

Question Number		01. Introduction		
Respondent Name	Respondent Email Address	User Response: Text		Link
. . (Avison Young)	nationalgas.uk@avisonyoung.com	National Gas Transmission has appointed Avison Young to review and respond to Local Planning Authority Development Plan Document consultations across the UK on its behalf. Avison Young are instructed by National Gas Transmission to submit the following representation with regard to the current consultation on the above document. About National Gas Transmission National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK’s four gas distribution networks where pressure is reduced for public use. Proposed sites crossed or in close proximity to National Gas Transmission assets: An assessment has been carried out with respect to National Gas Transmission’s assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that no National Gas Transmission assets are currently affected by proposals (including allocations) included within the Neighbourhood Plan area for Barton Mills. As such, no further action is required by National Gas Transmission or West Suffolk Council at this stage. Development Guidance National Gas Transmission provides information in relation to its assets at the website below. • https://www.nationalgas.com/our-businesses/network-route-maps Planning and Development Guidance is provided at the following link in relation to National Gas Transmission assets. • https://www.nationalgas.com/our-businesses/planning-and-development National Gas Transmission also provides advice regarding ‘Guidelines when working near National Gas Transmission assets’ at the following link: • https://www.nationalgas.com/our-businesses/working-near-our-assets LSBUD Linesearch BeforeUdig (LSBUD) is a free online service used before carrying out any development at a site, specifically digging or excavation work. National Gas use SBUD Website: https://lsbud.co.uk/ to monitor any work around their High Pressure Gas Pipelines and use LSBUD. This is a free to use online search service that any individual (“User”) can use to check their works against over 160 asset owners’ (“Members”) utility assets. Submitting a query to LSBUD has several benefits, including improving safety of proposed developments and to ensure there is an audit trail for all responses to them. The LSBUD enquiry will provide clear documentation, including detailed utilities plans, and confirmation of who owns assets within a particular area / site. Further Advice National Gas Transmission is happy to provide advice and guidance to the Council concerning their networks. Please see enclosed information outlining further guidance on development close to National Gas Transmission assets. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Gas Transmission wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Gas Transmission on any Development Plan Document (DPD) or site-specific proposals that could affect National Gas Transmission’s assets.		View Response

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		We would be grateful if you could add our details shown below to your consultation database, if they are not already included:	
. . (Environment Agency)	planning.eastanglia@environment-agency.gov.uk	Thank you for consulting us on the Draft Neighbourhood Plan for Barton Mills Neighbourhood Plan. We regret that at present, we are unable to review this consultation. We have had to prioritise our limited resource and must focus on influencing plans where the environmental risks and opportunities are highest. For the purposes of neighbourhood planning, we have assessed those authorities who have “up to date” local plans (plans adopted within the previous 5 years) as being of lower risk, and those authorities who have older plans (adopted more than 5 years ago) as being at greater risk. We aim to reduce flood risk and protect and enhance the water environment, and with consideration to the key environmental constraints within our remit, we have then tailored our approach to reviewing each neighbourhood plan accordingly. We note the West Suffolk Local Plan was recently adopted in 2025, and that there are not any important environmental constraints, within our matrix for currently screening neighbourhood plans, that affect this Neighbourhood Plan Area. At this time, therefore, we are unable to make any detailed input on neighbourhood plans being prepared within this local planning authority area. We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: How to consider the environment in Neighbourhood Plans - Locality Neighbourhood Planning The Local Authority will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how such sites can help reduce the risk of flooding. This may be useful when developing policies or guidance for particular sites and sustainable drainage measures can complement other objectives such as enhancing green spaces.	View Response
. . (Suffolk Wildlife Trust)	planning@suffolkwildlifetrust.org	Thank you for sending Suffolk Wildlife Trust notice of the Regulation 16 Consultation for the Barton Mills Neighbourhood Plan. Suffolk Wildlife Trust are pleased to see reference made to the Local Nature Recovery Strategy in submission version of the plan. The LNRS is an important new tool in delivering nature recovery strategically across Suffolk. We remain disappointed that there is still no Biodiversity Policy within the plan but acknowledge that the statutory requirements regarding biodiversity, including the requirement to map and identify protected sites of nature conservation value, have been met. Please keep us updated regarding new developments in the Barton Mills Neighbourhood Plan process. Local Nature Recovery Strategy (LNRS) - Suffolk County Council	View Response
. . (West Suffolk Council)		Please find below an officer response to the Submission Barton Mills Neighbourhood Plan on behalf of the local planning authority (LPA). The comments have been provided to assist the examination of the plan focusing on the content and wording of the proposed policies and proposes amendments or raise issues that we suggest will require consideration during the	View Response

