
BARTON MILLS

NEIGHBOURHOOD PLAN

2025-2041

Basic Conditions Statement



BARTON MILLS PARISH COUNCIL
MAY 2026

Prepared for Barton Mills Parish Council by
Places4People Planning Consultancy
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1 Introduction

- 1.1 As part of the formal submission of the Barton Mills Neighbourhood Plan for Examination, there is a requirement for the Parish Council, as the 'qualifying body' to illustrate that they have complied with a series of 'basic conditions' as set out in the Town & Country Planning Act 1990 (as amended). This Statement accompanies the submission to the local planning authority, West Suffolk Council, of the Barton Mills Neighbourhood Plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations"). Regulation 15 requires a submission neighbourhood development plan to be accompanied by *"a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Act"*.
- 1.2 Paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 **as applied to neighbourhood development plans** by section 38A of the Planning and Compulsory Purchase Act 2004, requires that a Neighbourhood Development Plan meets the Basic Conditions if:
- a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan,
 - d) the making of the order contributes to the achievement of sustainable development,
 - e) the making of the order would not have the effect of preventing development from taking place which:
 - (i) is proposed in the development plan for the area of the authority (or any part of that area) and
 - (ii) if it took place would provide housing,
 - f) the making of the order does not breach and is otherwise compatible with EU obligations,
 - fa) any requirements imposed in relation to the order by or part six of the levelling up and regeneration act 2023 (environmental outcomes reports) have been complied with.

Provisions of the Levelling-up and Regeneration Act 2023

- 1.3 On 25 March 2026, Sections 98 and 99 of the Levelling-up and Regeneration Act (LURA) 2023 came into force. In relation to neighbourhood plans, sections 98 and 99 amended the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 in respect of the legal compliance and the Basic Conditions requirements.
- 1.4 In summary, the further legal compliance requires, so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan:
- that the plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change; and
 - that the plan must be designed to take account of any local nature recovery strategy under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area.
- 1.5 A further Basic Condition related to the new environmental assessment framework commenced but, at this time, a completed framework for the implementation of Environmental Outcome Reports is not in place and, therefore, compliance with this Basic Condition cannot be assessed.
- 1.6 Furthermore, paragraph 30 of the NPPF (December 2024), states that "Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or

undermine those strategic policies” with a footnote stating “Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”

- 1.7 This Statement has been prepared in order to confirm compliance with these basic conditions as follows:

Section 2 identifies how the Plan conforms with the legislative requirements for the ‘basic conditions’;

Section 3 identifies how the Plan’s Policies have regard to national policies and advice contained in guidance;

Section 4 conforms how the Plan contributes to the achievement of sustainable development;

Section 5 assesses the policies against whether they would prevent development taking place which is proposed in the development plan and, if so, it would provide housing.

Section 6 assesses whether the policies in the Plan contribute to the mitigation of, and adaptation to, climate change;

Section 7 assesses how the Plan has regard to the content of the Suffolk Local Nature Recovery Strategy;

Section 8 assesses how the Plan’s policies are in general conformity with the strategic policies of the adopted Local Plan; and

Section 9 identifies how the Plan is compatible with retained European Union obligations and human rights.

- 1.8 It is considered that the Neighbourhood Plan complies with the requirements of the basic conditions as set out in Paragraph 8(1)(a) of Schedule 4B of the Act.

2. Legal Requirements

2.1 Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) identifies legal requirements that a neighbourhood plan must comply with. Table 1 identifies how the Plan and its process of preparation to date satisfies these requirements.

