

BARTON MILLS NEIGHBOURHOOD PLAN

Your chance to comment on the Draft Plan



Consultation Event

Village Hall

**Thursday 28 August
5.00pm to 8.00pm**



**BARTON MILLS
PARISH COUNCIL**

Your Parish Council has been preparing a neighbourhood plan.

We've now reached a major milestone and are commencing consultation on the Draft Plan. Consultation commences on **Thursday 28 August** and will last until **Friday 17 October**, a period of **7 weeks**. It's your chance to say whether or not you support the content of the Plan or would like to see some changes.

The final page of this leaflet explains how you can comment.

It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan.

What is a Neighbourhood Plan?

A neighbourhood plan is a community-led approach to guiding future development, regeneration and preservation of an area. The planning policies within them only apply to matters that require planning permission. There are certain rules and regulations that must be followed during their preparation, including carrying out this public consultation. Later, when the Plan is complete and has been assessed by an Independent Examiner, residents of the Parish that are on the Register of Electors will be given an opportunity to vote whether the Plan should be used by West Suffolk Council and any future council when deciding planning applications in the parish.

The recently announced proposals to restructure local government in Suffolk will not make any difference to the future use of the Plan. It is prepared under separate regulations and has to be used by whatever body is in place that takes decisions on planning applications.

Our Neighbourhood Plan covers the following key themes:



Because a new Local Plan for West Suffolk has just been adopted, there is no need to repeat many aspects that would apply to Barton Mills in our Neighbourhood Plan.

The draft Plan therefore contains seven planning policies. These will be used by West Suffolk Council when deciding planning applications.

The Plan starts with a Vision:

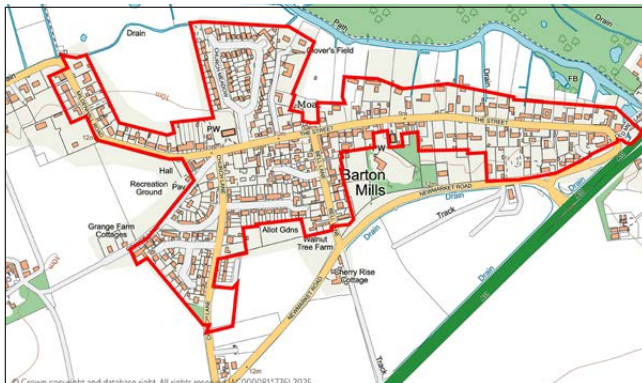
In 2041 Barton Mills will remain an attractive village where the designated historic and natural environments remain protected and, where feasible, enhanced. Limited development will have taken place that respects and maintains the character of the village and its surrounding countryside and does not have a detrimental impact on services and facilities.



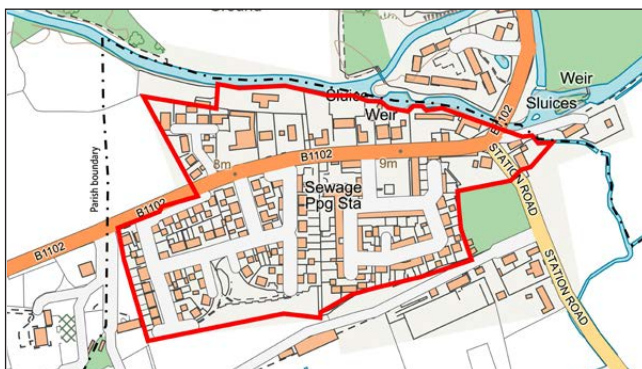
DEVELOPMENT LOCATIONS

West Suffolk's Local Plan defines a Housing Settlement Boundary for the main part of the village to help contain development and prevent encroachment into the countryside. It is illustrated below.

Barton Mills parish also includes the relatively recent development off Worlington Road, but the new Local Plan does not include the area within a Housing Settlement Boundary. The Neighbourhood Plan rectifies this to ensure consistency. The proposed Housing Settlement Boundary is also illustrated.



Existing Village Centre Housing Settlement Boundary



Proposed Worlington Road housing Settlement Boundary

- Proposals for development within these areas will be supported where they do not have a detrimental impact on the amenity of residents, the natural and historic environment, infrastructure and highways.
- Outside the Housing Settlement Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development.