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		examination. At the submission plan stage comments are invited regarding whether the ‘plan proposal’, fulfils the ‘basic conditions’, as required by Paragraph 8, Schedule 4B Town and Country Planning Act (as varied by s38C Planning and Compulsory Purchase Act 2004 as amended). These require that the plan: • Have regard to national policy and advice contained in guidance issued by the Secretary of State. • Contribute to the achievement of sustainable development. • Not result in the local authority providing less housing than would have been provided if the plan did not exist. • Not prevent development from taking place which is proposed in the development plan for the area and if it took place, would provide housing. • Comply with relevant environmental outcomes reports (EOR). • Not breach, and be otherwise compatible with assimilated EU obligations. • Comply with human rights legislation. • Meet prescribed conditions in relation to the plan (meaning that the plan has passed all necessary legal, environmental and procedural requirements). In addition to what is set out in the primary legislation, secondary legislation requires plans to: • Comply with habitats regulations requirements and have regard to all material considerations (including environmental impact assessment where relevant). West Suffolk Local Plan The references to the adopted West Suffolk Local Plan (WSLP) are welcomed. These references will help ensure clarity and that the neighbourhood plan does not fall out of date. Habitats Regulations Assessment and Strategic Environmental Appraisal Screening (SEA) An Environmental Assessment and Habitats Regulations Assessment Screening Statement – August 2025 accompanied the pre-submission consultation (regulation 14). This concluded that hat a SEA of the Barton Mills Neighbourhood Plan is not necessary under the SEA Directive and Regulations because it has been demonstrated that there will not be significant environmental effects as a result of the Neighbourhood Plan. The habitats regulations assessment has screened the policies in the neighbourhood plan and concludes that there would be no likely significant effects. The conclusion is on the basis that the neighbourhood plan does not allocate any development. Overall, the neighbourhood plan appears to have taken into account the concerns of the community, is well written and contains a comprehensive range of policies and guidance which will help to guide development and protect the character and setting of the neighbourhood area and its community facilities. If you have any queries about the council’s comments which are outlined in the table attached to this letter, please do not hesitate to contact Kerri Cooper who is the principal planning policy contact for this neighbourhood plan. <table><tr><th>Location</th><th>Comment</th></tr><tr><td>General</td><td>Basic conditions document</td></tr><tr><td></td><td>Page 24 – Policy AP54 is being referred to as ‘land south of Hopton Road’ this is the incorrect address of the</td></tr></table>	Location	Comment	General	Basic conditions document		Page 24 – Policy AP54 is being referred to as ‘land south of Hopton Road’ this is the incorrect address of the	
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			site allocation in Barton Mills and should be amended to ‘land east of Church Lane’ The purpose of policy BM1 should be reviewed for consistency throughout the document.	
		Paragraph 3.3	Amend second sentence in relation to dates of West Suffolk Local Plan. 2024 to 2041 not 2023-2041.	
		Paragraph 8.17, page 35	Delete the word ‘emerging’ when referencing local plan policies.	
		Policy BM1, paragraph 6.7	This paragraph refers to Policy AP54 of West Suffolk's Local Plan, which allocates a small site at Church Lane, Barton Mills for 12 dwellings. It states that no planning application has been received; however, application DC/26/0855/FUL for Land East of Church Lane, Barton Mills, proposing 10 dwellings, has now been submitted. The proposed development includes 40% affordable housing and accords with other Local Plan policies by providing a mix of house types and tenures. Proposed amendment: An application for 10 homes at Church Lane, Barton Mills has been received and will be determined in accordance with the Local Plan policies.	
		Policy BM2, map 6	Map 6: A key should be included to identify what each of the numbered viewpoints (1-8) represents, as not all are explained within Chapter 7. Proposed amendment: Include a key identifying what each important view represents within the village.	
		Policy BM3, paragraph 8.17	The current wording states: "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." Policy SP18 of the West Suffolk Local Plan, relating to Rural Exception Sites, requires development to be sympathetic to the form and character of the settlement and to avoid negatively impacting the natural environment or surrounding landscape character. Proposed developments should therefore be in keeping with the design and character of existing buildings and, where possible, use similar materials. Proposed amendment: New Development: Where possible, inappropriate materials should not be 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 that are out of character in both design and materials. Where possible, traditional timber-framed windows should be encouraged.	