Table 1 – Compliance with legal requirements

Requirement	Interpretation	TNP response
4B 8 (1)(a) Whether the Draft NP meets the Basic Conditions	This requires the NP to demonstrate compliance with paragraph 8(2) of Schedule 4B of the T&CP Act.	This is considered in detail in later sections of this Statement.
4B 8 (1)(b) Whether the Draft Order Complies with Sections 38A & 38B of the Compulsory Purchase Act 2004	This requires the draft order to comply with Sections 38A & 38B of the Compulsory Purchase Act 2004. Section 38A sets out the "Meaning of Neighbourhood Development Plan".	Compliance with Sections 38A and 38B is demonstrated in the following rows.
	Section 38A(1) "any qualifying body is entitled to initiate a process for the purpose of requiring a Local Planning Authority in England to make a Neighbourhood Development Plan."	The Neighbourhood Plan has been submitted by Barton Mills Parish Council, a qualifying body (as defined in the Localism Act 2011).
	Section 38A(2) A "Neighbourhood Development Plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan."	The NP sets out Policies that relate to the development and use of land for the Neighbourhood Area covering the Parish of Barton Mills, as designated by West Suffolk Council on 4 March 2022. The boundary of the Neighbourhood Area is shown on Map 1 in the NP.
	Section 38A, Paragraphs (3) - (12)	These paragraphs are not of relevance to the submission phase of the NP.
	Section 38B1(a) The Neighbourhood Development Plan "Must specify the period for which it is to have effect."	The plan period of the NP is from 2025 to 2041
	Section 38B1(b) A Neighbourhood Development Plan "may not include provision about development that is excluded development."	The NP does not contain policies relating to excluded development as defined in Section 61K of the Planning and Compulsory Purchase Act 2004

Requirement	Interpretation	TNP response
	Section 38B1(c) A Neighbourhood Development Plan may not relate to more than one neighbourhood area	The NP does not relate to more than one neighbourhood area. It solely relates to the Neighbourhood Plan Area as designated by West Suffolk Council on 4 March 2022.
	Section 38B(2) Only one Neighbourhood Development Plan may be made for each neighbourhood area.	There are currently no other NP's in place in this neighbourhood area.
	Section 38B(3) If to any extent a policy set out in a Neighbourhood Development Plan conflicts with any other statement or information in the plan, the conflict must be resolved in favour of the policy.	There are no conflicts within the NP
	Section 38B(4)(a) Regulations made by the Secretary of State may make provisions for "restricting the provision that may be included in Neighbourhood Development Plans about the use of land." These Regulations are set out in Statutory Instrument 2012 No 637, The Neighbourhood Planning (General) Regulations 2012.	The Neighbourhood Planning (General) Regulations 2012 have been used to inform the process of making the NP.
	Section 38B(4)(b) Regulations made by the Secretary of State may make provisions "requiring Neighbourhood Development Plans to include such matters as are prescribed in the Regulations."	A screening process was carried out to determine whether a Strategic Environment Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of the Neighbourhood Plan. In both cases it was considered that the Neighbourhood Plan will not have significant environmental effects and that no European sites would be affected by the policies described in the NP, therefore the preparation of a Strategic Environmental Assessment or Appropriate Assessment (Habitats Regulations) is not required. This was confirmed by the statutory agencies when consulted by the

Requirement	Interpretation	TNP response
		Parish Council on the draft Assessments.
	Section 38B, which include paragraphs 38B(4)(c), 5 & 6,	The remaining requirements of Section 38B are not of relevance to this Basic Conditions Statement
4B 8 (1)(d) Whether the Referendum should extend beyond the NP Area	This requires the examiner to consider whether the area for any referendum should extend beyond the NP Area to which it relates.	The NP relates solely to land that falls within the Parish of Barton Mills.
4B 8 (1)(e) Other Matters 3.28.	This requires the examiner to consider such other matters as may be prescribed	There are no other prescribed matters.
Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018	These Regulations require an Appropriate Assessment of the Plan to be carried out should the SEA and HRA Screening Opinion deem it necessary.	The SEA Screening Opinion concluded that a full SEA was not required. The HRA screening concluded that no potential impacts were identified and therefore it was not necessary to proceed to the Appropriate Assessment stage.

3. Conformity with National Policy

- 3.1 The Neighbourhood Plan must have appropriate regard to national policy. The national policy and advice in respect to the preparation of neighbourhood plans is, at the time the Neighbourhood Plan was submitted to the local planning authority, contained in the National Planning Policy Framework (NPPF) published in December 2024. It is acknowledged that the government has announced an intention to publish a new NPPF in "Summer 2026" containing plan making policies but, until that time, it is only possible to assess the Neighbourhood Plan against the paragraphs of the 2024 NPPF.
- 3.2 Table 2, below, identifies how the Plan's policies meet the basic condition of having regard to the NPPF by assessing the Plan against the relevant paragraphs of the NPPF.
- 3.3 The NPPF contains thirteen topic-based chapters in which more detailed policy guidance is set out for plan making and decision taking.

