	Cut	£35.00	£210.00
Kingfisher Drive Amenity Area	Cut	£35.00	Cut	£35.00				Cut	£35.00	Cut	£35.00	Cut	£35.00	Cut	£35.00	£210.00
Westhorpe	Cut	£35.00	Cut	£35.00				Cut	£35.00	Cut	£35.00	Cut	£35.00	Cut	£35.00	£210.00
Mill Close	Cut	£25.00	Cut	£25.00				Cut	£25.00	Cut	£25.00	Cut	£25.00	Cut	£25.00	£150.00
Poplars Close	Cut	£35.00	Cut	£35.00				Cut	£35.00	Cut	£35.00	Cut	£35.00	Cut	£35.00	£210.00
Tunbridge Close	Cut	£35.00	Cut	£35.00				Cut	£35.00	Cut	£35.00	Cut	£35.00	Cut	£35.00	£210.00
Roman Close	Cut	£25.00	Cut	£25.00				Cut	£25.00	Cut	£25.00	Cut	£25.00	Cut	£25.00	£150.00
Spring Close - Main Field and Paths	as per drawing	£175.00	as per drawing	£175.00		as per drawing	£175.00	Hay cut - arisings at far end	£620.00	as per drawing	£175.00	as per drawing	£175.00	Late Cut	£200.00	£1,695.00
Spring Close (amenity area)	Cut	£190.00	Cut	£190.00				Cut	£190.00	Cut	£190.00	Cut	£190.00	Cut	£190.00	£1,140.00
Spring Close - Mound Slopes												Strim	£90.00			£90.00
Spring Close - Top of Castle Mound								Cut (avoid flowering areas)	£100.00					Cut	£100.00	£200.00
Priory Meadow	Whole field & under trees	£280.00	Cut paths and front half	£195.00		Cut paths and front half	£195.00	Hay cut	£395.00	Cut paths x 2	£180.00	Whole cut, collect arisings, put in compost bin	£320.00			£1,565.00
Pauline's Swamp								Hay cut + bale, remove	£400.00							£400.00
Monthly Total		£1,355.00		£1,255.00			£370.00		£2,400.00		£1,255.00		£1,485.00		£1,200.00	£9,320.00

Proposed by Wild Burwell to move the verge cuts to early March and Early April.
 Pro's: far better both for wildflowers and insects etc, and would also look visually very appealing
 Cons: Nearly 3 months of uncut verges, visually less neat, grass seed, resident complaints

Assumed ok to pull Pauline Swamp NR hay cut earlier (if not it is an addition £80)

From: [Christopher Partrick](#)
To: [Katherine Hyett](#)
Subject: Proposed additions to the East Cambridgeshire Buildings of Local Interest Register - Burwell
Date: 16 December 2025 11:26:37
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
[9666 71 North Street, Burwell.docx](#)
[9668 Methodist Chapel, Burwell.docx](#)
[9669 16 High Street, Burwell.docx](#)
[11375 The Guildhall, Burwell.docx](#)
[11376 4 Mandeville, Burwell.docx](#)
[11377 6 Low Road, Burwell.docx](#)
[11584 14 High Street, Burwell.docx](#)
[11585 21 High Street, Burwell.docx](#)
[11586 50 High Street, Burwell.docx](#)
[11588 52 High Street, Burwell.docx](#)
[11589 58 High Street, Burwell.docx](#)
[11591 6 Mill Lane, Burwell.docx](#)
[11592 92 Low Road, Burwell.docx](#)
[11594 9 The Causeway, Burwell.docx](#)
[11595 War Memorial, Burwell.docx](#)
[11596 6 The Causeway, Burwell.docx](#)
[11597 10 The Causeway, Burwell.docx](#)
[11598 Burwell village sign.docx](#)
[11599 42B Myrtle Drive, Burwell.docx](#)
[11602 27C North Street, Burwell.docx](#)
[11605 59 North Street, Burwell.docx](#)
[11606 81 North Street, Burwell.docx](#)
[11608 55-57 North Street, Burwell.docx](#)
[11609 93 North Street, Burwell.docx](#)
[11610 100 North Street, Burwell.docx](#)
[11611 129 North Street, Burwell.docx](#)
[11613 68 Mill Lane, Burwell.docx](#)
[11659 K6 The Causeway, Burwell.docx](#)
[11660 K6 North Street, Burwell.docx](#)
[12542 Burwell House.docx](#)
[12610 Cemetery chapel, Burwell.docx](#)
[12611 Water pump, Burwell.docx](#)
[12946 Burwell Lock-Up.docx](#)
[13072 49 High Street, Burwell.docx](#)
[13073 10 Isaacson Road.docx](#)
[13310 54 The Causeway, Burwell.docx](#)
[13656 26 High Street, Burwell.docx](#)
[13801 22 The Causeway, Burwell.docx](#)
[13999 41 North Street, Burwell.docx](#)
[14000 34 North Street, Burwell.docx](#)
[14821 5 High Street, Burwell.docx](#)
[15991 Burwell Museum Barn.docx](#)
[17092 Burwell Post Office.docx](#)
[17096 68 North Street, Burwell.docx](#)