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		Section 9, map 13	Services and Facilities Map 13: The locations are inaccurately marked. Points 1 and 5 should be positioned closer to the facilities they represent. Proposed amendment: • Point 1 - Village Hall: Reposition adjacent to the Village Hall on the map. • Point 5 - The Bell Inn: Reposition on Bell Lane adjacent to The Bell Inn.	
		Photos	Captions to the photographs might help the reader if illustrating a particular building, material or point in the plan. No figures or descriptions are located under the photographs throughout the document.	
		Accessibility Guidance	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 • GOV.UK - Publishing accessible documents • W3C - Introduction to Web Accessibility • The National Association of Local Councils (NALC) Website accessibility and publishing guidelines	
Chris Waldron (Defence Infrastructure Organisation)	christopher.waldron861@mod.gov.uk	I write to confirm the statutory safeguarding position of the Ministry of Defence (MOD) in relation to West Suffolk District Council’s consultation on the submission of the Barton Mills Neighbourhood Plan, Regulation 16 document. The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the 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. Paragraph 102 of the National Planning Policy Framework (December 2024) requires that planning policies and decisions take into account defence requirements by ‘ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.’ 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 and Local Government (MHCLG) in		View Response

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		accordance with the provisions of that direction. 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 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. If there is a requirement for replacement data, a request can be made through the above email address. The Barton Mills Neighbourhood Plan authority area both contains and is 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. 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. 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. Zones are drawn that trigger consultation on development of various heights to ensure that their effect on the protected airspace above and surrounding an aerodrome is assessed and, if necessary, mitigated. These zones also indicate areas where development 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. Within the statutory consultation areas associated with aerodromes are zones that are designed to allow birdstrike risk to be identified and mitigated. The creation of environments attractive to those large and flocking bird species that pose a hazard to 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). Sustainable Drainage Systems (SUDS) additionally provide an opportunity for habitats within and around a development. The incorporation of open water, both permanent and temporary, 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 introduce large expanses of metal or electromagnetic interference, which may be a particular issue where solar PV systems are developed, or moving surfaces which may be visible to and detectable by radar systems such as the blades of a wind turbine.	

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		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. 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 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.	
Mr Community Campaigner David Barton	david@davidbarton.uk.com	To whom it may concern, Please find attached my PDF Umbrella Representation which comprises a key part of my submission for the aforementioned [Scoping_Consultation_2026] West Suffolk Local Plan 2045 Scoping Consultation 2026. Traditional Architecture Design Codes should be a central component across this entire consultation and its various chapters and sections especially concerning new construction. It performs strongly on economic, ecological and environmental grounds as can be attested to by leading figures and organisations with academic studies that corroborate this. Please see my PDF Umbrella Representation for the various merits outlined including Placemaking and Greenery Proposals. A ban on demolition of buildings constructed prior to 1950 should be enacted as soon as possible with reconstructions of previously demolished historic buildings listed or not given full support for restoration and reuse. Non-Designated Heritage Assets and unclassified historic buildings should also be given full protection and support against their demolition, such as selling of publicly owned historic buildings that will be demolished otherwise. Historic buildings should be duly reconstructed authentically as they were. Whilst present points are mostly find the shift to utilising authentic Traditional Architecture based Design Codes will mitigate concerns facing all key stakeholders ranging from incumbent local residents to the Local Authority and House Builders and prospective new residents and businesses alike. It does this by directly addressing the need for housing, the otherwise avoidable strain on the environment and surrounding biodiversity whilst enabling the complete West Suffolk Area to shine and stand out as a source of economic activity that can withstand local, regional, national and international pressures. I look forward to hearing from you soon.	View Response
Mr David Jones (Denbury	david.jones@denburyhomes.co.uk	I am pleased to make representations to the Barton Mills Neighbourhood Plan (BMNP, Regulation 16) Submission Version Consultation on behalf of Denbury Homes and Cristal Investments Group Limited.	View Response