Table 2 - Compatibility of the Plan's policies against the NPPF

Neighbourhood Plan Policy	NPPF paragraph	Comments
Policy BM1 – Worlington Road Housing Settlement Boundary	8.	Paragraph 8 of the NPPF sets out the three overarching objectives of the planning system to achieve sustainable development. Policy BM1 conforms with this approach.
Policy BM2 - Protection of Important Views	187	Paragraph 187 states that planning policies should contribute to and enhance the natural and local environment by, inter alia, protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils and recognising the intrinsic character and beauty of the countryside. Policies BM2 has been prepared to be in accordance with paragraph 187.
Policy BM3 - Local Green Spaces	106, 107	Paragraph 106 supports communities identifying land as Local Green Space through local and neighbourhood plans. Paragraph 107 specifies that criteria that such spaces should meet. Policy BM3 designates Local Green Spaces that meet the criteria of paragraph 107.
Policy BM4 - Development Design Considerations	131, 132, 134, 135	Paragraph 131 states "the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve."

Neighbourhood Plan Policy	NPPF paragraph	Comments
		Paragraph 132 states that “neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.” The Neighbourhood Plan is supported by design guidance and codes prepared specifically with the regard to characteristics of the Neighbourhood Area. Paragraph 134 states that “design guides and codes can be prepared at an area-wide, neighbourhood or sites-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents.” The Barton Mills Design Guidance and Codes form a supporting document to Policy BM 4 Paragraph 135 provides a number of criteria against which planning policies and decisions should be assessed. The Neighbourhood Plan positively supports the criteria of this paragraph.
Policy BM5 - Barton Mills Conservation Area	203	Paragraph 203 states that “plans should set out a positive strategy for the conservation and enjoyment of the historic environment”. Policy BM5 conforms with this objective.
Policy BM6 - Community Facilities	88	Paragraph 88 states that planning policies should support “the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.” Policy BM 6conforms with this approach.
Policy BM7 - Public Rights of Way	105	Paragraph 105 states that “planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.” Policy BM7 conforms with this approach.

4. Contribution to the achievement of sustainable development

4.1 The NPPF is framed around a basic premise of achieving sustainable development, comprising three main dimensions: economic, social and environmental. Paragraph 8 requires the planning system to have regard to three overarching objectives:

- a) “an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

4.2 Table 3 identifies how the policies of the Neighbourhood Plan contribute to the achievement of sustainable development as defined by the NPPF.

Table 3 - How the purpose of the Neighbourhood Plan policies achieve sustainable development

Policy	Purpose	Outcome
BM 1	Sets out a strategy for appropriate development within the parish.	Ensures new development is compatible with the form and function of the settlement and that the parish retains its special qualities.
BM 2	Identifies important views within the Plan Area that should be protected.	Contributes to protecting and enhancing the natural environment, and to maintaining the landscape character of the settlement
BM 3	Designates Local Green Spaces	Contributes to protecting important green spaces.
BM 4	Provides design criteria for new development.	Contributes to ensuring that development proposals have a positive impact on the Neighbourhood Area.
BM 5	Identifies matters to be considered where development proposals are located within or in the setting of the conservation area.	Protects and enhances the built and historic environment.

Policy	Purpose	Outcome
BM 6	Supports the retention and improvement of community facilities and services in the parish.	Maintains existing parish services and reduce the need to travel.
BM 7	Promotes improvement to the public rights of way network.	Contributes to health and wellbeing.

5. Whether the policies of the Plan prevent development from taking place which is proposed in the development plan for the area, and if it took place, would provide housing.

- 5.1 The Basic Condition seeks to ensure that the policies of the Neighbourhood Plan do not block development proposed in the adopted Local Plan and whether such policies would provide housing.
- 5.2 Table 4 identifies whether each policy in the Neighbourhood Plan would prevent proposals in the development plan taking place and, if so, whether it would provide housing.

