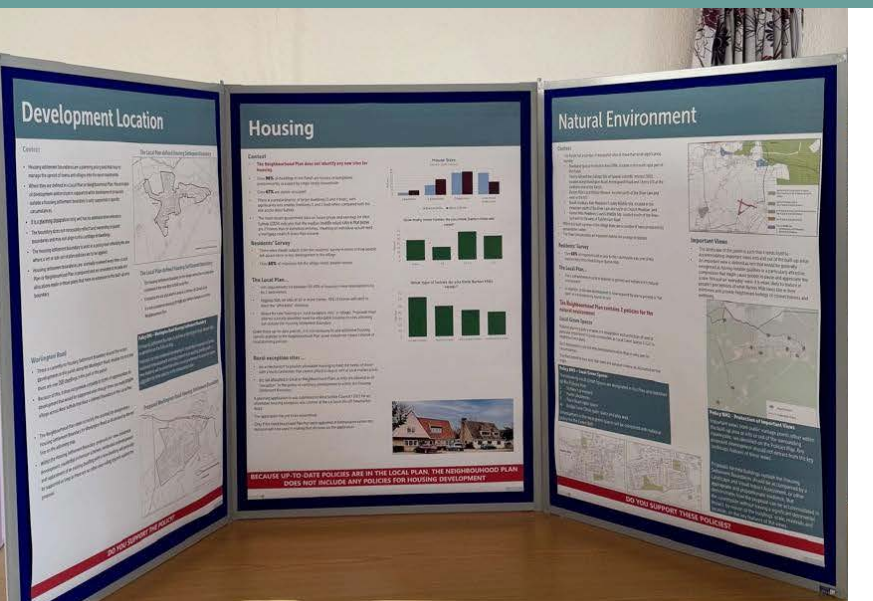


BARTON MILLS

NEIGHBOURHOOD PLAN 2025-2041

Consultation Statement



BARTON MILLS PARISH COUNCIL
MAY 2026

Prepared for Barton Mills Parish Council by
Places4People Planning Consultancy
May 2026



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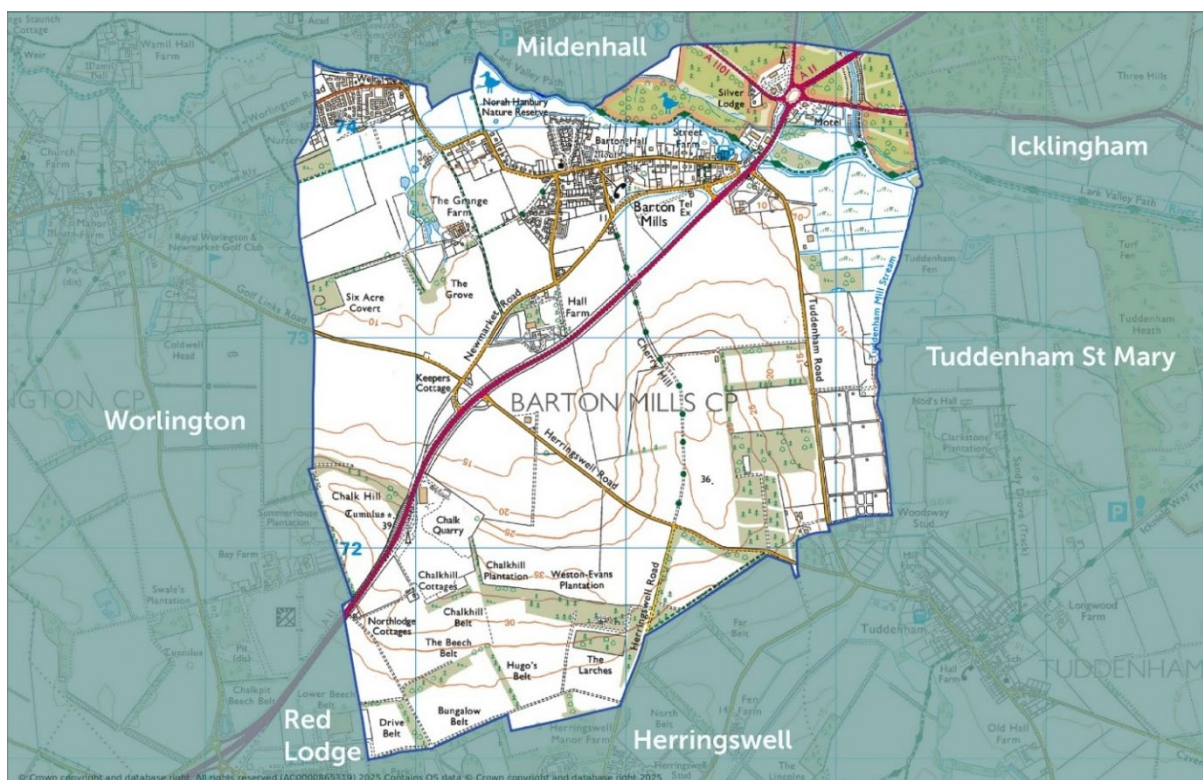
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1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Barton Mills Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the Neighbourhood Plan are the culmination of engagement and consultation with residents, businesses and landowners of Shimpling as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

2. Background to the Preparation of the Neighbourhood Plan

- 2.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the plan and later inform the plan's direction and policies. The content of the Neighbourhood Plan has been generated and led by the community and shaped by results of surveys and drop-in events, to ensure that the Neighbourhood Plan reflects the aspirations of the community.
- 2.2 On 4 March 2022 Bartron Mills submitted an application to West Suffolk Council to designate the whole of the parish as a Neighbourhood Area, under the Neighbourhood Planning (General) Regulations 2012 (as amended). West Suffolk Council formally designated the area as shown on Map 1, the same day. From that time a small group of volunteers, agreed by the Parish Council, have managed the gathering of information and supported the preparation of the Plan.



Map 1 - The Neighbourhood Plan Area

- 2.3 Early in the process of preparing the Plan, the Parish Council secured a government grant to fund consultants and to receive support for the preparation of Design Guidance and Codes. This work was carried out by AECOM Consultants during 2024 with the final document being published in August 2024.
- 2.4 In May 2024 a well-attended drop-in information event was held at the Village Hall which provided an opportunity to find out about neighbourhood plans and what it could mean for Barton Mills. Shortly after, a Residents' Survey was carried out with questionnaires being distributed to every household, providing options to complete the paper version or to complete it online. A total of 171 responses were received, and the results are published in a separate report published in support of the Plan.
- 2.5 In September 2024 a further drop-in event was held at the Village Hall to provide feedback on the information gathered to date, including the survey results, and information on what the Neighbourhood Plan would be covering.



Barton Mills Neighbourhood Plan UPDATE EVENT

Village Hall

Wednesday 11 September

5.00pm to 8.00pm

- 2.6 In July 2025 the Parish Council considered the draft Plan and approved it for the purposes of Pre-Submission consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). That consultation and its outcomes form the focus of this Consultation Statement.

3. Regulation 14 Pre-Submission Consultation

- 3.1 The statutory consultation commenced on 28 August 2025 and lasted for seven weeks to 17 October (inclusive).

How we publicised the consultation

- 3.2 The consultation was publicised by a summary leaflet (reproduced in Appendix 1) that was distributed to every household and business in the parish. The leaflet summarised the main purpose and content of the Plan and ensured recipients were informed as to how the actual Plan could be viewed and how they could comment on it. The consultation was also launched with a well-attended drop-in event held at the Village Hall on 28 August, providing an opportunity for residents to view a paper copy of the Plan and ask questions. The display boards for the drop-in event are included as Appendix 2 of this Statement.
- 3.3 Hard copies of the Plan were made available to view at the drop-in event and to borrow from a member of the Neighbourhood Plan Working Group, as advised on the leaflet and on the neighbourhood plan pages of the Parish Council website. Both an online and paper comments form was produced, with paper copies of the form being available at the drop-in event and the advertised Working Group contact.
- 3.4 At the start of the consultation, all the statutory Regulation 14 consultees, as advised by West Suffolk Council, were consulted. The full list of bodies consulted is shown in Appendix 3 and the email content used to notify them is included at Appendix 4.
- 3.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

4. Pre-Submission Consultation Responses

- 5.1 A total of 14 people or organisations responded to the Pre-Submission Consultation as listed below, of which only six residents responded despite the extensive publicity.

The following individuals submitted comments:

R Hayward	K Robinson	Mrs A Low
R Conway	J Berrett	Anonymous

Comments were also received from the following statutory consultees:

Historic England	Sport England
Ministry of Defence	Suffolk County Council
National Highways	Suffolk Wildlife Trust
Natural England	West Suffolk Council

- 5.2 A summary of the responses to questions as to whether the individual policies, community aspirations and general content is illustrated in Appendix 5. A schedule of full comments, and the responses of the Parish Council to them, is set out in Appendix 6 of this Statement. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the "changes made to Plan" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date and Appendix 7 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.
- 5.3 Following the conclusion of the consultation, a separate letter was sent to the owners of the two Local Green Spaces at Worlington Road seeking their comments. No response was received.

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:

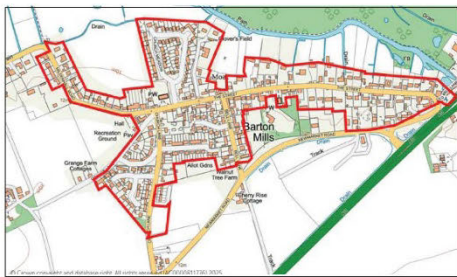
In 2041 Barton Mills will remain an attractive village where the designated historic and natural environments remain protected and, where feasible, enhanced. Limited development will have taken place that respects and maintains the character of the village and its surrounding countryside and does not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



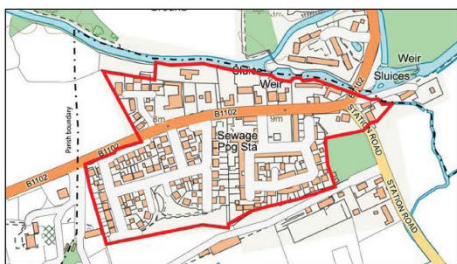
DEVELOPMENT LOCATIONS

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.

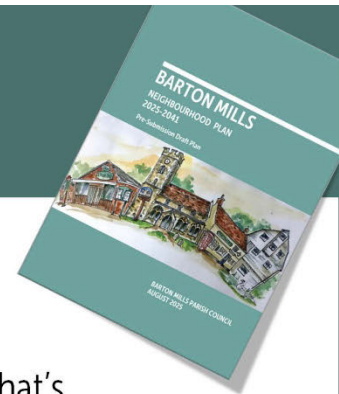
**COMMENTS MUST BE RECEIVED BY FRIDAY 17 OCTOBER -
WE CANNOT ACCEPT COMMENTS AFTER THIS TIME**

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

Welcome

Thanks for sparing time to visit the Neighbourhood Plan consultation.

This display will explain what a Neighbourhood Plan is, what's in the draft Plan and how you can comment



What is a Neighbourhood Plan?

It is a relatively new kind of planning document designed to allow local people to play an active part in planning their area.

When complete, the Plan will form part of the statutory development plan for the area, meaning West Suffolk Council and Planning Inspectors will have to take note of what it says when considering planning applications.

The Neighbourhood Plan sits alongside national and local planning policies when decisions are made on planning applications



Over the next 7 weeks you have an opportunity to read the Plan and submit your comments.



WE NEED YOUR VIEWS BY FRIDAY 17 OCTOBER
Even if you've commented before, it is important that you tell us what you think of the Plan
Why not comment as you go round by accessing the comments form from your mobile phone using the QR code?

The Process

How the Plan is prepared

There are several stages that must be completed, as illustrated. These stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



Neighbourhood Plans...

- have to be prepared in line with Government Regulations.
- are prepared by the Parish Council as the “responsible body”, but support is needed from residents and experts to produce a Plan that provides a solid framework to guide how the area evolves over future years.

Frequently Asked Questions

What can a neighbourhood plan cover?

Although Plans have to focus on planning matters (things that needs planning permission) they can include non-planning topics to address areas of concern or ambitions of the community.

How are they used?

When a planning application is decided, the District Council starts with looking at what the Local Plan and Neighbourhood Plan says about how proposals should be considered.

Likewise, if a planning application is refused and the applicant appeals the decision, Government Planning Inspectors must take the same approach

What about the current proposals to reorganise local government in Suffolk?

Neighbourhood and Local Plans are prepared outside the structure of local government. Regardless of what happens with the District Council, the new authority will have to use the Neighbourhood Plan when making decisions on planning applications.

What if we don't prepare a Plan?

Planning decisions will continue to be made by the District Council without having locally based evidence and policies to inform the decision.

For example, they do not have locally specific design guidance for new development or identified important views that could be harmed by development.

Who else has prepared a Neighbourhood Plan?

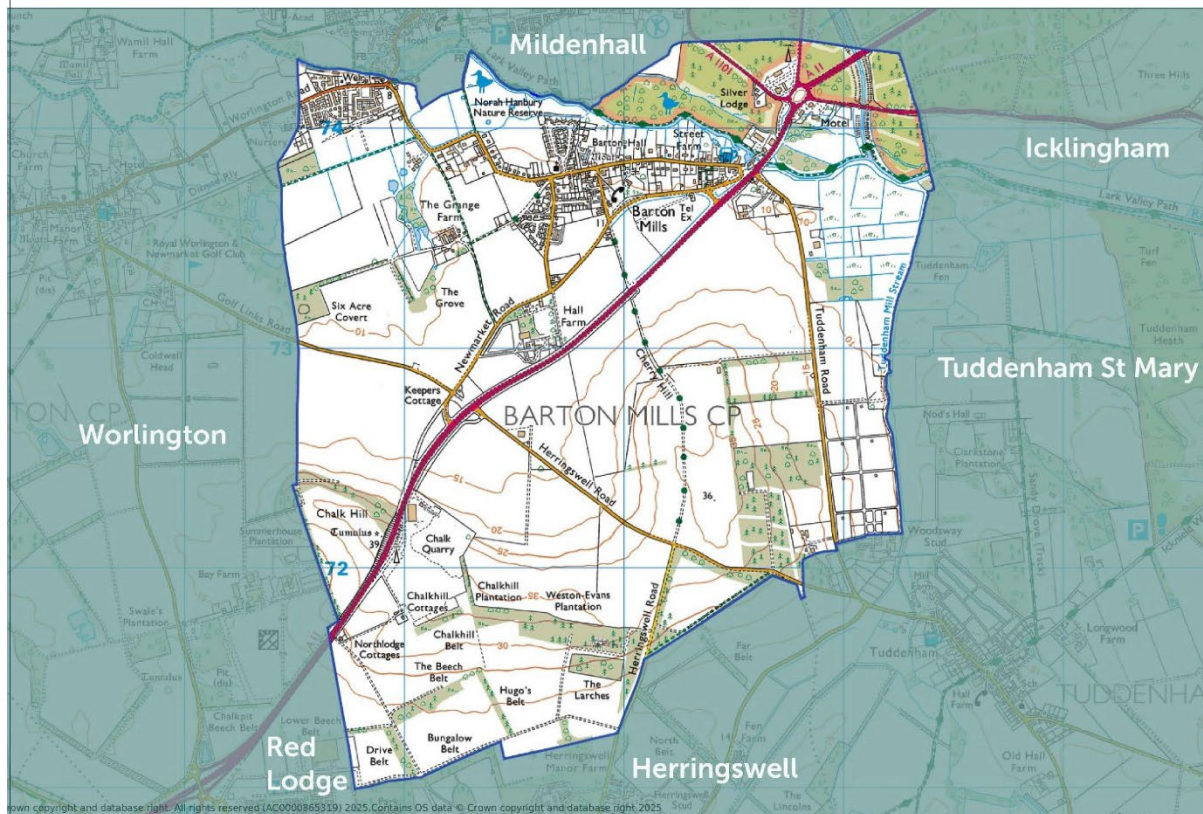
Locally, Neighbourhood Plans have been, or are being, prepared in the following settlements:

- | | |
|--------------|----------------|
| • Worlington | • Barrow |
| • Freckenham | • Hargrave |
| • West Row | • Newmarket |
| • Mildenhall | • Great Barton |
| • Lakenheath | • Horringer |



Barton Mills Plan Area

- Neighbourhood Plans normally cover the whole of a parish
- Barton Mills parish is illustrated on the map
- It not only includes the main village centre but also the recent development on Worlington Road, commonly associated with Mildenhall
- It also includes large tracts of land south of the A11 and some of Mildenhall Woods around Fiveways



Vision and Objectives

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 infrastructure.