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Homes)			
Mr Hugo Upton (Upton Suffolk Farms)	hugo@uptonsuffolkfarms.co.uk	AMEND - The neighbourhood plan area includes 2x areas that have been omitted from the Plan. The Plan is INCORRECT without AMENDMENT and their inclusion in Planning Policy and Locations of Development as follows: 1)Red Lodge - At SW of the Plan Boundary the area includes part Red Lodge . At this location West of Park Farm Drive West Suffolk have granted consent DC/23/1577/OUT for a mixed use of 300 houses and 8Ha commercial 2)At NW of the Plan area there is the Sunnica solar consent granted per planning Inspectorate reference EN010106 At Red Lodge ,and within this Plan Boundary East of Park Farm Drive , there are representations to the West Suffolk Local plan review for phased expansion of the existing Red Lodge settlement to the East of Park Farm Drive for further mixed use development and for the development of complementary renewable energy Representation made on behalf of Hugo Upton for Upton Suffolk Farms	View Response
Mr Robert Lewis	rlewis@talk21.com	Objection to the Plan	View Response
Parish Clerk (Barton Mills Parish Council)	clerk@bartonmills-pc.gov.uk	Barton Mills Parish Council considered the Barton Mills Neighbourhood Plan at last night's meeting (8 July 2026) and resolved to support it.	View Response
Planning Central (Sport England)	planning.central@sportengland.org	Thank you for consulting Sport England on the above neighbourhood plan. Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating 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. 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	View Response

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		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 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 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 <i>(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.)</i> If you need any further advice, please do not hesitate to contact Sport England using the contact details below.	
Planning Policy (East Suffolk Council)	planningpolicy@eastsuffolk.gov.uk	East Suffolk Council have no comments to make on the submission.	View Response
Ross McGivern (Historic	ross.mcgivern@historicengland.org.uk	Thank you for inviting Historic England to comment upon the ongoing Reg. 16 consultation for the above Neighbourhood Plan. We do not wish to make any additional comment at this stage. Please find attached our response for your records.	View Response

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England)			
Shamsul Hoque (National Highways)	Shamsul.Hoque@nationalhighways.co.uk	Thank you for consulting National Highways on 22 June 2026. Please find our comment on this consultation (attached). The Fiveways Roundabout represents an existing capacity constraint, particularly on the northbound A11 approach. National Highways advises that cumulative development impacts should be carefully assessed against this constraint. Early engagement is encouraged in relation to any active travel proposals that may interact with the A11 or its junctions.	View Response

Question Number		03. Planning Policy Context		
Respondent Name	Respondent Email Address	User Response: Text		Link
Mr David Jones (Denbury Homes)	david.jones@denburyhomes.co.uk	Context Denbury Homes and Cristal Investments Group Limited are working together on the promotion of land at Newmarket Road, Barton Mills ('the Site') for residential development through the emerging West Suffolk Local Plan 2045. The Site is sustainably located for residential development and Barton Mills Parish Council has previously indicated their support for its development (see enclosed 'Barton Mills Parish Council Planning Policy' which at point 10 indicates provisional support for development of the Site which is referred to as the car boot field).		View Response

Question Number		05. Location of Development		
Respondent Name	Respondent Email Address	User Response: Text		Link
Mr David Bethell (Suffolk County Council)	david.bethell@suffolk.gov.uk	Extending the Housing Settlement Boundary to include further land east of Church Lane would be consistent with the objectives of the Neighbourhood Plan, which seek to ensure that development is sympathetic to the existing form of the village while meeting local housing needs. The 2026 Call for Sites submission identifies the extended Church Lane site as a logical and sustainable location for residential development, building on the existing Local Plan allocation and making more efficient use of land already identified as suitable for housing. Section 5 recognises that settlement boundaries are intended to manage development in sustainable locations. Extending the boundary to reflect the Call for Sites submission would provide a logical adjustment to the village edge that would support the delivery of additional homes, including affordable housing, and enable development to come forward in a coordinated manner with the delivery of public open space, walking and cycling connections and appropriate landscape, environmental and design benefits.		View Response
Mr Robert Lewis	rlewis@talk21.com	The organising group were incorrectly advised by the project consultant that they could only consider development inside the existing settlement boundary. There is almost no development space within the current boundary and therefore the whole project was stifled before even getting underway. The project should have correctly considered other modest areas outside the settlement boundary.		View Response