Table 4 – Impact of the Neighbourhood Plan policies on the delivery of proposed development in the West Suffolk Local Plan and the Suffolk Minerals and Waste Local Plan

Policy	Purpose	Outcome
BM 1	Sets out a strategy for appropriate development within the parish.	The policy is positive towards new housing development within the Housing Settlement Boundaries.
BM 2	Identifies important views within the Plan Area that should be protected.	The policy does not prevent the delivery of the housing requirements of the adopted Local Plan where they are in accordance with other policies.
BM 3	Designates Local Green Spaces	The policy is not applicable to housing proposals.
BM 4	Provides design criteria for new development.	The policy does not prevent the delivery of the housing requirements of the adopted Local Plan where they are in accordance with other policies.
BM 5	Identifies matters to be considered where development proposals are located within or in the setting of the conservation area.	The policy does not prevent the delivery of the housing requirements of the adopted Local Plan where they are in accordance with other policies.
BM 6	Supports the retention and improvement of community facilities and services in the parish.	The policy is not applicable to housing proposals.
BM 7	Promotes improvement to the public rights of way network.	The policy does not prevent the delivery of the housing requirements of the adopted Local Plan where they are in accordance with other policies.

6. Whether the policies of the Neighbourhood Plan contribute to the mitigation of, and adaptation to, climate change

- 6.1 This section assesses how each policy of the Neighbourhood Plan, as appropriate, meets the requirements of paragraph 38B (2B) of the Planning and Compulsory Purchase Act (2004) which requires that a Plan must “be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change.”
- 6.2 Each policy is assessed in Table 5 to identify how the Plan meets these requirements. For the purposes of the assessment, the definition of climate change is based on the content of the December 2024 NPPF Glossary:
- Climate change adaptation:** Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.
- Climate change mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Table 5 – Assessment of the Neighbourhood Plan policies against the requirement to secure development that contributes to the mitigation of, and adaptation to, climate change

Policy	Purpose	Does the policy contribute to the mitigation of, and adaptation to, climate change?
BM 1	Sets out a strategy for the location of development within the parish.	Neutral – it does not address matters relating to climate change.
BM 2	Identifies important views within the Plan Area that should be protected.	Neutral – it does not address matters relating to climate change.
BM 3	Designates Local Green Spaces	Neutral – it does not address matters relating to climate change.
BM 4	Provides design criteria for new development.	Positive – the policy supports the integration of energy saving measures in new development.
BM 5	Identifies matters to be considered where development proposals are located within or in the setting of the conservation area.	Neutral – it does not address matters relating to climate change.
BM 6	Supports the retention and improvement of community facilities and services in the parish.	Neutral – it does not address matters relating to climate change.
BM 7	Promotes improvement to the public rights of way network.	Neutral – it does not address matters relating to climate change.

7. Whether the Plan takes account of the Suffolk Local Nature Recovery Strategy

- 7.1 The Local Nature Recovery Strategy (LNRS) for the area that includes the Neighbourhood Area is the Suffolk LNRS that was adopted by local authorities in October 2025. It includes mapping of "Areas of Particular Importance for Biodiversity" (APIB) and "Areas that Could Become Important for Biodiversity" (ACIB). For Barton Mills, the mapping identifies APIB as well as extensive areas of ACB. It provides a blueprint for how Suffolk's local communities, landowners, local authorities, private companies, and government bodies can work together to broaden protection, restore, and recover nature on the ground. The Neighbourhood Plan includes an appendix that identifies the Priority Habitats in the Parish.
- 7.2 Table 6 provides an assessment of the policies of the Neighbourhood Plan against the Suffolk LNRS.