To deliver the Vision, the Plan has the following Objectives

Location of Development

- Ensure development will be sympathetic to and reflect the existing form of the village
- Safeguard designated natural and historic environments from harm caused by development

Housing

- Support for small scale developments that meets local identified housing needs and enables families to remain in the community
- Ensure that new housing is designed to maximise opportunities for use of renewable energy
- Ensure that new homes are designed to meet the changing needs of people of different ages and abilities

Natural Environment

- Protect and enhance the rural setting of the village
- Green spaces will remain valued and enhanced
- Protect valued views and links to the wider countryside

Built Environment & Heritage

- Ensure new development is appropriate to the historic character of the village as well as conserving and enhancing the village's heritage assets
- Maintain and enhance a strong rural identity and sense of place for the parish, through designs that reflect local character and incorporate measures that reduce environmental impact

Services & Facilities

- Protect and improve the range of existing facilities and services

Highways & Travel

- Reduce the impact of through traffic on the village
- Maintain and enhance existing public rights of way to improve safety and routes for walkers, cyclists and horse riders while minimising potential impact on designated habitats

The Plan contains:

Planning Policies that will be used to supplement the Local Plan when decisions on planning applications are made.

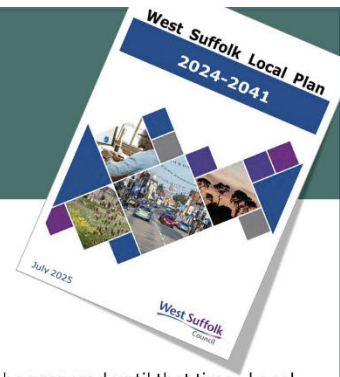
Planning policies can only cover matters that would require planning permission, so they can't, for example, tackle speeding.

The Plan also addresses issues raised by residents and includes a "Community Aspiration" to resolve matters relating to roads and traffic

DO YOU SUPPORT THE VISION AND OBJECTIVES?

Board 5

New Local Plan



- West Suffolk Council has just completed a new Local Plan for the district
- It sets out a framework for how growth will be managed for the period to 2041

Although the new Local Plan has an end date of 2041, it does not mean that a new Plan will not be prepared until that time. Local Plans have to be kept up-to-date and the government requires them to cover at least the next 15 years

Following the publication of new national planning policies in December 2024, the government revised the method for estimating housing need. This has led to a significant increase in the number of homes needed across West Suffolk (an increase of 56.2% from 765 homes per annum in the new Local Plan to 1,195 homes per annum).

Because the new Local Plan was at an advanced stage in its preparation, it did not need to take account of the increased requirements, but there is a requirement to commence later in the year on another Local Plan to deliver the increased housing need

The Local Plan provides a settlement hierarchy across the district, namely:

- Towns
- Key Service Centres
- Local Service Centres
- Type A villages
- Type B villages
- Countryside and small rural settlements

Barton Mills categorised as a “type A village”, in recognition of its limited range of services and facilities.

The Local Plan has assessed each type A village’s capacity to support additional growth and a site for around 12 dwellings is allocated on land east of Church Lane.

The Local Plan Allocation

A site of 0.4 hectares east of Church Lane, as shown on the policies map, is allocated for around 12 homes. The site should also deliver the following:

- A safe and suitable access for all users should be provided onto Church Lane.
- Sustainable travel connections to existing local destinations, and nearby public rights of way including the provision of a pedestrian crossing to footway on western side of Church Lane in accordance with policy LP41.
- Fully accessible informal and formal open space and play space.
- Green and blue infrastructure that will include:
 - Strategic landscaping to soften the development edge and reduce the visual impacts when viewed from the surrounding countryside.
 - Sustainable drainage systems features.
 - Existing hedgerows and boundary features to be retained with appropriate buffers and enhanced.
- The development must mitigate for its recreational effects on Breckland Special Protection Area and Special Area of Conservation (SPA and SAC) in accordance with policy SP11.



Archaeology

An archaeological evaluation will be required in accordance with policy LP39.

Our Neighbourhood Plan cannot rescind this allocation

Development Location

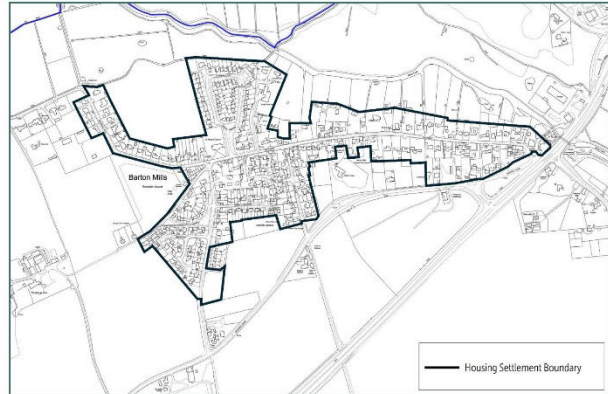
Context

- Housing settlement boundaries are a planning policy tool that help to manage the spread of towns and villages into the open countryside.
- Where they are defined in a Local Plan or Neighbourhood Plan, the principle of development within them is supported while development proposals outside a housing settlement boundary is only supported in specific circumstances.
- It is a planning designation only and has no administrative relevance.
- The boundary does not necessarily reflect land ownership or parish boundaries and may not align to the curtilage of dwellings.
- The housing settlement boundary is used as a policy tool reflecting the area where a set or sub-set of plan policies are to be applied.
- Housing settlement boundaries are normally reviewed every time a Local Plan or Neighbourhood Plan is prepared and are amended to include site allocations made in those plans that form an extension to the built-up area boundary.

Worlington Road

- There is currently no Housing Settlement Boundary around the recent developments in the parish along the Worlington Road, despite the fact that there are over 200 dwellings in this part of the parish
- Because of this, it does not provide certainty in terms of opportunities for development that would be supported even though there are many smaller villages across West Suffolk that have a defined Boundary in the Local Plan.
- The Neighbourhood Plan seeks to rectify this anomaly by designating a Housing Settlement Boundary for Worlington Road as illustrated by the red line on the adjoining map.
- Within the Housing Settlement Boundary, proposals for new residential development, residential conversion schemes, residential redevelopment and replacement of an existing dwelling with a new dwelling will generally be supported as long as there are no other over-riding reasons against the proposal.

The Local Plan defined Housing Settlement Boundary



The Local Plan defined Housing Settlement Boundary

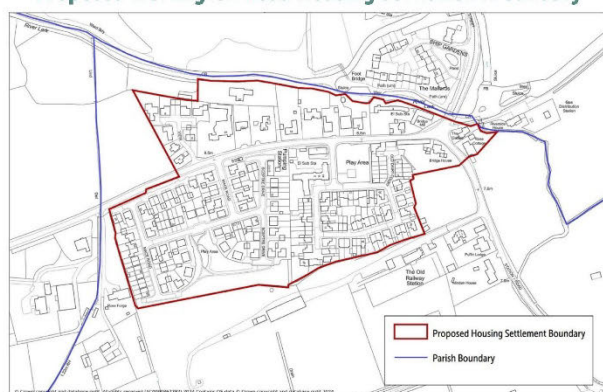
- The Housing Settlement Boundary for the village centre has recently been confirmed in the new West Suffolk Local Plan
- It includes the site allocated for around 12 homes off Church Lane
- It is not considered necessary to make any further changes to it in the Neighbourhood Plan

Policy BM1 – Worlington Road Housing Settlement Boundary

A Housing Settlement Boundary is defined at Worlington Road, Barton Mills, as identified on the Policies Map.

Proposals for new residential development, residential conversion schemes, residential redevelopment and replacement of an existing dwelling with a new dwelling will be permitted within housing settlement boundaries where supported by other policies in the development plan.

Proposed Worlington Road Housing Settlement Boundary



DO YOU SUPPORT THE POLICY?

Cover 7

Housing

Context

- **The Neighbourhood Plan does not identify any new sites for housing**
- Over **90%** of dwellings in the Parish are houses or bungalows, predominantly occupied by single family households
- Over **67%** are owner-occupied
- There is a predominance of larger dwellings (3 and 4 beds), with significantly less smaller dwellings (1 and 2 bed) when compared with the mix across West Suffolk
- The most recent government data on house prices and earnings for West Suffolk (2024) indicates that the median (middle value) ratio is that prices are 7.9 times that of individual incomes, meaning an individual would need a mortgage nearly 8 times their income

Residents' Survey

- There were mixed outputs from the residents' survey in terms of how people felt about more or less development in the village
- Over **60%** of responses felt the village needs smaller homes

The Local Plan...

- sets requirements for between 30-40% of housing in new developments to be 2 bedroomed
- requires that, on sites of 10 or more homes, 40% of homes will need to meet the "affordable" definition
- allows for new housing on "rural exception sites" in villages. Proposals must address a locally identified need for affordable housing on sites adjoining but outside the Housing Settlement Boundary

Given these up-to-date policies, it is not necessary to add additional housing specific policies to the Neighbourhood Plan as we should not repeat national or local planning policies

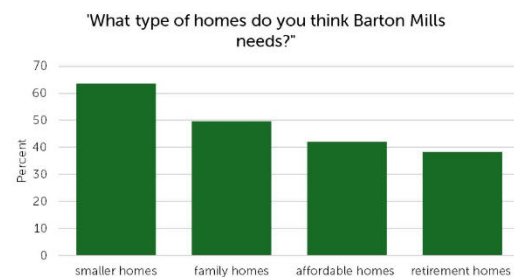
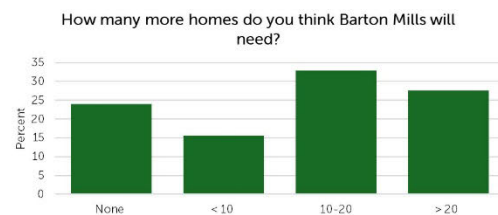
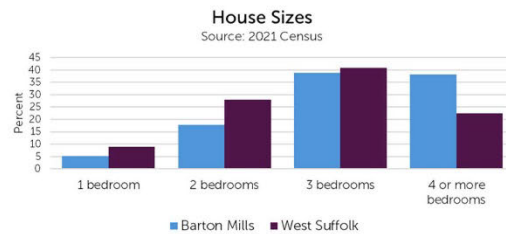
Rural exception sites ...

- are a mechanism to provide affordable housing to meet the needs of those with a local connection that cannot afford to buy or rent at local market prices
- are not allocated in Local or Neighbourhood Plans as they are allowed as an "exception" to the policy of confining development to within the Housing Settlement Boundary

A planning application was submitted to West Suffolk Council in 2021 for an affordable housing exception site scheme at the car boot site off Newmarket Road

The application has yet to be determined

Only if the Neighbourhood Plan has been approved at Referendum before the decision will it be used in making that decision on the application

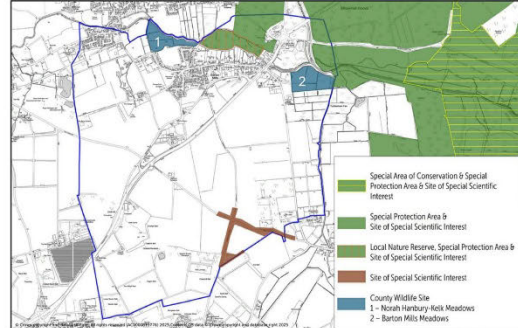


BECAUSE UP-TO-DATE POLICIES ARE IN THE LOCAL PLAN, THE NEIGHBOURHOOD PLAN DOES NOT INCLUDE ANY POLICIES FOR HOUSING DEVELOPMENT

Natural Environment

Context

- The Parish has a number of designated sites of more than local significance, namely:
 - Breckland Special Protection Area (SPA), located in the north-east part of the Parish;
 - Cherry Hill and the Gallops Site of Special Scientific Interest (SSSI), located along Worlington Road, Herringswell Road and Cherry Hill at the southern end of the Parish;
 - Barton Mills Local Nature Reserve, located north of the River Lark and west of the A11
 - Norah Hanbury-Kelk Meadows County Wildlife Site, located in the meadows south of the River Lark and north of Church Meadow; and
 - Barton Mills Meadows County Wildlife Site, located south of the River Lark and to the west of Tuddenham Road
- Within the built-up area of the village there are a number of trees protected by preservation orders
- The River Lark provides an important habitat for a range of species



Residents' Survey

- Over **60%** of responses said access to the countryside was one of the reasons they most liked living in Barton Mills

The Local Plan...

- Has a comprehensive suite of policies to protect and enhance the natural environment
- In addition, most new development is now required by law to provide a "net gain" in the biodiversity found on site

The Neighbourhood Plan contains 2 policies for the natural environment

Local Green Spaces

National planning policy enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans.

Such designations rule out new development other than in very special circumstances.

The Plan identifies four sites that meet the national criteria, as illustrated on the maps

Policy BM3 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Policies Map:

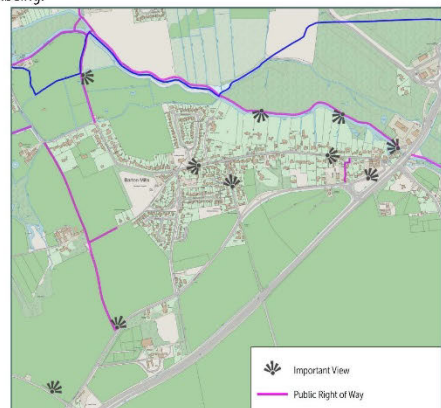
1. St Mary's graveyard
2. Parish allotments
3. Mace Road open space
4. Bridge Farm Close open space and play area

Development in the local green spaces will be consistent with national policy for the Green Belt.



