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# GREAT BARTON NEIGHBOURHOOD PLAN 2019 - 2041

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**CONSULTATION STATEMENT**

**MAY 2020**

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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 in respect of the Great Barton Neighbourhood Plan (GBNP).
- 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 GBNP are a result of extensive engagement and consultation with residents of Great Barton as well as other statutory bodies. Work has involved a household questionnaire, public meetings and consultation events at appropriate stages during the preparation of the plan.

## 2. Background to the Preparation of the Neighbourhood Plan

- 2.1 In 2012 the Parish Council, in reviewing projects coming out of the Parish Plan and public consultations during the St Edmundsbury Borough Council (SEBC) Vision 2031 preparation processes, decided that there was ample evidence that the parishioners wished to support the preparation of a Neighbourhood Plan for the whole Parish and not one sector of it. Throughout 2013 and 2014 SEBC consultations on the Vision 2031 clearly showed the desire by parishioners of Great Barton to maintain and increase its vitality and, moreover, to preserve its own identity.
- 2.2 To preserve the identity of the parish, the April 2015 Annual Parish Meeting, supported by a neighbouring village already 18 months into the Neighbourhood Plan process, encouraged volunteers outside of Parish Councillors to express an interest in developing a Neighbourhood Plan. A Neighbourhood Plan Working Group was subsequently established in March 2016 and, at a meeting in May 2016 the following themes were identified as matters that should be addressed in the Neighbourhood Plan:
- Housing
  - Business and Employment
  - Community Facilities
  - Built Character and Environment
  - Transport and Travel
- 2.3 Great Barton Parish Council, for purposes of the Localism Act, is the “qualifying body” and has prepared the plan with the assistance of a working group of volunteers and supported by Places4People Planning Consultancy. This has been assisted by grant funded from the Government Neighbourhood Planning Grant Initiative via Locality, for which the Parish Council are grateful.

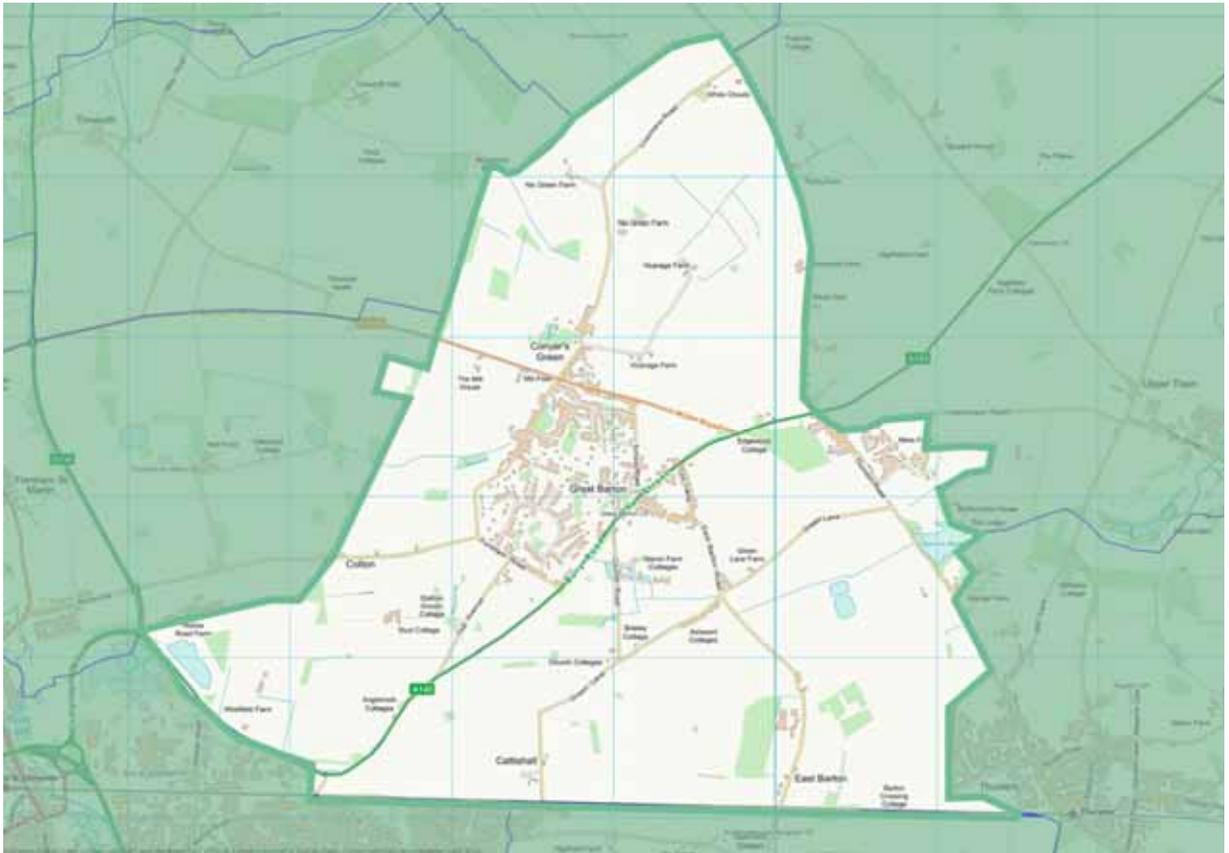
### 3. How the plan was prepared and the consultation process