CAUTION: This email originates from outside of Burwell Parish Council

Dear Katherine

East Cambridgeshire has a wealth of buildings, structures and areas that contribute to the quality of our environment. This built heritage is not just limited to listed buildings, but also includes the large number of other buildings and features of local historic, architectural or archaeological interest that add to the area's distinctive character.

East Cambridgeshire adopted an initial register or 'local list' of such sites in 2017 but it was by no means complete, and the Council has been collaborating in partnership with the other District and County Councils on the joint Cambridgeshire Local Heritage List Project to establish comprehensive local lists for each district. This is one of 22 pilot projects across England initially set up in 2021 with funding from the Department for Levelling Up, Housing and Communities, to develop a web-based portal for records within Cambridgeshire.

Your parish has been provisionally assessed as part of the Cambridgeshire Local Heritage List Project and a significant number of further candidates for adding to the East Cambridgeshire local list have been identified. Details of the selection criteria are set out on the Cambridgeshire Local Heritage List Project website (see below) and draft entries are attached. Sites which may be of particular interest to the Parish Council include:

12496 Burwell Lock-up, Newnham Lane
12611 Water pump, High Street
12610 Cemetery chapel & cloister, Ness Road
11660 K6 phonebox, North Street
11659 K6 phonebox, The Causeway
11598 Burwell village sign, The Causeway
11595 War Memorial & 19 The Causeway
11375 The Guildhall, Spring Close

The other individual property owners have been notified separately but if your Parish Council has any particular comments, corrections or additional information on any sites, they should be submitted to me within four weeks of the date of this e-mail. Please note though that further nominations, if any, should be made directly through the project website.

Inclusion on the local list is not the same as a property being on the National Heritage List for England. Locally listed assets do not have the same statutory protection but local and national planning policy (see below) does promote the preservation of buildings and sites included on the local list. Inclusion on the local list does not alter the Article 4 Directions that already apply to most dwellings in the High Town and North Street conservation areas in Burwell, but will ensure that the significance of each nominated building is given due consideration in the planning process.

If you have any questions please do not hesitate to contact me using the details below. Further information on the Cambridgeshire Local Heritage List Project can be found on the project website: <https://local-heritage-list.org.uk/cambridgeshire>

<https://local-heritage-list.org.uk/cambridgeshire/trainingresource/registering.pdf>

<https://local-heritage-list.org.uk/cambridgeshire/Account/Register>

<https://eastcambs.gov.uk/sites/default/files/2024-10/Local%20Plan%20adopted%2019%20October%202023%20-%20final%20with%20cover.pdf>

<https://eastcambs.gov.uk/planning-and-building-control/planning-xx/built-heritage/article-4-directions>

Yours sincerely



East Cambridgeshire
District Council

Chris Partrick

Conservation Officer

Planning



01353 616309



www.eastcambs.gov.uk



eastcambsgov



@EastCambs

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire CB7 4EE

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https://www.burwellparishcouncil.gov.uk/_UserFiles/Files/General%20Privacy%20Notice%202025.pdf All reasonable precautions have been taken to ensure no viruses are present in this email however; the Council cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

Neale - All in red used on site

Fuller

Jennings

Brown

Blackwell

Barton

Faircliff

Dunnett

Warren

Scott

Chapman

Charles

Harries

King

Cook

Goodchild.