Important Views

- The landscape of the parish is such that it lends itself to accommodating important views into and out of the built-up areas
- An important view is defined as one that would be generally recognised as having notable qualities or a particularly attractive composition that might cause people to pause and appreciate the scene. Not just an 'everyday' view, it is more likely to feature in people's perceptions of what Barton Mills looks like in their memories and provide heightened feelings of connectedness and wellbeing.



Policy BM2 - Protection of Important Views

Important views from public vantage points either within the built-up area or into or out of the surrounding countryside, are identified on the Policies Map. Any proposed development should not detract from the key landscape features of these views.

Proposals for new buildings outside the Housing Settlement Boundaries should be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence, that demonstrates how the proposal can be accommodated in the countryside without having a significant detrimental impact, by reason of the buildings' scale, materials and location, on the key features of the views.

DO YOU SUPPORT THESE POLICIES?

Built Environment and Design



Context

- Much of the centre of the village is a designated Conservation Area and part of the area around the junction of Worlington Road, Mill Street (Mildenhall) and Station Road is within the Mildenhall Conservation Area
- There are nine Listed Buildings in the parish
- A large area to the north of the village lies within flood zone 3 (the highest risk), due to the presence of the River Lark

Residents' Survey

- The residents' survey specifically asked about features to be included in the design of new houses
- Over **70%** stated that new dwellings should reflect the varied building style and character of the village
- Over **80%** supported building energy efficient homes

The Local Plan....

- contains a comprehensive range of policies covering design and the protection of the historic environment of West Suffolk

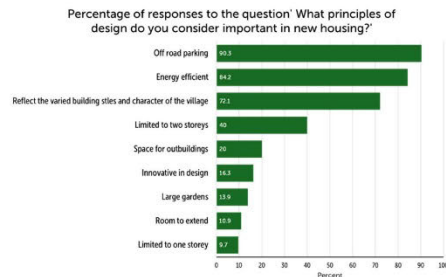
The Neighbourhood Plan contains 2 policies for the built environment and design

Development Design

- The design and locations of individual buildings, in particular, can have a significant impact on residents' lives if careful consideration is not given to the potential impact
- As part of the Government support we had for preparing the Plan, specialist consultants have prepared Design Guidance for the parish
- The Design Guidance will be used when planning applications are considered by West Suffolk Council

General design guidelines for new development:

- ✓ Integrate with existing paths, streets, circulation networks and patterns of activity;
- ✓ Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- ✓ Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- ✓ Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- ✓ Reflect, respect, and reinforce local architecture and historic distinctiveness;
- ✓ Retain and incorporate important existing features into the development;
- ✓ Flood mitigation/drainage measures put into place for the proposed development;
- ✓ Respect surrounding buildings in terms of scale, height, form and massing;
- ✓ Adopt contextually appropriate materials and details;
- ✓ Provide adequate open space for the development in terms of both quantity and quality;
- ✓ Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- ✓ Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- ✓ Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- ✓ Positively integrate energy efficient technologies;
- ✓ Positively integrate green infrastructure in accordance with national design guidance to positively contribute to liveability, biodiversity and climate change resilience;
- ✓ Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- ✓ Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.



Policy BM4 – Development Design Considerations

Development proposals should reflect the local characteristics and circumstances of the site by creating and contributing to a high quality, safe and sustainable environment.

As appropriate to their scale, nature and location development proposals should demonstrate how they satisfy the requirements of the Development Management Checklist (Appendix 2):

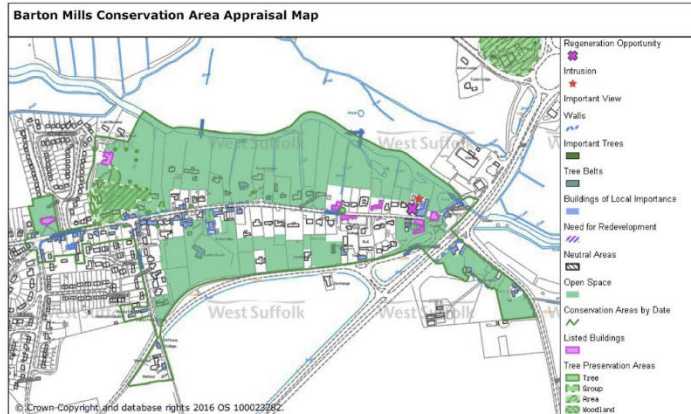
- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established village character of streets, greens, and other spaces;
- Include boundary treatments that reflect the character and traditional materials of the local vicinity;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including retaining and preserving long distance views, as identified on the Policies map
- Reflect, respect and reinforce local architecture and historic distinctiveness
- Retain and incorporate important existing built and natural features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality, in accordance with the adopted standards of West Suffolk Council;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained built and natural features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Positively integrate energy efficient technologies
- Produce designs that maintain or enhance the safety of the highway network in accordance with the Suffolk Design Streets Guide 2022 (or any successor documents) and ensuring that vehicle parking is designed to be integrated into the site without creating an environment dominated by vehicles.

DO YOU SUPPORT THIS POLICY?

Built Environment and Design

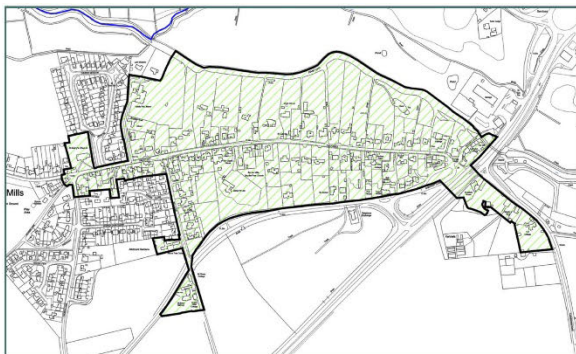
Conservation Area

- A Conservation Area Appraisal was published by the former Forest Heath District Council in 2008
- At the time, identified a number of issues covering the following matters:
 - New Development - Inappropriate materials have been used to build new houses of alien scale, mass and detail to the detriment of the architectural and historic character of the area.
 - Doors and Windows - Traditional doors and windows have been replaced with new windows which are out of character in design and materials used.
 - Boundary Walls and overhead cables - Traditional boundary walls are eroded in some locations and there are unsightly overhead electricity and telephone cables.
- The appraisal also identified a number of features and buildings of local importance as illustrated. *The Parish Council considers that West Suffolk Council has incorrectly identified number 8 The Street as a Building of Local Interest given that it is a reasonably modern house. It is believed that number 14 The Street should be identified.*
- Policy BM5 seeks to ensure the detail expressed in the Conservation Area Appraisal is reflected in development proposals.

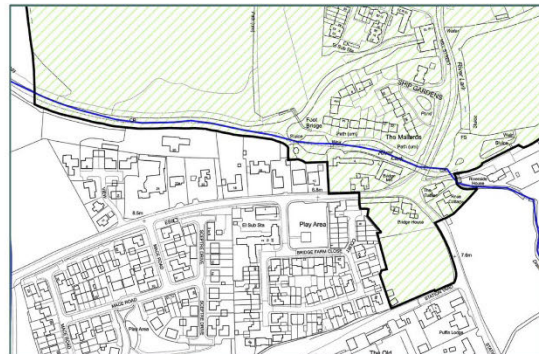


Policy BM5 - Barton Mills Conservation Area

Development within, affecting the setting of, or affecting views into or out of the Conservation Area should conserve, or where appropriate enhance, features that contribute positively to the area's special character, appearance and setting, including identified important open areas and buildings of local importance, as identified in the Barton Mills Conservation Area Appraisal.



Barton Mills Village Conservation Area



Mildenhall Conservation Area as it extends into Barton Mills

DO YOU SUPPORT THIS POLICY?

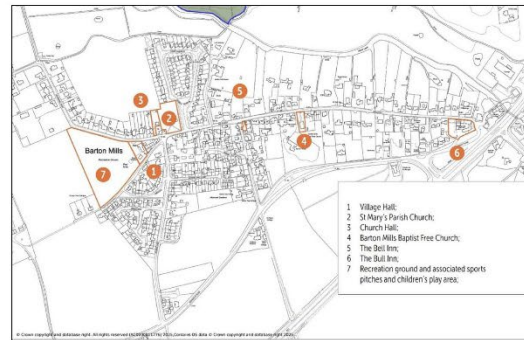
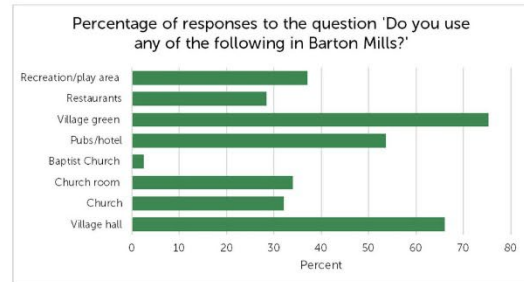
Services and Facilities

Context

- Barton Mills has limited services and facilities, with residents travelling to nearby Mildenhall for education, health, sports and retail services
- At the time of preparing the Neighbourhood Plan, the village had the following services and facilities, the locations of which are illustrated:
 - Village Hall;
 - St Mary's Parish Church;
 - Church Hall;
 - Barton Mills Baptist Free Church;
 - The Bell Inn;
 - The Bull Inn;
 - Recreation ground and associated sports pitches and children's play area;

The Neighbourhood Plan

- The Neighbourhood Plan has an important role in making sure that there are sufficient and adequate services in the village to meet the needs of current and future residents.
- The Village Hall, Recreation Ground and play area provide a key facility for both formal and informal recreation.
- The Parish Church also has an important role in village life as do the existing pubs/restaurants.



Policy BM6 - Community Facilities

Proposals that will result in the loss of any of the following existing community facilities:

- 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;

as indicated on Map 8, will only be supported where:

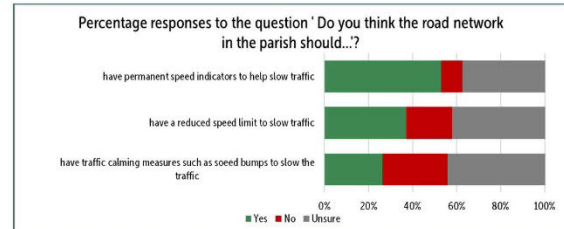
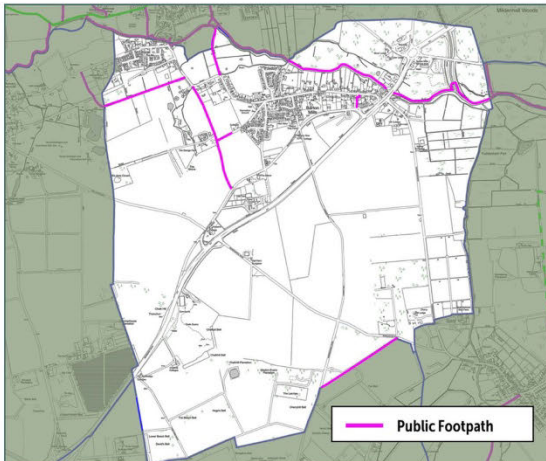
- it can be demonstrated that the current use is not economically viable not likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
- it can be demonstrated that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- alternative facilities and services are available or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling and walking.

DO YOU SUPPORT THIS POLICY?

Highways and Travel

Context

- Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission.
- Improvements are therefore reliant on the County Council's Highways Department for investment in projects.
- Being adjacent to the A11 the village experiences significant noise disruption, also it is becoming increasingly challenging to cross the road due to the village being used as a rat-run when traffic is queuing for the Fiveways Roundabout (A11, A1065, A1101 junction).
- The village is poorly served by buses, with a service focusing on access to Mildenhall College for students.
- There are a number of public footpaths in the parish, but these are primarily located in that part of the parish north of A11, as illustrated below. There are no bridleways.



Policy BM7 - Public Rights of Way

Measures to improve and extend the existing network of public rights of way and bridleways will be supported where:

- they do not extend into the Brecks Special Protection Area or its Buffer Zone, as identified on the Local Plan Policies Map;
- their value as biodiversity corridors is recognised and safeguarded; and
- any public right of way extension is fit for purpose.

Community Aspiration

Our Survey contained residents' comments on issues that lie outside the remit of the Neighbourhood Plan. They can be summarised as the following:

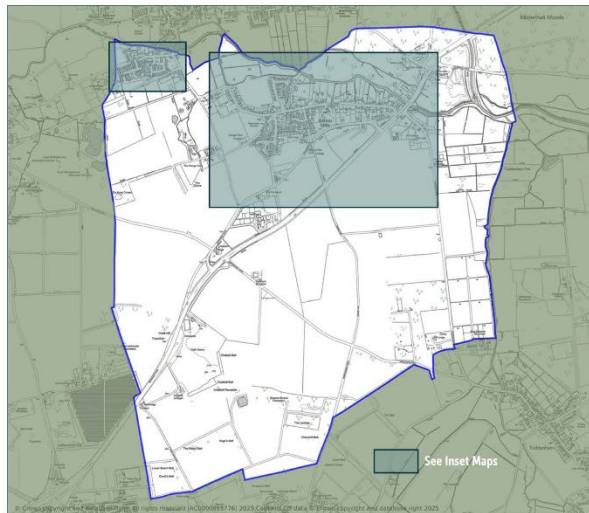
- **A11/Fiveways.**
 - Speed and noise restrictions.
 - Peak time traffic build-up.
 - Accident risk at Worlington exit.
 - Crossing closures.
- **Speed restrictions on Newmarket Road.**
 - Peak time traffic speed and high traffic volume through the village.
 - Concern for condition of Station Road due to high traffic volume.
- **Lack of accessible, regular public transport.**
- **Maintenance of public footpaths.**
 - Development of new pathway connecting Mace Road and Sapphire Gardens to the village.
- **Maintenance of River Lark public footpaths.**

Community Aspiration

The Parish Council will continue to work with and lobby the various agencies responsible for the areas of highways concern raised by residents in the Neighbourhood Plan Survey as highlighted in this Plan.

DO YOU SUPPORT THE POLICY AND COMMUNITY ASPIRATION?