Table 6 – Assessment of the Neighbourhood Plan policies against the content of the Suffolk Local Nature Recovery Strategy (October 2025)

Policy	Purpose	Does the policy take account of the Suffolk Local Nature Recovery Strategy?
BM 1	Sets out a strategy for the location of development within the parish.	Yes – the policy states that development proposals will be supported within the Housing Settlement Boundaries and limits development outside the Housing Settlement Boundaries to exceptional circumstances. It therefore limits the potential for development to impact on the aspirations of the Suffolk Nature Recovery Strategy.
BM 2	Identifies important views within the Plan Area that should be protected.	Neutral – it does not contain matters relating to the content of the Suffolk Nature Recovery Strategy.
BM 3	Designates Local Green Spaces	Positive – the policy seeks the retention of important open spaces, many of which contribute to proving local habitats.
BM 4	Provides design criteria for new development.	Positive – the policy requires that development does not adversely affect important landscape characteristics including trees and ancient hedgerows and other prominent topographical features.
BM 5	Identifies matters to be considered where development proposals are located within or in the setting of the conservation area.	Neutral – it does not contain matters relating to the content of the Suffolk Nature Recovery Strategy.

Policy	Purpose	Does the policy take account of the Suffolk Local Nature Recovery Strategy?
BM 6	Supports the retention and improvement of community facilities and services in the parish.	Neutral – it does not contain matters relating to the content of the Suffolk Nature Recovery Strategy.
BM 7	Promotes improvement to the public rights of way network.	Neutral – it does not contain matters relating to the content of the Suffolk Nature Recovery Strategy.

8. General conformity with the strategic policies contained in the development plan

8.1 In accordance with paragraph 30 of the NPPF (December 2024), an assessment is made to demonstrate that the Neighbourhood Plan is in general conformity with the strategic policies contained the adopted development plan that covers their area. At the time the Plan was submitted to West Suffolk Council, the development plan for the area is the West Suffolk Local Plan, adopted in July 2025, and the Suffolk Minerals and Waste Local Plan (2020).

8.2 The Government's Planning Practice Guidance states:

"Strategic policies will be different in each local planning authority area. When reaching a view on whether a policy is a strategic policy the following are useful considerations:

- whether the policy sets out an overarching direction or objective
- whether the policy seeks to shape the broad characteristics of development
- the scale at which the policy is intended to operate
- whether the policy sets a framework for decisions on how competing priorities should be balanced
- whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
- in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan
- whether the Local Plan identifies the policy as being strategic"

8.3 The table below provides details of the strategic policies in the West Suffolk Local Plan, a link to the Neighbourhood Plan policy (where relevant) and a narrative of conformity of the Neighbourhood Plan with the development plan.

Table 7 – Conformity of neighbourhood plan policies with the strategic policies of the adopted local plan