Question Number		06. Housing		
Respondent Name	Respondent Email Address	User Response: Text		Link
Mr David Bethell (Suffolk County Council)	david.bethell@suffolk.gov.uk	The extension of development land east of Church Lane should be reflected in the Neighbourhood Plan. The Plan identifies a predominance of larger dwellings in Barton Mills, with significantly fewer smaller one and two-bedroom homes than across West Suffolk, and notes that recent development has amplified this imbalance. It also records survey support for smaller homes, including homes that would enable young people to remain in the village and older residents to downsize. The proposal would expand the current Local Plan allocation (AP54) from approximately 12 dwellings to around 40 homes, making more efficient use of land already identified as suitable for housing while helping to meet increased housing needs. This would secure a greater affordable housing contribution than the existing allocation, with around 16 affordable homes compared with the five homes anticipated from the current 12-dwelling allocation, reflecting the Local Plan requirement for 40% affordable housing on sites of ten or more homes. The larger site would also provide the opportunity to deliver a more balanced housing mix, including smaller homes and accessible homes, in line with Local Plan Policy SP17 and the evidence of local need identified in the Neighbourhood Plan. The expanded site would also enable wider benefits from the Church Lane allocation to be planned comprehensively, including the delivery of public open space, walking and cycling connections and appropriate landscape, environmental and design benefits. The site is available in the short to medium term (0-10 years) and would provide a deliverable and achievable extension to an established allocation, while ensuring that additional housing is supported by appropriate infrastructure, design and environmental safeguards.		View Response
Mr David Jones (Denbury Homes)	david.jones@denburyhomes.co.uk	Representations In order to proceed to referendum, a draft Neighbourhood Plan is required to meet a set of basic conditions¹. Of particular relevance to these representations are basic conditions: a. to have regard to national policies and advice; d. to contribute to achieving sustainable development; and e. to be in general conformity with the strategic policies contained in the development plan for the area. We would like to start by commending Barton Mills Parish Council on the preparation of a high-quality document that includes important non-strategic policies that will help to shape sustainable development in the area in accordance with National Planning Policy Framework (NPPF) paragraph 30 and basic condition d. We do, however, consider that the Neighbourhood Plan has missed an important opportunity to help shape the sustainable future of the village by not presenting a more positive approach to planning for local housing needs and by not allocating any sites for residential development (especially given their previous support for development on the Site). With respect to residential development, the BMNP states at paragraph 6.10 that: “Given the up-to-date planning policies for the area in the Local Plan referred to above, the Neighbourhood Plan does not contain any locally specific policies for housing.” We understand the Parish Council’s reason for this policy approach, as it conforms with the West Suffolk Local Plan 2024-2041 (adopted in July 2025) which allocates sufficient sites to meet the housing requirement it sets for each Neighbourhood Plan area (Policy SP15). There is therefore no development plan requirement for the BMNP to allocate additional sites and it accords with basic condition e in this respect. This does not, however, mean that there is no requirement for additional housing in the area. It should be noted that the Local Plan, whilst recently adopted, was examined against the previous 2023 version of the NPPF (under the transitional arrangements). This means that West Suffolk Council’s adopted housing requirement of 765 dwellings per annum (dpa) is significantly lower than		View Response