Policies Map



The Policies Maps illustrate designations that are made in the planning policies of the Neighbourhood Plan

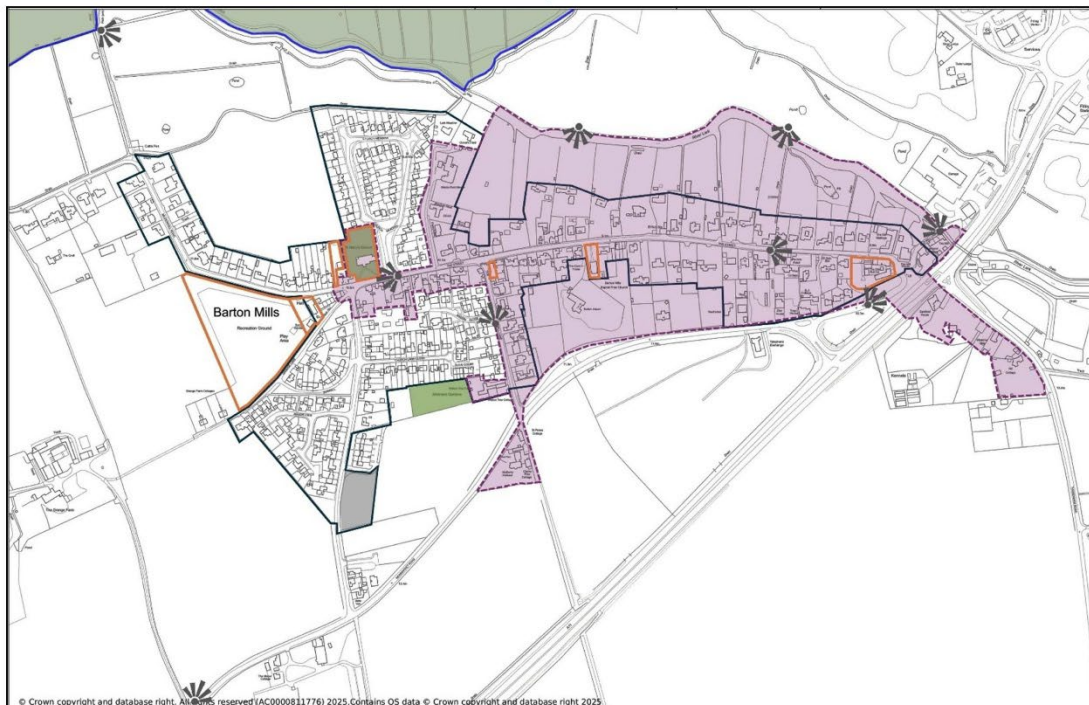
Policies Map and Inset Maps Key

- | | |
|---|----------------------|
| West Suffolk Local Plan Housing Settlement Boundary | Important View |
| Worlington Road Housing Settlement Boundary | Conservation Area |
| Local Green Space | Community Facilities |



Worlington Road

Village Centre



DO YOU HAVE ANY COMMENTS ON THE POLICIES MAPS?

What next?

Consultation on the Neighbourhood Plan ends on 17 October

At the end of the consultation the comments received will be reviewed before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to West Suffolk Council.

Further Consultation

The District Council will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

Examination

The Independent Examiner will review the Plan and consider any objections to it.

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the parish.



Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised and paid for by West Suffolk Council in the same way as a local election.

Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved.

No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

You can submit your comments on the Draft Neighbourhood Plan online at the Parish Council website or, if you don't have the internet, by completing a comments form and submitting it as instructed on the form.

Why not complete a form today?

Appendix 3 – Statutory Consultees Notified of Regulation 14 Consultation

Abbeycroft Leisure	National Gas
Anglian Water	National Grid
Babergh and Mid Suffolk District Councils	National Highways
Braintree District Council	National Trust
Breckland District Council	Natural England
Cambridge & Peterborough Combined Authority	Network Rail
Cambridge Airport	Network Rail Anglia
City of Ely Council	NHS
Civil Aviation Authority	NHS England and NHS Improvement, East of England
Community Action Suffolk	NHS Property Services
Cornerstone	Norfolk & Suffolk Constabulary
Council for British Archaeology	Openreach
County Councillor	Red Lodge Parish Council
Defence Infrastructure Organisation	RSPB
Defence Infrastructure Organisation Acquisitions and Disposal Town Planning	Showmen's Guild
East Cambridgeshire District Council	Sport England
Environment Agency	Suffolk and North-East Essex Integrated Care Board
Forestry Commission East and East Midlands Forest Area Enquiries	Suffolk County Council
Forestry England	Suffolk Local Division Councillor
GeoSuffolk	Suffolk NHS
Greater Anglia (Abellio)	Suffolk Preservation Society
Greater Cambridge Shared Planning	Suffolk Wildlife Trust
Herringswell Parish Council	Sustrans
Historic England	The Crown Estates
Homes England	The Gardens Trust
Icklingham Parish Council	Theatres Trust
Kings Lynn and West Norfolk District Council	Three
Mildenhall High Town Council	Tuddenham Parish Council
Ministry of Defence	UK Power Networks
MP for West Suffolk	US Air Force
National Federation of Gypsy Liaison Groups	West Suffolk Council
	West Suffolk Ward Councillors
	Worlington Parish Council

Appendix 4 – Statutory Consultee Consultation Notice

BARTON MILLS (SUFFOLK) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

Dear Sir/Madam

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Barton Mills Parish Council is carrying out a Pre-Submission Consultation on the Draft Neighbourhood Plan for the Parish. As a body/individual we are required to consult, and your views on the Draft Neighbourhood Plan would be welcomed.

The full plan and supporting documents can be viewed here

This Pre-Submission Consultation runs for seven weeks until Friday 17 October 2025.

We look forward to receiving your comments. If possible, please submit them online at <https://www.smartsurvey.co.uk/s/Barton-Mills-NP/> or, if that is not possible, please send them in a reply to this email.

Kind regards

Clerk

Barton Mills Parish Council

Appendix 5 – Summary of Responses to Consultation Questions

The consultation comments form contained questions about whether respondents supported each policy and community action and had other comments on chapters of the Plan. The results are illustrated in this appendix and all comments received are included in Appendix 6.

Do you have any comments on Chapters 1, 2, and 3?

Answer Choices			Response Percent	Response Total
1	Yes		33.33%	2
2	No		66.67%	4

Do you support the Vision and Objectives in Chapter 4?

Answer Choices			Response Percent	Response Total
1	Yes		83.33%	5
2	No		16.67%	1
3	No opinion		0.00%	0

Do you support Policy BM1 – Worlington Road Housing Settlement Boundary?

Answer Choices			Response Percent	Response Total
1	Yes		33.33%	2
2	No		33.33%	2
3	No opinion		33.33%	2

Do you have any other comments on Chapter 5 – Location of Development?

Answer Choices			Response Percent	Response Total
1	Yes		0.00%	0
2	No		100.00%	5

Do you have any other comments on Chapter 6 - Housing?

Answer Choices			Response Percent	Response Total
1	Yes		33.33%	2
2	No		66.67%	4

Do you support Policy BM 2 - Protection of Important Views?

Answer Choices			Response Percent	Response Total
1	Yes		100.00%	6
2	No		0.00%	0
3	No opinion		0.00%	0

Do you support Policy BM 3 - Local Green Spaces?

Answer Choices			Response Percent	Response Total
1	Yes		100.00%	6
2	No		0.00%	0
3	No opinion		0.00%	0

Do you have any other comments on Chapter 7 – Natural Environment?

Answer Choices			Response Percent	Response Total
1	Yes		16.67%	1
2	No		83.33%	5

Do you support Policy BM 4 – Development Design Considerations?

Answer Choices			Response Percent	Response Total
1	Yes		83.33%	5
2	No		16.67%	1
3	No opinion		0.00%	0

Do you support Policy BM 5 – Barton Mills Conservation Area?

Answer Choices			Response Percent	Response Total
1	Yes		66.67%	4
2	No		33.33%	2
3	No opinion		0.00%	0

Do you have any other comments on Chapter 8 – Built Environment and Design?

Answer Choices			Response Percent	Response Total
1	Yes		50.00%	3
2	No		50.00%	3

Do you support Policy BM 6 - Community Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		66.67%	4
2	No		33.33%	2
3	No opinion		0.00%	0

Do you have any other comments on Chapter 9 – Services and Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		33.33%	2
2	No		66.67%	4

Do you support Policy BM 7 – Public Rights of Way?

Answer Choices			Response Percent	Response Total
1	Yes		100.00%	6
2	No		0.00%	0
3	No opinion		0.00%	0

Do you support the Community Aspiration – Highways and Travel?

Answer Choices			Response Percent	Response Total
1	Yes		66.67%	4
2	No		16.67%	1
3	No opinion		16.67%	1

Do you have any other comments on Chapter 10 – Highways and Travel?

Answer Choices			Response Percent	Response Total
1	Yes		33.33%	2
2	No		66.67%	4

Do you support the content of the Policies Map and Inset Maps?

Answer Choices			Response Percent	Response Total
1	Yes		100.00%	6
2	No		0.00%	0
3	No opinion		0.00%	0

Do you have any comments on the Appendices?

Answer Choices			Response Percent	Response Total
1	Yes		0.00%	0
2	No		100.00%	6

Do you have any other comments on the Draft Neighbourhood Plan?

Answer Choices			Response Percent	Response Total
1	Yes		50.00%	3
2	No		50.00%	3

Ultimately, the Plan will be subject to a Parish Referendum when residents will be asked whether they want West Suffolk Council to use the Neighbourhood Plan to help it decide planning applications. Overall, would you vote in favour of the Neighbourhood Plan at a Parish Referendum?

Answer Choices			Response Percent	Response Total
1	Yes		50.00%	3
2	No		0.00%	0
3	Unsure		50.00%	3

Appendix 6 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The first table is laid out in Plan order with the general comments following the comments on the policies. Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

Name	Organisation	Comment	Parish Council response	Proposed changes
Chapters 1, 2, and 3				
R Conway		1.10 Residents Survey I commented at the time that I felt that the survey was biased towards the status-quo. It did not explore what type of village is wanted by the residents and what visions they and the council had for the future. 2. About Barton Mills This section discusses the roads and houses. It makes not reference to the commercial buildings within the Parish. Although mentioned later on, it does not highlight that the only retail outlets are fast food places and service station shops concentrated around the 5-ways roundabout. 2.3 The base of the A14 is concrete. The effect of that is that it is very noisy. The sentence containing "frequently results in long queues on the northbound carriageway" should be extended to include the noise generated throughout the day and night.	Noted The chapter will be amended to comment that, like many villages, Barton Mills no longer has a shop to meet the day-to-day needs of residents. The sentence will be amended.	None Amend chapter to refer to lack of shop to meet day-to-day needs. Amend para 2.3 to refer to road noise.
Mrs A Low		These 3 Chapters have been well written and they are understood.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
	Suffolk County Council	Minerals and Waste Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means that SCC makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan, adopted in July 2020, which forms part of the Local Development Plan. SCC notes the inclusion of the Suffolk Minerals and Waste Local Plan (SMWLP) in the "planning policy context" section. The mention of safeguarded sites is also welcome. This could be strengthened by mentioning "Policy MP10: Safeguarding of Minerals Facilities" which sets out the safeguarding zones and buffers for waste sites. Even though this is some distance from the settlement boundary, it is also worth noting that there is another safeguarded waste facility to the Northeast of the settlement: HWRC9 – Mildenhall HWRC – FCC recycling (UK).	Noted This amendment is not considered necessary. This is outside the Neighbourhood Area	None None None
Vision and Objectives				
R Conway		The Vision has no comment on commercialisation. Is it a vision for the parish to not have any commercial buildings? Does the parish want to attract investment for commercial ventures? If so, what sort of companies, e.g. small startups, large company based on a particular sector, retail?	The strategy of the Local Plan, against which the Neighbourhood Plan must conform, focuses future provision of large commercial	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		The document outlines the age profile of residents and the type of property ownership. What is the vision for the profile to change over time, e.g. youndger profile, young families, retain an elderly population? How will that develop over the period to 2041? Highways and Travel - what is the vision for the A11?	enterprises in larger settlements, such as Mildenhall. The Local Plan provides policies to ensure that housing is adaptable for future needs and enable affordable housing to be provided for those that cannot afford to buy on the open market. The A11 is managed by Highways England and is outside the remit of the Parish Council.	None None
Policy BM1 – Worlington Road Housing Settlement Boundary				
R Hayward		I don't believe there is room for further new development within the boundary. The state of Worlington Road within the parish is woeful with no drainage and puddles along the road and paths together with ever increasing traffic is not adequate for the current residents without increasing the local population further.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
J Berrett		I personally don't believe that the Worlington Road developments should be part of the parish of Barton Mills; the address of these settlements is Mildenhall and I believe they should be part of that town.	The Neighbourhood Plan cannot change the parish boundary	None
	West Suffolk Council	The Neighbourhood Plan proposes an additional housing settlement boundary in Barton Mills along Worlington Road. Whilst West Suffolk do not include this area within their defined housing settlement boundary, the Neighbourhood Plan can seek to amend a housing settlement boundary. Given the proximity to the wider countryside and the defined housing settlement boundary of Mildenhall, it is recommended that the housing settlement boundary along Worlington Road is drawn closer to the buildings on the northern side of the road. A draft indicative line has been drawn below to interpret the description above. 	Noted The proposed settlement boundary will be amended as suggested Noted	None Amend proposed settlement boundary as suggested by West Suffolk. As above
Chapter 5 – Location of Development				
No comments received				

Name	Organisation	Comment	Parish Council response	Proposed changes
Chapter 6 - Housing				
R Conway		This needs to stem from the Vision. In my view, the vision is incomplete and merely states the status-quo. It does not highlight what the village will become. For example, if small houses are being built, then the village is trying to attract young families/first time buyers. If it is to attract more elderly residents, then flats would make more sense. Following on from this is the amenities that need to be provided - what is there to do for the young? what is there to do for the old? Is there sufficient health care for the parish? Is there sufficient shops and of what type? Are there sufficient jobs in the area? If not, how does the parish attract those jobs?	Noted. It is considered that the Plan is in accordance with the settlement hierarchy in the recently adopted Local Plan which does not propose significant development in Barton Mills over the next 15 years.	None
Mrs A Low		I agree that we need a small amount of new housing, especially for young families, if they are situated in or close to the village, where there is no chance of accidents to pedestrians.	Noted	None
	Suffolk County Council	Health and Wellbeing <i>Adaptable homes and an ageing population</i> Figure 1 – Population changes 2001 to 2021 shows that the parish has a large proportion of older people with this having increased since 2001, and yet does not appear to make any provisions for the needs of an ageing population. Also, Figure 5 – Residents' Survey response to type of homes needed shows that over 60% of residents want smaller homes. While the plan doesn't make any housing allocations of its own, SCC would suggest to include the desire for smaller homes that are adaptable and accessible, which meets the requirements	These provisions are set out in the recently adopted West Suffolk Local Plan and there is no need for the neighbourhood plan to repeat these policies.	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		for both older residents as well as younger people/occupants and families. Building homes that are accessible and adaptable means that these homes can be changed with the needs of their occupants, for example if their mobility worsens with age, as these homes are built to a standard that can meet the needs of a lifetime. While it is understandable that each housing type may not be suitably accommodated on every site, efforts should be made where possible to ensure that each site contains a mixture of housing types. This can help prevent segregation by age group and possible resulting isolation. Therefore, it is suggested to include the following wording in Chapter 6. Housing: <u>"Support will be given for smaller 2 and 3 bedroomed homes that are adaptable (meaning built to optional M4(2) standards), in order to meet the needs of the ageing population, without excluding the needs of the younger occupants and families."</u>	See Policy SP17 of the West Suffolk Local Plan. This would repeat Policy SP17 of the Local Plan.	None None
Policy BM 2 - Protection of Important Views				
	Suffolk County Council	Map 6 – Important Views shows 10 identified important views, without any identifiers, such as numbers or names. It is recommended to identify these more clearly.	Numbers will be added to the map	Add view numbers to Map 6.

