

Barningham Neighbourhood Development Plan

Examiner's Clarification Note

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt, matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan provides a clear and concise vision for the neighbourhood area. It is underpinned by a series of background documents which directly inform some of the policies. The Design Guide, the Character Assessment, and the Local Green Spaces Assessment are particularly effective documents. This approach is best practice.

The presentation of the Plan is excellent. The difference between the policies and the supporting text is very clear. In addition, the Plan makes good use of various high-quality maps and photographs.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise issues for clarification with the Parish Council.

The comments made on the points in this Note will be used to assist in the preparation of the examination report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions. I set out specific policy clarification points below in the order in which they appear in the submitted Plan:

Policy BARN1

As its title suggests this policy establishes a clear spatial strategy for the neighbourhood area.

Policy BARN3

This is a very important and well-informed policy. It is helpfully underpinned by the Character Assessment and the Assessment of Views.

Is there a degree of tension between the identification of important views 10 and 11 and the development of the housing allocation to the south of Hopton Road (AP43) as included in the recently-adopted Local Plan? If so, how can this tension be resolved?

Policy BARN5

I look at the proposed local green spaces carefully during the visit.

This is an excellent policy which is underpinned by the Local Green Spaces Assessment. The policy takes the matter-of-fact approach in 108 of the NPPF.

Policy BARN6

The proposed Special Character Area is an interesting way of capturing the features of this part of the village in a policy context. Map 6 helpfully identifies key features within the defined area.

Policy BARN7

This is an important policy in the Plan. It is underpinned by the Design Guide and the Development Design Checklist. In addition, the criteria in the policy are locally-distinctive. In the round the approach taken is a first-class response to Section 12 of the NPPF.

Policy BARN11

I looked at the identified community facilities carefully during the visit. This is an excellent policy which highlights the importance of community facilities in the neighbourhood area. The approach taken also acknowledges that the use and/or viability of the identified facilities may change in the Plan period.

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

I would find it helpful if the Parish Council commented on the representations from:

- WH Wallace and Son; and
- Wain Estates (Land) Limited

West Suffolk Council suggests a series of refinements to the Plan. The Parish Council's comments on these suggestions would be helpful.

Protocol for responses

I would be grateful for responses and the information requested by 8 May 2026. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I would be happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from West Suffolk Council. In addition, please can all responses make direct reference to the policy concerned.

Andrew Ashcroft

Independent Examiner

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15 April 2026