Respondent Name	Respondent Email Address	User Response: Text	Link
		their current Local Housing Need (LHN) of 1,196 calculated using the government’s standard methodology. The NPPF states at paragraph 69 that once housing requirements for designated neighbourhood areas have been set by strategic policies, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement. It is clearly not the responsibility of Barton Mills Parish Council to set the strategic approach to delivering West Suffolk Council’s increased housing requirement which will need to be planned for in the emerging West Suffolk Local Plan 2045. This said, given that the BMNP seeks to plan for a period to 2041, we consider that in order for it to comply with basic condition a. to have regard to national policies, the Neighbourhood Plan should include a commitment to be reviewed in line with the emerging Local Plan. Accordingly, we recommend that paragraph 6.10 is amended to read: “Given the up-to-date planning policies for the area in the Local Plan referred to above, the Neighbourhood Plan does not contain any locally specific policies for housing. It is, however, recognised that the emerging West Suffolk Local Plan 2045 will be required to plan for a significantly higher housing requirement that may result in a larger housing requirement for Barton Mills. Accordingly, Barton Mills Parish Council commits to reviewing the Barton Mills Neighbourhood Plan to ensure it continues to plan positively to meet its housing requirements. With the above relatively minor but positive change, we consider that the BMNP would fully accord with the basic conditions and we look forward to working with the Parish Council on planning for the positive growth of the village in the future.	
Mr Robert Lewis	rlewis@talk21.com	The organising group were incorrectly advised by the project consultant that they could only consider development inside the existing settlement boundary. There is almost no development space within the current boundary and therefore the whole project was stifled before even getting underway. The project should have correctly considered other modest areas outside the settlement boundary.	View Response

Question Number		07. Natural Environment		
Respondent Name	Respondent Email Address	User Response: Text		Link
Mr David Bethell (Suffolk County Council)	david.bethell@suffolk.gov.uk	The proposed expansion of the allocated site can be accommodated in a manner that respects the natural environment and the valued landscape setting of Barton Mills. Subject to appropriate landscaping, retention of key landscape features and a carefully considered layout, an expanded allocation would not detract from the key characteristics of Important Views (particularly View 2) and could provide opportunities to reinforce the transition between the village and surrounding countryside. This approach would be consistent with the objectives of protecting the village's rural setting and maintaining important views identified within the Neighbourhood Plan.		View Response

Question Number		08. Built Environment and Design		
Respondent Name	Respondent Email Address	User Response: Text		Link
Mr David Bethell (Suffolk County Council)	david.bethell@suffolk.gov.uk	The proposed expansion of the allocated site would enable a more comprehensive and well-designed extension to Barton Mills that reflects the principles set out in Section 8 of the Neighbourhood Plan. The additional land would provide greater flexibility to incorporate landscaping, green infrastructure, sustainable drainage, public open space and pedestrian/cycle connections whilst respecting the village's rural character and historic setting. A larger site would also support a more cohesive layout that reflects local distinctiveness, retains important landscape features and delivers a high-quality environment in accordance with Policy BM4 and the Neighbourhood Plan's wider design objectives.		View Response
Tessa Saunders (Anglian Water)	tsaunders3@anglianwater.co.uk	Policy BM4 - Development Design Considerations Anglian Water welcomes reference to incorporating necessary drainage and services. We recognise that detailed requirements on drainage requirements (such as sustainable drainage systems – SuDS) will be set out in the Local Plan policies. With regard to positively integrating energy efficiency technologies, we would request that the policy also references the integration of water efficiency technologies too – such as water efficient fixtures and fittings and encouraging rainwater harvesting and greywater recycling to minimise potable water demand. More ambitious water efficiency measures are referenced in the Design Guidance and Codes for sustainability. We would also request that Anglian Water's environmental incentives are referenced in the supporting text as these provide positive benefits for developers connecting to our public water supply. Further information can be found on our website. Tier 1 is for installing fixtures and fittings to meet 90 l/p/d and Tier 2 for installing rainwater harvesting or greywater recycling systems. The Shared Standards for Water Efficiency in Local Plans (published in June 2025) sets out a collaborative and collective approach by Anglian Water, Cambridge Water, Essex & Suffolk Water, Affinity Water, the Environment Agency and Natural England, with the full endorsement of Water Resources East (WRE) as part of strengthening the Regional Water Resources Plan for Eastern England. It recommends that Local Planning Authorities (LPAs) include tighter water efficiency standards (up to 85 litres per person per day – l/p/d) in Local Plan policies to support a clean and sustainable supply of water - essential for growth and nature recovery. It is considered that there is clear evidence to support tighter water efficiency standards for new development in the neighbourhood plan, and incentives available to enable this to be achieved.		View Response