Name	Organisation	Comment	Parish Council response	Proposed changes
		On the Policies map the view locations are only shown on the inset maps, which results in View 1 (from Golf Links Road) being cut off. This should be amended as Policy BM2 – Protection of Important Views specifically refers to the Policies Map. The <i>policy</i> wording asking for Landscape and Visual Impact Assessment to accompany proposals to help to embed the development into its setting is welcome. It is welcome that there is further information in the separate Appraisal of Important Views (August 2025). However, the views are not titled, and the location of View 1 is not identified. This should be reviewed, and all views should be identified clearly and consistently. It appears that the important views were taken from publicly accessible locations, which SCC welcomes.	The Policies Map will be corrected. It is not necessary to give views titles and the location of View 1 is illustrated on the map in the Appraisal. Noted	Correct Policies Map to include View 1. None None
Policy BM 3 - Local Green Spaces				
	Suffolk County Council	SCC welcomes the 4 Local Green Spaces (LGS) in this policy and shown on Maps 7 and 8 and the Inset maps to the Policies Map, as this helps to protect existing important community open spaces. It is recommended to label the LGS on all these relevant maps with their corresponding number, as outlined in paragraph 7.13 and within this policy, for clarity to the reader.	Noted The maps will be amended to provide labels.	None Amend LGS maps in Plan to provide labels.
	West Suffolk Council	The PPG (Paragraph: 019 Reference ID: 37-019-20140306) states that the qualifying body (in the case of	All known landowners have	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan. It is not clear if this has taken place. Please note the following two local green spaces are not owned by West Suffolk Council as references in Appendix 1: 3 – Mace Road open space 4 - Bridge Farm Close open space and play area	been consulted at the pre—submission consultation stage. Noted – the appendix will be amended	Amend Appendix 1 as indicated by West Suffolk Council.
Chapter 7 – Natural Environment				
R Conway		Whilst I am in favour of this, I would like to see these sites promoted. At present there are a number of boards giving the history of the village. These could be updated to show the views, walks and green spaces in the parish (and beyond).	Noted	None
	Suffolk Wildlife Trust	The Chapter suitably identifies designated sites of biodiversity value, including County Wildlife Sites and SSSIs, as is required by national planning policy. The plan also highlights the 1.5km stone curlew buffer in place around Breckland SPA as well as the ecological value of the River Lark to the Parish; these are all key features of ecological interest within the parish, which should be included in the plan.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		The plan should refer to areas of potential ecological value by including reference to the emerging Local Nature Recovery Strategy and encourage habitat restoration or creation which, for example, could be delivered through either through community actions or as part of biodiversity net gain for new development (which is discussed in more detail below). <i>Biodiversity Net Gain</i> The inclusion of detail on how Biodiversity Net Gain should be considered would strengthen the plan, offering clear emphasis of how development can contribute to biodiversity locally and within the wider landscape. It is now accepted that neighbourhood plans in Suffolk can include an aspiration for Biodiversity Net Gain to go beyond the mandatory 10%, with the published Hadleigh Neighbourhood Plan including a 20% aspiration. Suffolk Wildlife Trust strongly advocate of this aspiration in all plans. Within the evidence presented by DEFRA consulting on the introduction of Biodiversity Net Gain into the planning system it was made clear that an increase of 10% would be the absolute minimum necessary to ensure confidence that a net loss in biodiversity would be avoided and therefore Suffolk Wildlife Trust would strongly support such an aspiration which would offer certainty that new development was delivering not only compensatory habitat but delivering a net gain to help promote nature recovery in Barton Mills and the wider landscape.	Reference to the status of the Suffolk Nature Recovery Strategy will be made in the Plan. The recently adopted West Suffolk Local Plan contains a strategic policy for biodiversity net gain (Policy SP8) and it is not necessary to repeat that in the neighbourhood plan. Whilst having an "aspiration" to deliver 20% is laudable, it is considered unlikely that developers would volunteer providing a 20% gain.	Update the Plan to provide reference to the now complete Suffolk Nature Recovery Strategy. None

Name	Organisation	Comment	Parish Council response	Proposed changes
		<i>Inclusion of a Biodiversity Policy</i> The plan should go much further in having a specific policy for biodiversity, which is often seen in Neighbourhood Plans in Suffolk. Such a policy could include detailed protection of important natural and semi-natural habitats in addition to their identification, promote a strong adherence to the mitigation hierarchy, and include detail of how Biodiversity Net Gain should be promoted within the parish. Good examples of biodiversity policies can be found in the Hadleigh Plan or within guidance recently published by East Suffolk Council (which remain relevant across the county).	This would repeat Local Plan Policy SP8 and is not necessary.	None
		A policy could also be used to highlight the importance of key species, alongside valued enhancement for them; such species known to be present in the Parish include the Suffolk Priority Species hedgehog, swift, house sparrow, and several bat species. Many Neighbourhood Plans highlight requirements for bird and bat boxes to be installed in new housing development, as well as the creation of access for hedgehogs in new boundary features (such as walls and fences). However, Barton Mills may want to look at promoting other notable species.	This would repeat Local Plan Policy LP1 "Sustainable design and construction" which seeks to deliver such measures.	None
		Suffolk Wildlife Trust strongly encourage the Parish Council to consider the inclusion of a biodiversity policy to ensure the best possible outcomes for wildlife and nature recovery within Barton Mills.	This is not considered necessary given the up-to-date Local Plan policies.	None

Name	Organisation	Comment	Parish Council response	Proposed changes
	Suffolk County Council	Natural Environment <i>Nature Reserve</i> It is welcome that the Neighbourhood Plan lists Barton Mill Local Nature Reserve in paragraph 7.2 and shows it on Map 5 with other designations. <i>Map 5 – Wildlife designations</i> It is suggested to include the names of the designated sites either in the key or on the map for clarity. <i>Trees</i> Paragraph 7.4 mention that there are several trees protected by preservation orders within the built-up area of the village, but they are not further identified. It is suggested to add in a map depicting these or include them on Map 5. <i>Landscape character</i> The Neighbourhood Plan refers to the West Suffolk Landscape Character Assessment, March 2022, and mentions that the majority of Barton Mills Parish falls within the Lark Valley character area. A hyperlink to this assessment on the parish website would be useful.	Noted This is not considered necessary The depiction of areas covered by tree preservation orders could be misleading given that the District Council occasionally makes new designations. This is not considered necessary given that the hyperlink could change during the lifetime of the Plan.	None None None None
Policy BM 4 – Development Design Considerations				
R Conway		All designs should take into account the additional amenities required to support those people (health,	Noted.	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		retail, social). Contribution to the extra costs should be borne by the developer.		
	Suffolk County Council	Green Infrastructure and Wildlife Corridors Green Infrastructure is mentioned in the general design guidelines for new development and Policy BM7 – Public Rights of Way, but not anchored in Policy BM4 - Development Design Considerations. It is suggested to add this wording from Policy BM7 into Policy BM4.	It is not considered necessary to repeat this aspect in Policy BM4.	None
Policy BM 5 – Barton Mills Conservation Area				
R Hayward		The Worlington Road area seems to be missing.	There is not an adopted Conservation Area Appraisal to cover the Worlington Road area. The Plan will be amended to reflect this.	Amend Plan to reflect that there is not a Conservation Area Appraisal covering those parts of the parish in the Mildenhall Conservation Area.
R Conway		The terms in the policy are not defined. What is "the area's special character" of Barton Mills? There is no section "Barton Mills Conservation Area Appraisal".	The Conservation Appraisal was prepared by the local authority. The section will be amended to reference the source.	Amend section to refer to the conservation area appraisal being published by the local authority.

Name	Organisation	Comment	Parish Council response	Proposed changes
	Historic England	We welcome the inclusion of policy BM5 Barton Mills Conservation Area and note the Appraisal document informing it was produced in 2008. As part of the neighbourhood plan process, the steering group may wish to consider including an action to review the document to ensure the information and evidence base remains up to date in relation to the Conservation Area and its designated and non-designated heritage assets.	The Parish Council does not have the expertise to carry out such a review.	None
Chapter 8 – Built Environment and Design				
Anonymous		8.14 This is very important as in the past there has been some architectural carbuncles in The Street which aren't in character of the village.	Noted	None
R Hayward		Although not strictly within Barton Mills the public path between the cricket pitch and the River Lark is another view which is worth trying to preserve which would involve the area north of Worlington Road.	The Plan cannot make designations outside the area it covers.	None
R Conway		This focuses on housing and does not cover commercial buildings.	The policy applies, as relevant, to all development proposals.	None
	Suffolk Wildlife Trust	Suffolk Wildlife Trust welcome the inclusion that, in line with National Policy, new design should positively contribute to biodiversity. However, we believe that the plan should go further in how this should be done and deliver a standalone biodiversity policy, as detailed above.	This is not considered necessary as there are up-to-date biodiversity policies in the West Suffolk Local Plan.	None

Name	Organisation	Comment	Parish Council response	Proposed changes
	Suffolk County Council	SCC recommends amending the title of this chapter as indicated below to allow for the inclusion of below-ground and above-ground heritage. This would be more in line with NPPF, chapter 16, and make it clearer that below-ground heritage assets are also being included in this chapter as heritage assets in the village . "8. Built <u>and Historic</u> Environment and Design" In addition, there is currently no mention of archaeology and below-ground heritage assets in chapter 8. SCC would strongly advise adding a section which addresses these types of heritage asset, for perhaps within or following paragraph 8.1. It is recommended to add the following note: <u>"Suffolk County Council Archaeological Service (SCCAS) manages the Historic Environment Record (HER) for the county, which holds numerous records for the parishes build and below ground heritage, as well as evidence of historic settlement and other cultural activity. Non-designated archaeological heritage assets would be managed in development through the National Planning Policy Framework (NPPF). SCCAS would advise that there should be early consultations of the Historic Environment Record (HER) and assessment of the archaeological potential of any potential development site at an appropriate stage in the design stage, in order that the requirements of NPPF and West Suffolk Local Plan are met. SCCAS as advisors to West Suffolk Council would be happy to advise on the level of archaeological assessment and appropriate stages to be undertaken."</u>	The chapter title will be amended As above The Plan will be amended to reflect this request As above	Amend chapter title to Built and Historic Environment and Design Amend Plan to include reference to the Historic Environment Record As above

Name	Organisation	Comment	Parish Council response	Proposed changes
		Including wording in line with the above would provide clarity to developers for any future development sites. This would also bring the Neighbourhood Plan in line with Policy LP39 of the West Suffolk Local Plan and also with NPPF, chapter 16, paragraph 207. In addition to this, the plan should highlight any level of public outreach and public engagement that might be aspired from archaeology undertaken as part of a development project, as increased public understanding of heritage sites is an aspiration of the NPPF.	Noted	None
		The Neighbourhood Plan group could consider if there are any non-designated heritage assets within the area that can be identified and included in the plan. The SCCAS have recently reviewed historic Farmsteads throughout Suffolk, as part of a project funded by Historic England. The working group may wish to consider whether the information from the Suffolk Farmsteads Project would add any details or information to Non-Designated Heritage Assets within the area. Entries from the project can be seen via the Suffolk Heritage Explorer.	The Parish Council does not wish to identify non-designated heritage assets	None
		Regarding built heritage, it should be mentioned that a heritage statement should accompany any planning applications related to any designated or non-designated heritage assets within the parish. This should include any proposals for converting historic rural buildings such as a barns.	This is addressed in the Local Plan and not needed in the Neighbourhood Plan.	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		There have been some recent archaeological discoveries within the Neighbourhood Plan area which the working group might want to consider adding to the historic background for Barton Mills. Archaeological excavations South of Worlington Road in the northwest corner of the plan area, revealed evidence of Neolithic, Bronze Age, and Iron Age farmstead-type settlement. A summary of the findings was recently posted to our blog. Further information on heritage assets both below and above ground can be found on the Suffolk Heritage Explorer which is the publicly available version of the HER.	Noted	None
		Flooding SCC, as the Lead Local Flood Authority, has the responsibility for managing flood risk arising from surface water, ground water and ordinary watercourses. The Environment Agency has the responsibility for managing flood risk from main rivers and the coast.	Noted	None
		SCC recommends the inclusion of a new policy to address surface water management. The following wording is proposed to be included as a new policy, to strengthen the plan and ensure consideration for Surface Water and Sustainable Drainage Systems (SuDS) for future development: <u>Policy BMX: Surface Water Management and SuDS</u> <u>Proposals for new development, or the intensification of existing development, in Flood Zones 2 and 3 should be accompanied by a Flood Risk Assessment and will not</u>	This is not necessary as flooding is adequately addressed in the recently adopted Local Plan.	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		<u>be permitted, unless the applicant has satisfied the safety requirements in the Flood Risk National Planning Policy Guidance, National Planning Policy Framework and the sequential test.</u> <u>Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site surface water drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.</u> <u>Development will only be permitted where it has an acceptably low risk of being affected by flooding when assessed through sequential testing against the most up-to-date Environment Agency flood risk maps and the West Suffolk Strategic Flood Risk Assessment (SFRA) maps. Additionally, development should be safe for its lifetime and not increase flow rate compared to a greenfield scenario, and where possible reduce flood risk overall.</u> <u>Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:</u> <u>• Wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/ recreational areas, and biodiversity benefits; and</u> <u>• Rainwater and stormwater harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved.</u>		

Name	Organisation	Comment	Parish Council response	Proposed changes
		Protection of the surrounding watercourses is necessary where possible to decrease <i>the likelihood of increasing the flood risk of Barton Mills in the future.</i>		
Policy BM 6 - Community Facilities				
R Hayward		No mention of the play areas in the Worlington Road area.	These areas are safeguarded as Local Green Spaces in Policy BM 3.	None
R Conway		It should outline a vision for the future to reflect the projected profile of the future residents.	Noted	None
	West Suffolk Council	Criteria a. may benefit from an additional word: it can be demonstrated that the current use is not economically viable <u>and</u> not likely to become viable.	The policy will be amended as suggested	Amend policy as suggested by West Suffolk Council.
Chapter 9 – Services and Facilities				
Anonymous		Do not understand why we require better car parking facilities for the village hall/playing fields. there is an overflow area if needed. The car park is only overused when Barton Mills Football Club have matches (once a month during season). The only other over use is from Milldenhall Town Football Club (free) for practice 3/4 evenings a week which we "provide" for non Barton Mills residents.	Noted	None
R Conway		9.6 states "The Neighbourhood Plan has an important role in making sure that there are sufficient and adequate services in the village to meet the needs of current and future residents". However, the profile of the	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		village in the future is not defined. The plan is lacking in this, which it would say is key to a vision.		
Policy BM 7 – Public Rights of Way				
	Suffolk Wildlife Trust	The policy notes that public rights of way can provide suitable corridors for wildlife; this is often the case, notably when public rights of way follow hedgerows, ditches, or rivers. However, we highlight that the designation of a public right of way itself is not directly relating to any biodiversity value and does not necessarily provide protection of any features of biodiversity value associated with the right of way.	Noted	None
	Suffolk County Council	This policy is supported in principle; however, SCC is concerned regarding the statement that improvement will be supported where there is biodiversity value. The primary function of PROW is for access into the countryside, and not as a biodiversity feature – although this is a secondary benefit in many routes throughout the PROW network. The current wording of this policy could limit improvements to the PROW network, as not all improvements will actively increase biodiversity, for example widening or resurfacing. Please also note that bridleways fall within the classification of PROW and can be removed from the policy, as this is unnecessary duplication.	Noted The policy wording does not imply this.	None None