Parr – Approved but not used

Bridgeman – not used – needs consultation

Hancock – not used - needs consultation





Meeting Dates 2026/2027

Date	Main Meeting	Secondary Meeting (if applicable)	Location	Start Time
06-Jan-26	Climate Change, Biodiversity & Pollution Forum		Mandeville	7.30 pm
13-Jan-26	Full Council		Mandeville	7.30 pm
20-Jan-26				
27-Jan-26	Planning Full Council	followed by Finance and General Purposes	Mandeville	7.30 pm
03-Feb-26	Community, Safety, Health & Sport		Mandeville	7.30 pm
10-Feb-26	Full Council		Mandeville	7.30 pm
17-Feb-26				
24-Feb-26	Planning Full Council	followed by Land, Buildings & Facilities	Mandeville	7.30 pm
03-Mar-26	Climate Change, Biodiversity & Pollution Forum		Mandeville	7.30 pm
10-Mar-26	Full Council		Mandeville	7.30 pm
17-Mar-26				
24-Mar-26				
31-Mar-26	Planning Full Council	followed by Finance and General Purposes	Mandeville	7.30 pm
07-Apr-26				
14-Apr-26	Full Council		Mandeville	7.30 pm
21-Apr-26	Community, Safety, Health & Sport		Mandeville	7.30 pm
28-Apr-26	Planning Full Council	followed by Land, Buildings & Facilities	Mandeville	7.30 pm
05-May-26	Annual Parish Meeting	Proposal to change this to Saturday 9th May	Mandeville	TBC
12-May-26	Annual Meeting of the Parish Council		Mandeville	7.30 pm
19-May-26				
26-May-26	Planning Full Council	followed by Finance and General Purposes	Mandeville	7.30 pm
02-Jun-26	Community, Safety, Health & Sport		Mandeville	7.30 pm
09-Jun-26	Full Council		Mandeville	7.30 pm
16-Jun-26				
23-Jun-26				
30-Jun-26	Planning Full Council	followed by Land, Buildings & Facilities	Mandeville	7:30 PM
07-Jul-26	Climate Change, Biodiversity & Pollution Forum		Mandeville	7:30 PM
14-Jul-26	Full Council		Mandeville	7:30 PM
21-Jul-26				
28-Jul-26	Planning Full Council	followed by Finance and General Purposes	Mandeville	7:30 PM
04-Aug-26	Community, Safety, Health & Sport		Mandeville	7:30 PM
11-Aug-26	Full Council		Mandeville	7:30 PM
18-Aug-26				
25-Aug-26	Planning Full Council	followed by Land, Buildings & Facilities	Mandeville	7:30 PM
01-Sep-26	Climate Change, Biodiversity & Pollution Forum		Mandeville	7:30 PM
08-Sep-26	Full Council		Mandeville	7:30 PM

Meeting Dates 2026/2027

Date	Main Meeting	Secondary Meeting (if applicable)	Location	Start Time
15-Sep-26				
22-Sep-26				
29-Sep-26	Planning Full Council	followed by Finance and General Purposes	Mandeville	7:30 PM
06-Oct-26	Community, Safety, Health & Sport		Mandeville	7:30 PM
13-Oct-26	Full Council		Mandeville	7:30 PM
20-Oct-26				
27-Oct-26	Planning Full Council	followed by Land, Buildings & Facilities	Mandeville	7:30 PM
03-Nov-26	Climate Change, Biodiversity & Pollution Forum		Mandeville	7:30 PM
10-Nov-26	Full Council		Mandeville	7:30 PM
17-Nov-26				
24-Nov-26	Planning Full Council	followed by Finance and General Purposes	Mandeville	7:30 PM
01-Dec-26	Community, Safety, Health & Sport		Mandeville	7:30 PM
08-Dec-26	Full Council		Mandeville	7:30 PM
15-Dec-26	Planning Full Council	followed by Land, Buildings & Facilities	Mandeville	7:30 PM
22-Dec-26				
29-Dec-26				
05-Jan-27	Climate Change, Biodiversity & Pollution Forum		Mandeville	7:30 PM
12-Jan-27	Full Council		Mandeville	7:30 PM
19-Jan-27				
26-Jan-27	Planning Full Council	followed by Finance and General Purposes	Mandeville	7:30 PM
02-Feb-27	Community, Safety, Health & Sport		Mandeville	7:30 PM
09-Feb-27	Full Council		Mandeville	7:30 PM
16-Feb-27				
23-Feb-27	Planning Full Council	followed by Land, Buildings & Facilities	Mandeville	7:30 PM
02-Mar-27	Climate Change, Biodiversity & Pollution Forum		Mandeville	7:30 PM
09-Mar-27	Full Council		Mandeville	7:30 PM
16-Mar-27				
23-Mar-27				
30-Mar-27	Planning Full Council	followed by Finance and General Purposes	Mandeville	7:30 PM
06-Apr-27	Community, Safety, Health & Sport		Mandeville	7:30 PM
13-Apr-27	Full Council		Mandeville	7:30 PM
20-Apr-27				
27-Apr-27	Planning Full Council	followed by Land, Buildings & Facilities	Mandeville	7:30 PM
04-May-27	Annual Parish Meeting	Proposal to change this to Saturday 8th May	TBC	TBC
11-May-27	Annual Meeting of the Parish Council		Mandeville	7:30 PM