Question Number		09. Services and Facilities		
Respondent Name	Respondent Email Address	User Response: Text		Link
Mr David Bethell (Suffolk County Council)	david.bethell@suffolk.gov.uk	The proposed expansion of the allocated site would support the long-term sustainability of Barton Mills by helping to maintain and strengthen the viability of existing community facilities. The Neighbourhood Plan identifies the Village Hall, recreation ground, churches and public houses as important assets that contribute to community life and should be protected and enhanced. Additional residents would increase use of these facilities, helping to support their continued operation and ensuring that existing services remain available to both current and future generations of the community.		View Response
Mr Martin Bate (West Suffolk Campaign for Real Ale (CAMRA))	bate.martin@rocketmail.com	The Campaign for Pubs recognises the excellent effort being made to protect the two remaining public houses in Barton Mills. We recommend that for complete clarity, Policy BM6 is amended to ensure that there is clear understanding that criteria a. AND b. OR a. AND c. must be met. Our suggested rewording is: a. it can be demonstrated that the current use is not economically viable and not likely to become viable. Where appropriate, supporting financial evidence shouldbe provided including any efforts to advertise the premises for sale for a minimumof 12 months; AND b1. 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 b2. 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.		View Response

Question Number		10. Highways and Travel		
Respondent Name	Respondent Email Address	User Response: Text		Link
Mr David Bethell (Suffolk County Council)	david.bethell@suffolk.gov.uk	Expansion of the allocated site provides an opportunity to deliver improvements that support the objectives of Section 10 by enhancing connectivity for pedestrians and encouraging active travel.		View Response

Question Number		11. Policies Maps		
Respondent Name	Respondent Email Address	User Response: Text		Link
Mr David Bethell (Suffolk County Council)	david.bethell@suffolk.gov.uk	The Village Centre Insert Map should be amended to reflect the Call for Sites submission that seeks to expand Local Plan allocation AP54, as discussed in the sections above.		View Response
Mr David Taylor (Taylor Farms)	DT@taylorfarms.co.uk	These representations have prepared by Bidwells on behalf of Taylor Farms Partnership ('the Client') pursuant to the Barton Mills Neighbourhood Plan Regulation 16 Consultation currently being undertaken by the Authority. Overall, the Client is supportive of the Neighbourhood Plan and its objectives, however, wish to make the following comments. Barton Mills Meadows County Wildlife Site – Map 5 The Client acknowledges that 'Map 5 – Wildlife Designations' identifies the relevant wildlife designations within the Neighbourhood Plan Area. Barton Mills Meadow County Wildlife Site ('CWS') is identified by a '2' on Map 5 and is shaded in blue. Bidwells advocate the removal of the identification of CWSs from the Neighbourhood Plan, particularly Barton Mills Meadow CWS. In the first instance, it is acknowledged CWS are non-statutory designations and do not carry the same level of protection as statutory designations such as a Special Area of Conservation (SAC), Special Protection Area (SPA) and Sites of Special Scientific Interest (SSSI) – which are the other assets identified on Map 5. As such it is considered unnecessary for the Neighbourhood Plan to identify CWS on the same map as such statutory designations which carry greater protections for environmental and planning purposes. Further it is noted that the adopted West Suffolk Local Plan (2025) does not identify CWS within the Plan or on the adopted policies map. In recognition of this it is suggested the CWSs are removed from the map and reference to them within the Neighbourhood Plan deleted. This would ensure both a robust approach to identifying environmental designations within the Authority and that it aligns with the adopted Local Plan for West Suffolk. Should you have any queries please do not hesitate to contact me (Rob Hopwood: Robert.Hopwood@Bidwells.co.uk		View Response
Mr Robert Lewis	rlewis@talk21.com	The organising group were incorrectly advised by the project consultant that they could only consider development inside the existing settlement boundary. There is almost no development space within the current boundary and therefore the whole project was stifled before even getting underway. The project should have correctly considered other modest areas outside the settlement boundary.		View Response

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