Name	Organisation	Comment	Parish Council response	Proposed changes
		Therefore, the following minor amendments are proposed: <u>"Development which would adversely affect the character or result in the loss of existing or <i>proposed rights of way</i>, will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. Measures to improve and extend the existing network of public rights of way will be supported, especially if their value as biodiversity corridors is safeguarded and any public right of way extension is fit for purpose. Where practicable development proposals should incorporate measures to enhance biodiversity within the improved or extended public right of way."</u> Measures to improve and extend the existing network of public rights of way and bridleways will be supported where: i. they do not extend into the Brecks Special Protection Area or its Buffer Zone, as identified on the Local Plan Policies Map; <u>and</u> ii. their value as biodiversity corridors is recognised and safeguarded; and iii. ii. any public right of way extension is fit for purpose." The text under the policy (before paragraph 10.8) reflects what is stated in the above amendment, so it could be removed	The amendments are not considered necessary Noted	None None

Name	Organisation	Comment	Parish Council response	Proposed changes
Community Aspiration – Highways and Travel				
R Hayward		Again Worlington Road is not included. It is the most heavily used road within the Parish. It is subject to: 1. Heavy traffic (often ignoring the speed limit) 2. No drainage and puddles on the road with associated spraying of pedestrians 3. Puddles on the pavement, (one of which extends across the entire width) which freeze in the winter	Noted	None
R Conway		The use of the village as a ratrun on Friday afternoons should be added, which could be included within "Peak time traffic build-up" on the A11. The Worlington exit could be extended to a similar turnoff to the Moulton turnoff to allay fears of accidents. Better illumination of the exit could help prevent sharp braking at the turnoff.	Paragraph 10.8 will be amended to include this The PC has engaged with National Highways over several years regarding the turning and traffic issues in general that occur at Fiveways. The solutions that NH have offered for the turnoff in particular were included within the £1.2M budgeted to cover traffic improvements reaching up to Fiveways. A slip road	Amend Para 10.8 to refer to rat-running of traffic through village. None

Name	Organisation	Comment	Parish Council response	Proposed changes
			was not considered due to the limited budget allocated for improvements. The PC also expressed concerns about the interpretation of data collected by NH regarding traffic incidents at the turnoff. The PC collaborated with Tuddenham and Herringswell PC's who are also affected by A11 traffic issues and lobbied NH to reconsider their plans. This resulted in a postponement of proposed works for NH to reconsider data and options for further improvements.	
	Suffolk County Council	SCC, as the Local Highway Authority, has a duty to ensure that roads are maintained and safe as well as providing and managing flood risk for highway drainage and roadside ditches.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		The observations within Chapter 10. Highways and Travel are noted.	Noted	None
		SCC notes the residents' responses to the speed management survey in paragraph 10.4.	Noted	None
		It is welcome that paragraph 10.5 sets out national and local policy regarding active travel and sustainable transport, and that paragraph 10.6 sets out the limitations of the Neighbourhood Plan in relation to highway improvements.	Noted	None
		Paragraph 10.7 setting out policy relating to public rights of way, and paragraph 10.8 Community Aspiration survey which records residents' views are noted.	Noted	None
		It is noted that the A11/Fiveways part of the highway network is the responsibility of National Highways.	Noted	None
		SCC notes concern about the vehicle speeds and high volumes of traffic through the village.	Noted	None
Chapter 10 – Highways and Travel				
Anonymous		Agree with speed restrictions on Newmarket Road should be 30 from The Bull to Church Lane with signage road markings.	Noted	None
		The village has concerns regarding the volume of traffic using the village as a "rat run" from Newmarket Road/Church Lane/Bell Lane/Milddenhall Road and Station Road.	Noted	None
		We need to try to reduce traffic levels with lower speed	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		limit "20", width restrictions , Give way traffic islands speed humps.		
R Conway		The areas around the public rights of way should be maintained and be as attractive as is reasonable within the financial framework of the parish.	Noted	None
Policies Map and Inset Maps				
	Suffolk County Council	The Local Plan residential housing allocation at Church Lane is shown on the Village Centre Inset Map for the Policies Map, in grey, but is not identified in the key or labelled. This should be added to provide clarity.	The key will be amended	Amend Policies Map key to identify Local Plan housing allocation.
Appendices				
	Suffolk County Council	The Appendix 1 – Local Green Spaces Assessment provides justifications for the proposed LGS, with clear location maps and assessment tables. However, no photographs are provided. It is suggested to include photos for clarity to the reader SCC welcomes that all sites appear to meet the LGS criteria.	It is not necessary to provide photos of the local green spaces.	None
Other comments				
Anonymous		Has taken into account what villagers have previously made comments	Noted	None
R Conway		I have a concern is that there is no vision for development of the village, yet the character will change as the profile of the residents change.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		Another concern is that there are no non-domestic policies, which implies that the village does not wish to attract younger people as there is little local work.		
J Berrett		It seems to me that this is generally speaking a good basis for the village over the next 20 years or so	Noted	None
	Suffolk Wildlife Trust	Thank you for sending Suffolk Wildlife Trust notice of the Pre-Submission (Regulation 14) Consultation for the Barton Mills Neighbourhood Plan. We welcome the opportunity to comment on matters relating to biodiversity and nature recovery within the plan and are happy to discuss in more detail how the plan can go further in its delivery for nature. While strong in identifying protected sites within the Parish, the Plan could go further in promoting biodiversity and nature recovery in both text and policy, notably with the inclusion of a specific biodiversity policy pushing for improved outcomes for wildlife and habitats delivered as part of Biodiversity Net Gain.	Noted It is considered that sufficiently robust policies are already contained in the recently adopted Local Plan and that the neighbourhood plan does not need to repeat these.	None None
	Historic England	Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of your Neighbourhood Plan. We welcome the production of the neighbourhood plan, but do not consider it necessary for Historic England to	Noted Note	None None

Name	Organisation	Comment	Parish Council response	Proposed changes
		be involved in the detailed development of your strategy at this time. We are pleased to see the historic environment features throughout your plan via your Vision, Objectives and Policies. We refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/. For any specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.	Noted Noted Noted	None None None
	Ministry of Defence	I write to confirm the statutory safeguarding position of the Ministry of Defence (MOD) in relation to Barton Mills Parish Council Pre-submission on the draft Neighbourhood Plan Regulation 14 consultation, which will be used by West Suffolk Council and Government Planning Inspectors to inform planning application decisions.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a statutory consultee in the UK planning system to ensure designated zones around key operational defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites are not adversely affected by development outside the MOD estate. For clarity, this response relates to MOD Safeguarding concerns only and should be read in conjunction with any other submissions that might be provided by other MOD sites or departments.	Noted	None
		Paragraph 102 of the National Planning Policy Framework (December 2024) requires that planning policies and decisions take into account defence requirements by '<i>ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.</i>' Statutory consultation of the MOD occurs as a result of the provisions of the Town and Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 (DfT/ODPM Circular 01/2003) and the location data and criteria set out on safeguarding maps issued to Local Planning Authorities by the Ministry of Housing, Communities & Local Government (MHCLG) in accordance with the provisions of that Direction.	Noted	None
		Copies of these relevant plans, in both GIS shapefile and .pdf format are issued to Local Planning Authorities by MHCLG. An assurance review was conducted by the	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		MOD in 2023 which confirmed that, at that time, Local Planning Authorities held the most recent relevant safeguarding data. Any subsequent updates to those plans were then issued by MHCLG The Barton Mills Parish Council draft Neighbourhood Plan pre-submission consultation authority area will both contain and be washed over by safeguarding zones that are designated to preserve the operation and capability of defence assets and sites including RAF Mildenhall and RAF Lakenheath. The review or drafting of planning policy provides an opportunity to better inform developers of the statutory requirement that MOD is consulted on development that triggers the criteria set out on Safeguarding Plans, and the constraints that might be applied to development as a result of the requirement to ensure defence capability and operations are not adversely affected. New development may have detrimental impacts depending on site location relative to safeguarded sites and assets. To provide an illustration of the various issues that might be fundamental to MOD assessment carried out in response to statutory consultation, a brief summary of each of the safeguarding zone types is provided below. Depending on the statutory safeguarding zone within which a site allocation or proposed development falls, different considerations will apply.	Noted Noted. Policy SP32 of the Local Plan addresses development impacts on safeguarding zones. Noted Noted. Policy SP32 of the Local Plan addresses development impacts on safeguarding zones.	None None None None

Name	Organisation	Comment	Parish Council response	Proposed changes
		• The airspace above and surrounding aerodromes is safeguarded to ensure that development does not form a physical obstruction to the safe operation of aircraft using that aerodrome. Within designated zones proposed development that exceeds given trigger heights necessitates that statutory consultation of the MOD takes place. This consultation allows the MOD to carry out assessment of development and to understand how the height of development would impact on the protected airspace above and surrounding an aerodrome and whether any form of mitigation is necessary or viable. These zones also indicate areas where development, by virtue of its height, scale, massing, or external materials might reduce the capability or otherwise compromise the operation of technical assets such as communications, navigation, or surveillance systems including radar. In addition to permanent physical development within these zones, the use of cranes, piling rigs or other tall plant or equipment to implement development may also be of concern. • Birdstrike safeguarding zones with a radius of 12.87km are designated around certain military aerodromes. Aircraft within these zones are most likely to be approaching or departing aerodromes and therefore being at critical stages of flight. These statutory consultation zones are designed to allow birdstrike risk created by or increased by proposed development to be identified and mitigated. The creation of environments attractive to those large and flocking bird species that pose a hazard to		

Name	Organisation	Comment	Parish Council response	Proposed changes
		aviation safety can have a significant effect. This can include landscaping schemes associated with large developments, as well as the creation of new waterbodies such as ponds, wetlands and/or attenuation basins. This would also include both on and off-site provision of Biodiversity Net Gain (BNG). The creation of open water, whether permanent and temporary, may provide a range of habitats for wildlife, including potentially increasing the creation of attractant environments for large and flocking bird species hazardous to aviation and therefore may be subject to design requirements or for management plans to be applied. Finally, those technical assets that facilitate air traffic management, primarily radar, navigation, and communications systems are safeguarded to limit the impact of development on their capability and operation. The height, massing and materials used to finish a development may all be factors in assessing the impact of a given scheme. Developments that incorporate renewable energy systems may be of particular concern given their potential to provide large expanses of metal at height, for example in the case of a wind turbine or a solar PV system mounted on a roof. In addition to the safeguarding zones identified, the MOD may also have an interest where development is of a type likely to have any impact on operational capability. Usually this will be by virtue of the scale, height, or other physical property of a development.	Noted. Policy SP32 of the Local Plan addresses these matters	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		Examples these types of development include, but are not limited to: • Solar PV development which can impact on the operation and capability of communications and other technical assets by introducing substantial areas of metal or sources of electromagnetic interference. Depending on the location of development, solar panels may also produce glint and glare which can affect aircrew or air traffic controllers. • Wind turbines may impact on the operation of surveillance systems such as radar where the rotating motion of their blades can degrade and cause interference to the effective operation of these types of installations, potentially resulting in detriment to aviation safety and operational capability. This potential is recognised in the Government's online Planning Practice Guidance which contains, within the Renewable and Low Carbon Energy section, specific guidance that both developers and Local Planning Authorities should consult the MOD where a proposed turbine has a tip height of, or exceeding 11m, and/or has a rotor diameter of 2m or more; and, • Any development that would exceed a height of 50m above ground level. Both tall (of or exceeding a height of 50m above ground level) structures and wind turbine development introduce physical obstacles to low flying aircraft • Development, regardless of height, outside MOD safeguarding zones but in the vicinity of military training estate or property.		

Name	Organisation	Comment	Parish Council response	Proposed changes
		Additionally, it may be necessary in certain circumstances for MOD to require the removal of permitted development rights, where the use of these rights introduces elements that would not be compatible with MOD safeguarding requirements. In order to provide a broader representation of MOD interests, and to ensure prospective developers are aware of the implications of developing within an area containing MOD safeguarded zones, policy wording which alerts developers of the requirement for the MOD to review relevant development proposals would be welcomed. I trust this clearly explains our position on this update. Please do not hesitate to contact me should you wish to consider these points further.	Noted. These matters are covered by Policy SP32 of the Local Plan. Noted	None None None
	National Highways	National Highways welcomes the opportunity to comment on the Barton Mills Neighbourhood Plan. National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.	Noted Noted	None None

Name	Organisation	Comment	Parish Council response	Proposed changes
		It is noted that, once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact of proposals on the SRN of a planning application accordingly. National Highways notes that the Barton Mills Neighbourhood Plan (2025–2041) proposes only limited development, with no direct changes to the A11 or Fiveways Roundabout. While the scale of growth proposed is not expected to materially affect the Strategic Road Network, Fiveways Roundabout is a known capacity hotspot, particularly on the northbound A11 approach. National Highways encourages the Parish Council and Local Planning Authority to ensure that any future cumulative development is considered in the context of this existing constraint. National Highways welcomes the inclusion of policies aimed at maintaining highway safety and preserving key views along the A11 corridor. We would encourage early engagement on any active travel proposals that may affect or interact with the A11 or its junctions. We have no further comments to provide, and trust the above is useful in the progression of the Barton Mills Neighbourhood Plan.	Noted Noted Noted Noted	None None None None
	Natural England	Thank you for your consultation on the above dated 29 August 2025.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.	Noted	None
		Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.	Noted	None
		Natural England does not have any specific comments on this draft neighbourhood plan.	Noted	None
		However, we refer you to the attached annex [available from the Parish Clerk on request] which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.	Noted	None
		Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.	Noted	None
		We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.	Noted	None
		Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.	Noted	None
	Sport England	Thank you for consulting Sport England on the above neighbourhood plan.	Noted	None
		Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important. Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 103 and 104. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.	Noted Noted	None None

Name	Organisation	Comment	Parish Council response	Proposed changes
		https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 104 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery. Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development	Noted Noted	None None

Name	Organisation	Comment	Parish Council response	Proposed changes
		and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/ Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place. In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to	Noted Noted Noted	None None None