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
Policy SP1 The climate and environment emergency and sustainable development	BM 4 – Development Design Considerations	The stated purpose of the policy is to provide a framework and direction that will ensure an optimum and comprehensive approach to sustainable development that will contribute to the council's goal of achieving net zero carbon emissions in the district. The Neighbourhood Plan policies are in accordance with this approach.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
Policy SP2 Flood risk and sustainable drainage	No specific policies apply	The stated purpose of the policy is to provide guidance on flood risk and sustainable drainage, setting out when development may be permitted in addition to methods to reduce flood risk. No specific policies in the Neighbourhood Plan address this matter.
Policy SP3 Health and wellbeing	BM 3 – Local Green Spaces BM 4 Development Design Considerations BM 6 – Community Facilities BM 7 – Public Rights of Way	The stated purpose of the policy is to ensure the health and wellbeing of all West Suffolk residents is at the heart of design and delivery of all new development. A range of Neighbourhood Plan policies support the strategic approach of the Local Plan.
Policy SP4 Design	BM 4 Development Design Considerations	The stated purpose of the policy is to create well designed and connected communities. The Neighbourhood Plan policy supports the strategic approach of the Local Plan.
Policy SP5 Green Infrastructure	No specific policies apply	The stated purpose of the policy is to protect existing green infrastructure (GI) in West Suffolk ensuring that its integrity and connectivity is retained, restored, protected and enhanced, and to deliver new green infrastructure which will support sustainable development. No specific policies in the Neighbourhood Plan address this matter.
Policy SP6 Locally valued landscapes	No specific policies apply	The policy identifies locally valued landscapes worthy of recognition and provide criteria for assessment of proposals that may have a significant effect on, or detract from, their character and or condition. An area of the parish to the east of Tuddenham Road is designated as a locally valued landscape. No specific policies in the Neighbourhood Plan address this matter.
Policy SP7 Landscape	BM 2 – Protection of Important Views BM 4 – Development Design Considerations	The purpose of this policy is to protect and enhance the landscapes which contribute to the uniqueness of the wider countryside and those areas which are identified as locally valued landscapes in Policy SP6.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
		The Neighbourhood Plan policies seek to protect the important features and views of the local area.
Policy SP8 Biodiversity net gain and enhancements	No specific policies apply	The stated purpose of this policy is to link biodiversity net gain to other strategic objectives and the overall place-making strategy, enabling a holistic approach to ecological enhancement across West Suffolk. No specific policies in the Neighbourhood Plan address this matter.
Policy SP9 Protected sites, habitats, and features	No specific policies apply	The policy sets out the district council's aims to protect, restore and enhance biodiversity, geodiversity sites, habitats and features. No specific policies in the Neighbourhood Plan address this matter.
Policy SP10 Special protection areas and special areas of conservation	No specific policies apply	The policy sets out the buffers where development may impact on the special protection areas and special areas of conservation and require assessment in line with the Conservation of Habitats Regulations 2017 (as amended). The buffers include part of the neighbourhood area but it is not necessary to have locally specific policies in the Neighbourhood Plan.
Policy SP11 Recreational effects of development	No specific policies apply	The stated purpose of the policy is to ensure that sustainable housing growth can be delivered in the district whilst at the same time adequately protecting the district's sensitive nature conservation sites from harm. No specific policies in the Neighbourhood Plan address this matter.
Policy SP12 The Spatial Strategy	BM 1 – Worlington Road Housing Settlement Boundary	The stated purpose of the policy is to protect and enhance the natural, built and historic environment, and directs new homes and jobs to the most sustainable locations. The Neighbourhood Plan policy identifies an area at Worlington Road that comprises in excess of 170 homes that are not within a Housing Settlement Boundary in the recently adopted Local Plan.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
Policy SP13 Settlement hierarchy	BM 1 – Worlington Road Housing Settlement Boundary	The stated purpose of the policy is to reflect the sustainability of settlements in terms of the size of the settlement, their provision of services, facilities, and access to sustainable modes of travel to link to other higher order settlements to access their services, facilities and employment. The Neighbourhood Plan policy compliments this strategy.
Policy SP14 Housing needs	No specific policies apply	The policy sets out the strategic housing requirement for the district and the needs of the community over the plan period to 2041. In particular, it states "Support will be given to communities to make provision for housing by taking forward neighbourhood plans and proposals which support locally identified housing needs through the provision of rural exception sites, community led schemes such as community-led, community right to build orders or a neighbourhood development order." No specific policies in the Neighbourhood Plan address this matter.
Policy SP15 Neighbourhood plans	No specific policies apply	The policy sets out its support for the preparation of neighbourhood plans. It sets out the housing requirement for designated neighbourhood areas over the plan period to 2041. For Barton Mills, the requirement is 12 which is met by Policy AP 54 of the Local Plan. The Neighbourhood Plan has, as demonstrated by this Basic Conditions Statement, been prepared to be in general conformity with the local plan policy.
Policy SP16 Affordable Housing	No specific policies apply	The stated purpose of this policy is to address the affordable housing needs of West Suffolk. It sets out the proportions of affordable housing that will be required on large sites. There are no specific policies in the Neighbourhood Plan relating to the delivery of affordable homes on large sites.
Policy SP17 Housing type and tenure	No specific policies apply	The stated purpose of this policy is to ensure all new homes are of the appropriate type and