HOUSING

The new West Suffolk Local Plan allocates a site at the southern end of Church Lane for around 12 homes.

There may be opportunities for additional new homes to come forward within the Housing Settlement Boundaries as infill plots or redevelopment sites, like those at St Mary's View.

The new Local Plan also makes provision for ensuring:

- new homes are built to minimum space standards and are accessible and adaptable to enable people to live independently, and
- affordable homes are built for those that cannot afford to buy or rent at market prices.

The Neighbourhood Plan does not allocate any additional sites or contain any specific policies for housing.

NATURAL ENVIRONMENT

A number of sites of national and international wildlife significance are located within or close to the Parish that have to be taken into account when the impact of proposals is considered.

The new Local Plan includes measures to:

- protect important designated wildlife sites and landscape features,
- ensure that development delivers biodiversity improvements, and
- improve the network of green spaces.

The Neighbourhood Plan:

- requires that identified important views in the Parish that should be protected, and
- designates St Mary's graveyard, the Parish allotments, Mace Road open space and Bridge Farm Close open space and play area as "Local Green Space" which protects them from being lost to development.

The Recreation Ground is designated as a "community facility" which would enable buildings related to its use to be built should it be necessary.



BUILT ENVIRONMENT & DESIGN

Much of the village centre, primarily east of the Church, is designated as a Conservation Area. In addition, the area around Bridge House/Bridge Mill at the junction of Worlington Road and Station Road is part of the Mildenhall Conservation Area. There are also nine listed buildings in the Parish.

The new Local Plan includes measures to:

- ensure that new development includes energy efficient features,
- prevent flooding,
- ensure development is safe and of a high quality, and
- protect heritage assets.

As part of the preparation of the Neighbourhood Plan, Design Guidance has been prepared for Barton Mills. It includes guidance that will be applied when West Suffolk Council considers planning applications to ensure that development:

- integrates with the historical architecture,
- contributes to the rural village character and feel,
- protects and enhances the landscape, and
- prioritises sustainable design.

The Neighbourhood Plan requires that new buildings:

- reflect the local characteristics and circumstances of the site by creating and contributing to a high quality, safe and sustainable environment,
- demonstrate how they are in accordance with the Design Guidance, and
- include measures that limit the impact on neighbouring areas, highways and infrastructure.

The Neighbourhood Plan also requires development in or close to the Conservation Area to conserve and, where possible, enhance the special qualities of the Area.

SERVICES & FACILITIES

The Plan seeks to prevent the following services and facilities from being lost:

- Village Hall;
- St Mary's Parish Church;
- Church Hall;
- Barton Mills Baptist Free Church;
- The Bell Inn Public House;
- The Bull Public House;
- Recreation ground and associated sports pitches and children's play area;



HIGHWAYS & TRAVEL

Most highway improvements do not require planning permission. However, the Neighbourhood Plan includes a policy to support the improvement and extension of public rights of way. It also includes an aspiration to work with and lobby the various government agencies to address highways concerns raised in the Residents' Survey.



HOW TO COMMENT



The full version of the Plan will be available to download from Thursday 28 August, at <https://bartonmills-pc.gov.uk/neighbourhood-plan/> or scan the QR code from a mobile device where an online comments form will also be available to complete.

If you don't have access to the internet, paper copies will be available to view at the event on 28 August and will also be available to view at the Church Porch (please do not remove).

You can also request to borrow a copy of the Plan by contacting Liz Jarvis on 01638 583728 or email emjarvis@gmail.com

Drop-in Event

We'll be at the Village Hall on 28 August. Drop in any time between 5.00pm and 8.00pm and find out more about the Plan and view information boards.

How to comment

During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete.

You can also collect a paper response form at the Drop-in Event or from the venues and contact listed above.

The forms explain how you can submit them.

We want your comments, even if you support everything in the Plan.

**COMMENTS MUST BE RECEIVED BY FRIDAY 17 OCTOBER -
WE CANNOT ACCEPT COMMENTS AFTER THIS TIME**

Published by Barton Mills Parish Council with the support of Places4People Planning Consultancy