Name	Organisation	Comment	Parish Council response	Proposed changes
		help with this when developing planning policies and developing or assessing individual proposals. Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved. NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing Sport England's Active Design Guidance: https://www.sportengland.org/activedesign (Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.) If you need any further advice, please do not hesitate to contact Sport England using the contact details below.	Noted Noted Noted	None None None

Name	Organisation	Comment	Parish Council response	Proposed changes
	Suffolk County Council	Thank you for consulting Suffolk County Council (SCC) on the Pre-Submission version of the Barton Mills Neighbourhood Plan. SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including: - Archaeology - Education - Fire and Rescue - Flooding - Health and Wellbeing - Libraries - Minerals and Waste - Natural Environment - Public Rights of Way - Transport This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services. Suffolk County Council is supportive of the vision for the Parish. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised. Where amendments to the plan are suggested added text will be in <i>italics</i> and deleted text will be in strikethrough. Archaeology	Noted Noted Noted Noted	None None None None

Name	Organisation	Comment	Parish Council response	Proposed changes
		Overall, the consideration of heritage within the parish is welcome, however this predominantly relates to built heritage with less consideration of below-ground heritage. Education SCC, as the Education Authority, has the responsibility for ensuring there is sufficient provision of school places for children to be educated in the area local to them. This is achieved by accounting for existing demand and new developments. SCC, therefore, produces and annually updates a five-year forecast on school capacity. The forecast aims to reserve 5% capacity for additional demand thus the forecasting below may refer to 95% capacity. The information below is to inform the Neighbourhood Planning Group's understanding of educational provision in the Plan Area and does not need to be included in the Plan. <i>Primary Education</i> Barton Mills Parish no longer has a catchment area primary school as some voluntary aided, free schools and academies do not operate catchment areas to prioritise applications to the school. <i>Secondary Education</i> Barton Mills Parish no longer has a catchment area secondary school as some voluntary aided, free schools and academies do not operate catchment areas to prioritise applications to the school.	Noted Noted Noted	None None None

Name	Organisation	Comment	Parish Council response	Proposed changes
		The Neighbourhood Plan mentions Policy AP54: Land east of Church Lane, Barton Mills from the West Suffolk Local Plan in paragraphs 6.6 and 6.7. SCC notes that this allocation is already accounted for in our strategic planning for education provision in this area.	Noted	None
		Libraries Provision of a library service is a statutory duty. The Public Libraries and Museums Act 1964 (c. 75) is an act of the United Kingdom Parliament. It created a statutory duty for local authorities in England and Wales "to provide a comprehensive and efficient library service for all persons".	Noted	None
		It is good to see that the Barton Mills Neighbourhood Plan references Policy LP32 Leisure and cultural facilities – supports improvements to existing provision from the West Suffolk Local Plan, which can include libraries although libraries are not referenced specifically.	Noted	None
		The catchment library for Barton Mills is Mildenhall Library which is currently 16% of the modal size for the population of the catchment. This is supplemented by a mobile library service Bury St Edmunds Mobile Library Route 4 which stops every 4 weeks on Wednesdays at Lamb Court, for approximately half an hour serving Barton Mills village. Any housing development in the area would increase demand on this service and we would seek investment via section 106 contributions to mitigate the additional provision required.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		<i>Typographical and formatting errors:</i> Under Neighbourhood planning in a nutshell, within the description of stage 4 (Independent examination of draft Plan): "The Plan will be assessed to make sure that bit <u>it</u> conforms [...]" The following grammatical amendment is suggested for Paragraph 4.1 – Vision: 'In 2041 Barton Mills will remain an attractive village where the designated historic and natural environments remain protected and, where feasible, <u>will have been</u> enhanced.' In paragraph 5.1: "[...] and small estates at such as at Church Meadow and Manor View." Paragraph 6.3 is missing a capital letter: "when <u>When</u> asked [...]" In paragraph 6.6: "An archaeological evaluation will be required in accordance with 16 policy <u>with policy LP39</u>." In paragraph 7.1: "[...] Alison Farmer Associates and Sheils Flynn for Wet <u>West</u> Suffolk Council [...]" In paragraph 7.12 refers to the wrong NPPF paragraph: "Paragraph 106 <u>107</u> of the NPPF states [...]"	The typographical and formatting errors will be addressed as necessary	Amend Plan as necessary to address typographical and formatting errors

Name	Organisation	Comment	Parish Council response	Proposed changes
		On Map 5 – Wildlife designations, the map heading has shifted from page 22 to page 23 making it unclear. In Policy BM6 - Community Facilities: "Proposals that will result in the loss <u>of</u> any of the following [...]" In Appendix 2 - Design Guidelines Checklist, under Car Parking: "[...] or a biodiverse road <u>roof</u> in its design." I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources. The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance. If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter.	Noted Noted Noted	None None None
	West Suffolk Council	Thank you for consulting West Suffolk Council on the Pre-Submission Draft review of the Barton Mills Neighbourhood Plan. Overall, the plan is comprehensive, clear, and logical.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		Assessment of the Plan Proposals Please find attached a response on behalf of the Local Planning Authority. The strategic planning policy comments focus on the content and wording of the proposed policies and propose amendments or raise issues that we suggest need further consideration before Submission. The Council considers that the plan as submitted is a positive contribution to the Development Plan.	Noted	None
		In addition, the Pre-Submission Plan policies were considered in relation to the 'Basic Conditions' required of a Neighbourhood Plan, which include: • Having regard to national policies and advice contained in guidance issued by the Secretary of State; • Contribute to achieving sustainable development; • Be in general conformity with the strategic policies of the development plan; and • Be compatible with European Union and European Convention on Human Rights obligations.	Noted	None
		Habitats Regulations Assessment – Strategic Environmental Appraisal Screening An Environmental Assessment and Habitats Regulations Assessment Screening Statement – August 2025 accompanies the pre-submission consultation (regulation 14). Consultation with the appropriate bodies should be sort. If any amendments are made to the plan that allocate land for development the Screening Statement will need to be updated and reviewed.	The Screening Opinion has been the subject of consultation with the appropriate bodies.	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		Demonstrating an effective Pre-submission Plan consultation Policies within a Neighbourhood Plan need to be deliverable, and to this end any proposed allocations/ designations of land/ land use ambitions, should be made with the agreement of the relevant affected landowners. This appropriate consultation with third party landowners, should be evidenced within your Consultation Statement at Submission stage.	Noted	None
		If substantially material alterations are made to the content of the Neighbourhood Plan following feedback from the Pre-Submission Plan consultation (Regulation 14 stage), then careful consideration should be given to re-undertaking Pre-Submission consultation before advancing to the Submission Stage.	Noted – no such changes have been made	None
		One of the tests that the LPA must consider at the Submission stage is whether the General Regulations have been complied with; the General Regulations do not expressly require a re-consultation if the draft plan is significantly amended after the consultation. However, West Suffolk Council consider that it would be difficult for the LPA to allow the plan to proceed to examination on the basis that “details of the proposals for a neighbourhood plan” had been publicised in accordance with Regulation 14, if entirely new proposals have been inserted, or the Plan proposals have been significantly altered from those publicised.	There are no entirely new proposals in the submission Plan.	None
		If you have any queries about the council’s comments which are outlined in the table attached to this letter,	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes
		please do not hesitate to contact Kerri Cooper who is the principal planning policy contact for this neighbourhood plan. Photos Caption to the photographs might help the reader if illustrating a particular building, material or point in the plan Accessibility Guidance Before the Barton Mills Parish publishes its Neighbourhood Plan for public consultation on the Council's or Parish website, it must ensure the document meets the Council's accessibility guidance and complies with national standards. West Suffolk will not be able to publish the neighbourhood plan on our website unless it complies with accessibility regulations, so it is important that the submission draft complies fully with the regulations. Refer to the Council's Accessibility Guide. West Suffolk Council Accessibility and Style-Quick Guide All UK Public Bodies, which includes parish councils, must comply with the legal requirement to meet the accessible standards of their website. The accessibility regulations build on the existing obligations to people who have a disability under the Equality Act 2010 (or the Disability Discrimination 5 Act 1995 in Northern Ireland). Information and guidance can be found on: • GOV.UK - Understanding accessibility requirements for public sector bodies	Captions will be added where considered necessary It is considered that the Plan meets accessibility guidelines. Noted	Add captions to photos where considered necessary None None

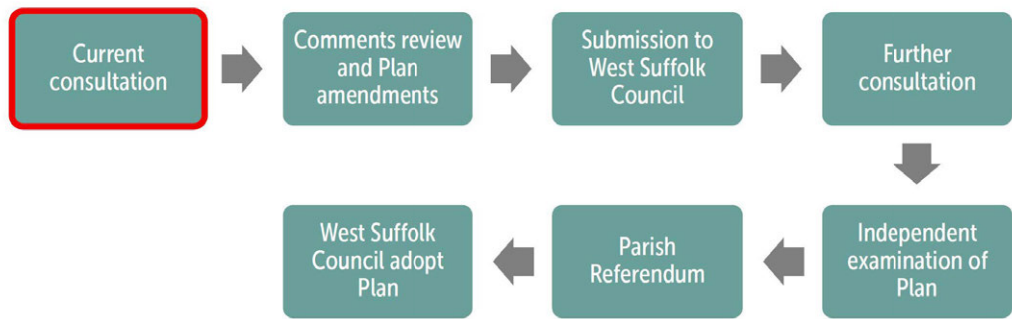
Name	Organisation	Comment	Parish Council response	Proposed changes
		• GOV.UK - Publishing accessible documents • W3C - Introduction to Web Accessibility • The National Association of Local Councils (NALC) Website accessibility and publishing guidelines		

Appendix 7 - Schedule of Post Pre-Submission Consultation Modifications

The table below sets out the changes made to the Neighbourhood Plan following the Regulation 14 Pre-Submission Consultation and the reasons for the modifications. Changes subsequent to the deletion of paragraphs or policies are not identified in this schedule.

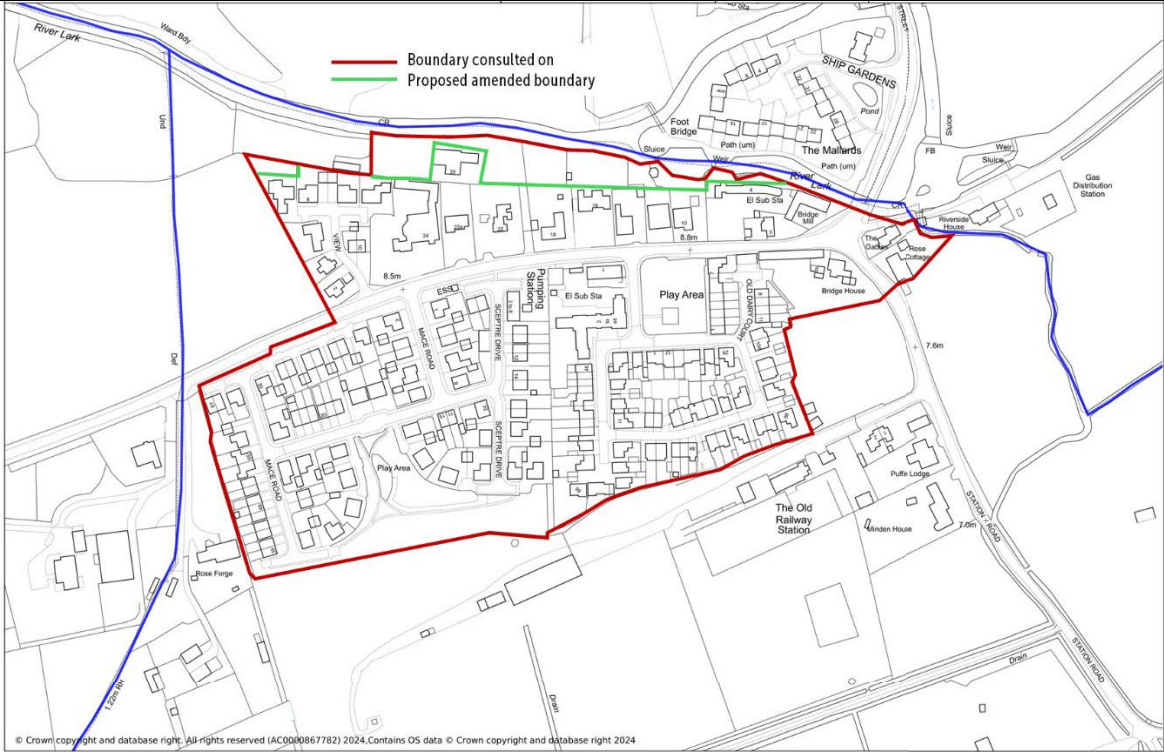
Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

Page	Para / policy	Modification	Reason
Cover		Amend as follows: Pre-Submission Draft Plan August 2025 <u>April 2026</u>	To bring the plan up-to-date
2	1-3	Amend as follows: 1 "Pre-submission" consultation on draft Plan by Parish Council This is the stage we've now reached, allowing <u>This was carried out by the Parish Council between 28 August and 17 October 2025. It provided an opportunity for</u> residents, businesses, landowners and a range of government bodies and service providers a first opportunity to comment on the Draft Plan. 2 Submission of draft Plan to West Suffolk Council All comments received at the "pre-submission" consultation will be <u>were</u> considered <u>and</u> reviewed and any necessary amendments to the Plan made. The Plan, together with supporting documents, will <u>was</u> then be submitted to West Suffolk Council. 3 "Submission" consultation on draft Plan by West Suffolk Council This is the stage that has now been reached. <u>West Suffolk Council will carry</u> are now <u>carrying out</u> a further consultation on the submitted Draft Plan. 4 Independent examination of draft Plan The Plan will be assessed to make sure that it <u>it</u> conforms with national and district level planning policies and regulations.	To bring the plan up-to-date and correct typographic error

Contents page		Amend as necessary as a consequence of amendments elsewhere	To bring the plan up-to-date
5	1.3	Amend as follows: <u>The "Pre-Submission" consultation stage on the Draft Plan was carried out by the Parish Council between 28 August and 17 October 2025. All comments received at the "pre-submission" consultation were reviewed and any necessary amendments to the Plan were made. This is the "Pre-Submission" draft Neighbourhood Plan and provides the first a further opportunity to comment on the complete draft Neighbourhood Plan. Once the consultation is complete, the Plan will pass through the remaining stages, as illustrated on the diagram on the next page and explained in the text:</u> Amend diagram to place red line around Further Consultation  <pre> graph LR A[Current consultation] --> B[Comments review and Plan amendments] B --> C[Submission to West Suffolk Council] C --> D[Further consultation] D --> E[Independent examination of Plan] E --> F[Parish Referendum] F --> G[West Suffolk Council adopt Plan] </pre>	To bring the plan up-to-date
6	1.4	Delete paragraph as not required "Pre-submission" consultation on draft Plan by Parish Council 1.4 This version of the Neighbourhood Plan is when all the evidence and draft policies have	To bring the plan up-to-date