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
		size to meet the current and predicted future housing requirements of the communities in West Suffolk. There are no specific policies in the Neighbourhood Plan relating to type and tenure.
Policy SP18 Rural exception sites	No specific policies apply	The stated purpose of this policy is to support the provision of affordable housing in villages and settlements where other policies in this plan would normally restrict housing development. It is not considered that additional locally specific policies are required in the neighbourhood plan to address this issue.
Policy SP19 Gypsies and Travellers and travelling showpeople	No specific policies apply	The policy sets out the criteria that will be used to assess proposals that come forward for Gypsy, Traveller and travelling showpeople accommodation. It is not considered that additional locally specific policies are required in the neighbourhood plan to address this issue.
Policy SP20 Custom and self-build	No specific policies apply	The stated purpose of this policy is to take a positive approach to permitting custom and self-build homes to meet demand on the West Suffolk Self-build and Custom Build Register. There are no specific policies in the Neighbourhood Plan relating to the delivery of custom and self-build homes.
Policy SP21 Housing in the countryside	BM 1 – Worlington Road Housing Settlement Boundary	The stated purpose of this policy is to support limited housing development in small cohesive groups of dwellings outside defined housing settlement boundaries, in order to enhance or maintain the vitality of West Suffolk's rural communities. Policy BM 1 is in general conformity with this policy.
Policy SP22 Strategic employment	No specific policies apply	The stated purpose of the policy is to make provision for employment land to meet the needs identified over the plan period to 2041. It is generally supportive of local and rural businesses.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
		There are no specific policies in the Neighbourhood Plan relating to strategic employment in the neighbourhood plan.
Policy SP23 General employment areas and rural employment areas	No specific policies apply	The stated purpose of this policy is to identify and protect general employment areas and rural employment areas. None of the sites identified in the policy are located in the Neighbourhood Area.
Policy SP24 Economic development and essential utilities in the countryside	No specific policies apply	The stated purpose of this policy is to set out what forms of economic development are acceptable in the countryside and protect the countryside from unsustainable development. There are no specific policies in the Neighbourhood Plan relating to strategic employment in the neighbourhood plan.
Policy SP25 Retail and other complimentary town centre uses	Policy BM 6 – Community Facilities	The stated purpose of the policy is to set the framework for supporting the important role and function of town centres and local centres in West Suffolk in providing services and facilities for local communities. The Neighbourhood Plan policy supports the retention and future provision of retail uses of an appropriate scale in the village. Barton Mills is not a defined town or local centre.
Policy SP26 Horse racing industry development	No specific policies apply	The stated purpose of this policy is to support sustainable growth, expansion and diversification of the horse racing industry in and around Newmarket. The policy does not apply to the Neighbourhood Area.
Policy SP27 Development affecting the horse racing industry	No specific policies apply	The stated purpose of this policy is to protect existing horse racing industry uses from the adverse impacts of development proposals. The policy does not apply to the Neighbourhood Area.
Policy SP28 Change of use and development of	No specific policies apply	The stated purpose of this policy is to support changes of use to alternative horse racing industry uses which sustain the industry and protect against the unplanned loss of horse

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
horse racing industry sites		racings industry sites in the key economic cluster. The policy does not apply to the Neighbourhood Area.
Policy SP29 Safeguarding horse walks and crossings	No specific policies apply	The stated purpose of this policy is to support the retention and improvement of the existing horse walk network in Newmarket and the extension or the provision of new horse walks in Newmarket and the surrounding area. The policy does not apply to the Neighbourhood Area.
Policy SP30 Historic environment	BM 5 – Barton Mills Conservation Area	The policy provides a positive strategy for the conservation of heritage assets. The Neighbourhood Plan supports the protection and improvement of the conservation area..
Policy SP31 Infrastructure	No specific policies apply	The stated purpose of this policy is to ensure that the infrastructure and facilities needed to support planned growth and new development is provided alongside development at the appropriate time, and to set out the development requirements needed to deliver this. There are no specific policies in the Neighbourhood Plan relating to strategic employment in the neighbourhood plan.
Policy SP32 Existing special operational uses	No specific policies apply	The purpose of the policy is to recognise the presence of existing operational crown land uses in the district. These are the military uses at RAF Mildenhall, RAF Lakenheath, RAF Honington and RAF Barnham Camp and prison uses at HMP Highpoint, Stradishall. The policy supports development required for operational defence and security purposes and ensures that operational sites are not affected adversely by the impact of other development proposed in the area. There are none of the identified uses in the Neighbourhood Plan Area.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
Policy AP54 Land east of Church Lane, Barton Mills	No specific policies apply	The policy allocates a site south of Hopton Road for housing development. The Neighbourhood Plan is in general conformity with this policy.