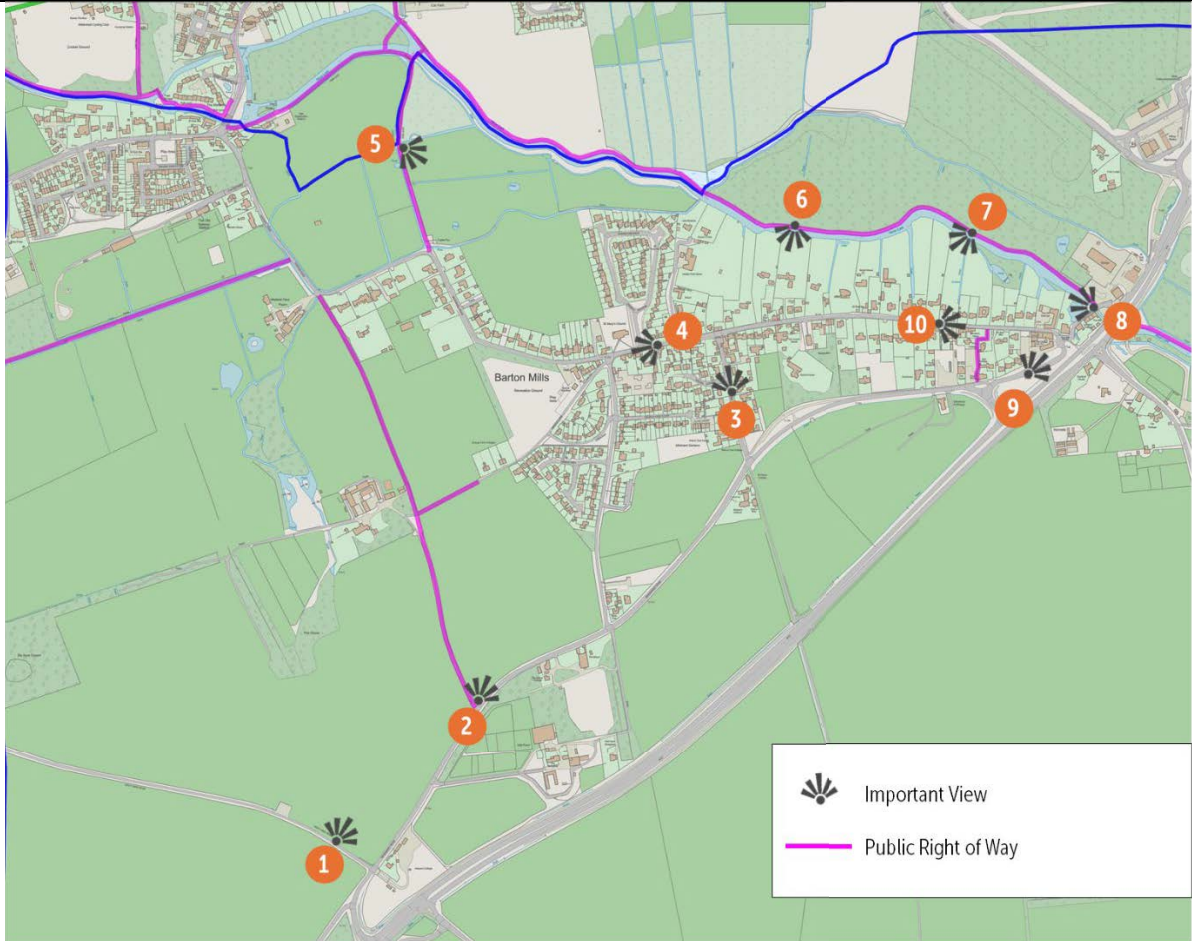
		been pulled together into one place and this is referred to as the Pre-Submission Draft Neighbourhood Plan. It is the subject of public consultation for six weeks between 28 August and 17 October 2025.	
6	1.5	Delete paragraph as not required as addressed in paragraph 1.3 Following the consultation, comments received will be reviewed and the Plan amended and updated as appropriate.	To bring the plan up-to-date
6	1.6	Delete paragraph as not required Submission of draft Plan to West Suffolk District Council The updated Plan together with supporting documents will then be submitted to West Suffolk Council, who then carry out the following stages: • "Submission" consultation – minimum 6 weeks • Independent examination of draft Plan • Parish Referendum • If Referendum returns a majority "yes" vote, the Plan is then 'made' (adopted) by West Suffolk District Council	To bring the plan up-to-date
8	2.1	Amend as follows: Barton Mills is a small village and civil parish located in West Suffolk. It is set on the River Lark, which is a huge contributor to the character of the landscape of the area. Nearby settlements include Bury St Edmunds and Newmarket. <u>There is no shop in the village to meet day-to-day needs,</u> however the town of Mildenhall directly borders the neighbourhood area to the north and its facilities serve the community of Barton Mills.	In response to comments
8	2.3	Amend as follows:	In response to comments

		The A11 trunk road has a major impact on the Parish, running through the middle of the parish and includes the Fiveways interchange that frequently results in long queues on the northbound carriageway, <u>and the road surface is a source of noise disturbance in the village</u>. To the north of this lies Thetford Forest Park. The A11 is a major road linking the area with Thetford to the northeast and Cambridge to the southwest. Other nearby key routes include the A14 and the A1065. The nearest railway station is at Kennett.	
12	Vision	Amend as follows: In 2041 Barton Mills will remain an attractive village where the designated historic and natural environments remain protected and, where feasible, <u>will have been</u> 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 infrastructure.	In response to comments
13	5.1	Amend as follows: The traditional main built-up area of the village is focused along The Street, as reflected by the designation of the Conservation Area. Later development has taken the form of ribbon development along Mildenhall Road and small estates at such as at Church Meadow and Manor View. More recently, the redevelopment of Bridge Farm Dairies on Worlington Road (Bridge Farm Close) and the adjoining site at Mace Road have resulted in an additional 161 homes in the Parish, albeit that have a greater functional relationship with Mildenhall to the north and are separated from traditional centre of the village. The remainder of the Parish is largely undeveloped with occasional isolated dwellings and farmsteads.	Address grammatical error
14	Map 3	Amend Map 3 as illustrated	In response to comments

		 © Crown copyright and database right. All rights reserved (AC0000867782) 2024. Contains OS data © Crown copyright and database right 2024	
17	6.3	Amend as follows: There were mixed outputs from the residents' survey in terms of how people felt about more or less development in the village, particularly in the context of the local plan already allocating a small site (12 dwellings) for development. when <u>When</u> asked "How many more homes do you think Barton Mills will need over and above the 12 between now and 2040?", the responses indicate some support for new development, as shown <u>on Figure 3</u> below:	Address typographic and grammatical error

19	6.6	Amend last line pf paragraph as follows: An archaeological evaluation will be required in accordance with16policy <u>with policy LP39.</u>"	Address typographic error
21	7.1	Amend as follows: Barton Mills is largely a rural area with countryside surrounding the village. There are large areas of woodland scattered throughout the neighbourhood area, which add interest to the largely open landscape typical of the edge of The Brecks. The West Suffolk Landscape Character Assessment (Alison Farmer Associates and Sheils Flynn for West West Suffolk Council, March 2022) identifies a number of landscape character areas across the district, with the majority of Barton Mills Parish falling within the Lark Valley character area.	Address typographic error
23	7.4	Insert new paragraph following paragraph 7.4 as follows: <u>A Local Nature Recovery Strategy has been prepared for Suffolk which will includes:</u> <u>a local habitat map showing where valuable areas for nature are currently located;</u> <u>a statement of biodiversity priorities - a locally agreed list of priority areas where new and improved habitats would bring the most benefit; and</u> <u>a map of locations and actions showing where and how habitats can be created and connected, and how the wider environment and economy can benefit.</u> <u>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.</u> Amend subsequent paragraph numbers accordingly	In response to comments

23	7.9	Amend as follows: The landscape of the parish is such that it lends itself to accommodating important views into and out of the built-up areas, albeit that distant views are limited by the level topography. There is an attractive long view of the village and St Mary's Church tower from south of Grange Farm on the Worlington Road and also from the A11 at Chalk Hill. The 2008 Conservation Area Appraisal, <u>prepared by the then Forest Heath District Council</u>, identified a number of viewpoints and vistas, particularly along The Street, looking into the churchyard, views up Grange Lane and along Church Lane, together with views of the Bell Inn on the corner of Bell Lane and groups of buildings on the south side of The Street.	In response to comments
24	Map 6	Amend map by adding view numbers as illustrated below.	In response to comments

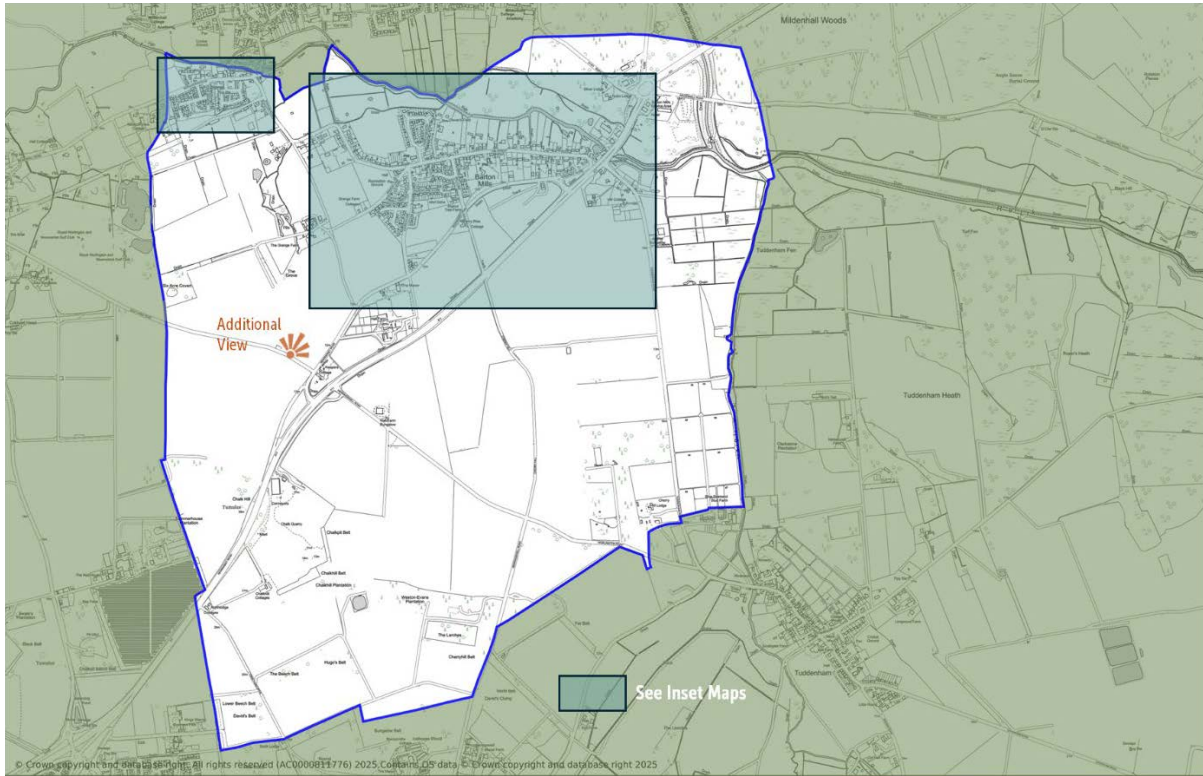
			
25	7.12	Amend as follows: National Planning Policy enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances. Paragraph 106 <u>107</u> of the NPPF states that the designation should only be used where the green space is: i. in reasonably close proximity to the community it serves;	Address factual error

		ii. demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and iii. where the green area concerned is local in character and is not an extensive tract of land.	
25	Map 7	Amend map to add Local Green Space labels as illustrated 	In response to comments
26	Map 8	Amend map to add Local Green Space labels as illustrated	In response to comments

26	Map 9	Amend map to add Local Green Space labels as illustrated	In response to comments

			
27	Title	Amend title as follows: 8. Built <u>and Historic</u> Environment and Design	In response to comments
27	8.3	Amend as follows: More recently, Barton Mills has experienced growth due to its proximity to Mildenhall and having good road connections. The historical importance of the village was recognised in 1992, when a significant part of the village was designated as a conservation area, as shown on Map 9. In addition, the <u>Mildenhall Conservation Area was extended in 2010 to include those parts of Barton Mills parish area</u> around the junction of Worlington Road, Mill Street (Mildenhall) and Station Road is within the Mildenhall Conservation Area, as shown on Map 10. <u>The former Forest Heath District Council published the Barton Mills Conservation Area Appraisal in 2008 but there is no Appraisal for those parts of the Parish that are in the Mildenhall Conservation Area.</u>	In response to comments

28	8.5	Insert new paragraph following paragraph 8.5 as follows: <u>There are also a significant number of records of finds on the Suffolk Historic Environment Record maintained by the County Council's Archaeological Service. Developers are strongly encouraged to consult the Record at the earliest possible stages of preparing a planning application.</u>	In response to comments
33	BM4	Insert the following before bullet list: <u>In addition, proposals will be supported where they:</u>	Correct omission
36	8.18	Amend as follows: Accordingly, Policy BM5 seeks to ensure the detail expressed in the Conservation Area Appraisal is reflected in development proposals. <u>There is no Conservation Area Appraisal to cover those parts of the Mildenhall Conservation Area that are in the neighbourhood area.</u>	In response to comments
39	BM6	Amend criterion a as follows: a. it can be demonstrated that the current use is not economically viable <u>and</u> not likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and	In response to comments
42	10.8	Amend bullet list as follows: • A11/Fiveways. ○ Speed and noise restrictions. ○ Peak time traffic build-up <u>and rat-running through village at peak times.</u> ○ Accident risk at Worlington exit. ○ Crossing closures.	In response to comments

43	Policies Map	Amend map to include important view as illustrated 	In response to comments																
43		Amend Policies Map key as follows: Policies Map and Inset Maps Key <table border="0"> <tbody> <tr> <td></td><td>West Suffolk Local Plan Housing Settlement Boundary</td><td></td><td>Important View</td></tr> <tr> <td></td><td>Worlington Road Housing Settlement Boundary</td><td></td><td>Conservation Area</td></tr> <tr> <td></td><td>Local Green Space</td><td></td><td>Community Facilities</td></tr> <tr> <td></td><td></td><td></td><td><u>Local Plan housing allocation</u></td></tr> </tbody> </table>		West Suffolk Local Plan Housing Settlement Boundary		Important View		Worlington Road Housing Settlement Boundary		Conservation Area		Local Green Space		Community Facilities				<u>Local Plan housing allocation</u>	In response to comments
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48	LGS 3	Amend ownership details: West Suffolk Council <u>Trinity Property Group</u>	In response to comments
49	LGS 4	Amend ownership details to: West Suffolk Council <u>Trinity Property Group</u>	In response to comments
51	Car parking	Amend final bullet point as follows: If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse rood <u>roof</u> in its design?	Correct typographic error