9. Compatibility with European Union Obligations and Human Rights

Environmental Impact and Habitat Regulations

- 9.1 Section 4B 8 (2)(f) states that a draft Neighbourhood Plan will meet the basic conditions if, the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations and the making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.
- 9.2 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plan or programmes that would have a significant environmental effect. The Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations) that this is to be determined by a screening process which should use a specified set of criteria (set out in Schedule 1 of the Regulations). The results of this process must be set out in an SEA Screening Statement, which must be publicly available.
- 9.3 Regulation 9 of the Regulations, as amended by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018, specifies that the “responsible body”, namely the local planning authority, should carry out a “screening” of the draft Plan. However, West Suffolk Council do not provide this service and so consultants on behalf of the Parish Council have carried out the screening to consider whether an environmental assessment and habitats assessment is required. The Screening Report was the subject of focused consultation with Historic England, Natural England and the Environment Agency. Those bodies agreed with the outcome of the screening that the need for both assessments is ruled out. The determination is set out in the “Barton Mills Neighbourhood Plan Strategic Environmental Assessment and Habitats Regulations Assessment Screening Opinion” dated May 2026.

Human Rights

- 9.4 The public consultation process for the Barton Mills Neighbourhood Plan has been wide and inclusive and has included direct engagement with the local community. The policies contained within the plan do not disadvantage any minority group or group with protected characteristics.
- 9.5 The overall purpose of the Neighbourhood Development Plan is to improve the quality of life for people living and working in the parish, both now and in the future, from an environmental, social and economic point of view. The aims and policies in the Neighbourhood Plan have been formulated in response to local people’s views and in the light of evidence gathered for the parish, in order to meets the needs expressed and address the issues identified. In order to confirm that the Neighbourhood Plan does not have any unintended consequences for particular groups, the strategic aims and the policies in the Plan have been systematically scrutinised to ensure that they do not disadvantage any potentially vulnerable groups. The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not.

“Protected characteristics” are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

- 9.6 This section assesses the Submission Draft of the Neighbourhood Plan to demonstrate that Barton Mills Parish Council is satisfying its statutory duties in this regard. An assessment has been made on whether the policies in the Neighbourhood Plan have a positive, negative or neutral impact on each of the protected characteristics. The purpose of each of the policies in the Neighbourhood Plan is provided, and their likely impact on persons with protected characteristics is assessed in Table 8.

Table 8- Impact of Barton Mills Neighbourhood Development Plan Policies on Persons with Protected Characteristics

Policy	Purpose	Outcome
BM 1	Sets out a strategy for the location of development within the parish.	Ensures new development is compatible with the form and function of the settlement and that the parish retains its special qualities. Neutral impact for persons with protected characteristics.
BM 2	Identifies important views within the Plan Area that should be protected.	Contributes to maintaining the landscape character of the settlement. Neutral impact for persons with certain protected characteristics
BM 3	Designates Local Green Spaces	Ensures that important open spaces are retained. Broadly positive impact for persons with certain protected characteristics.
BM 4	Provides design criteria for new development.	Preserves and enhances the distinctiveness, character and sense of place of the built environment. Broadly positive impact for persons with certain protected characteristics.
BM 5	Identifies matters to be considered where development proposals are located within or in the setting of the conservation area.	Preserves the distinct heritage and natural features of the identified area. Neutral impact for persons with certain characteristics.
BM 6	Supports the retention and improvement of community facilities and services in the parish.	Contributes to ensuring a level of services and facilities are available locally. Broadly positive impact for persons with certain characteristics.
BM 7	Promotes improvement to the public rights of way network.	Ensures existing routes are maintained and accessible for local residents. Broadly positive impact for persons with certain protected characteristics.

- 9.7 Certain protected characteristics are not affected by the Neighbourhood Plan, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics, the Plan has a neutral effect. Where policies in the Plan would adversely affect persons with these protected characteristics, they would not be differently affected than persons without these characteristics. For example, if a person with these protected characteristics were disadvantaged by a policy, it would have the same consequence for a person without the protected characteristic who wished to do the same thing. Similarly, if a person with one of these protected characteristics were to benefit from a policy, it would have the same benefit for a person without the protected characteristic in the same circumstances.

BARTON MILLS

NEIGHBOURHOOD PLAN
2025-2041