3.1 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.

#### Neighbourhood Area Designation

3.2 The Neighbourhood Plan Area, covering the whole of the parish, was originally designated by the then St Edmundsbury Borough Council in June 2016. Due to changes to the Great Barton Parish boundary following a community governance review, Great Barton Parish Council submitted a new application to designate a revised Neighbourhood Plan Area to cover the revised Parish area. The former Borough Council confirmed the designation of the new area, as illustrated on Map 1, on 14 January 2019. This is the area that the Neighbourhood Plan covers.

3.3 The designated area is illustrated on the map below.



The Designated Neighbourhood Area

## Publicity

### Public Drop-in Session - Saturday 21 January 2017

- 3.4 A residents' drop-in event was held in the Village Hall and attracted over 150 residents. There was a presentation of the plan process using information boards covering the five topic areas, on which residents were asked to put their views on any aspects of the plan, by means of post-it notes. This generated a valuable collection of views, which informed the household questionnaire and fed into the plan itself. The feedback from the event can be found on Evidence page of the Neighbourhood Plan website <http://greatbarton.suffolk.cloud/neighbourhoodplan/evidence/>

### Workshop with Local Youth Club - 24 February 2017

- 3.5 A workshop took place within the regular youth club meeting. The children were divided into smaller workshop groups and asked what they liked and disliked about the village and what they would like to see in the future. The outcomes are available on the Evidence page of the Neighbourhood Plan website <http://greatbarton.suffolk.cloud/neighbourhoodplan/evidence/>

### Exhibition at Great Barton Primary School - 22 March 2017

- 3.6 An exhibition was held at school pick-up time. The target audience was parents and teachers, but some pupils also gave their views. The Neighbourhood Plan process was summarised and the site known as The Triangle was explained and views sought. The outcomes are available on the Evidence page of the Neighbourhood Plan website <http://greatbarton.suffolk.cloud/neighbourhoodplan/evidence/>

### Exhibition at Freedom Church May Day Event - 1 May 2017

- 3.7 The same information that was displayed at the Primary School event was displayed. The target audience was families and adults who live and visit the village. The outcomes are available on the Evidence page of the Neighbourhood Plan website <http://greatbarton.suffolk.cloud/neighbourhoodplan/evidence/>

### Household Questionnaire - Autumn 2017

- 3.8 On Saturday 30th September 2017 the distribution of a Neighbourhood Plan Household questionnaire and a Housing Needs Survey commenced. A paper questionnaire was delivered by hand to each household in the Parish, and was aimed at residents aged 8 or over. The completed questionnaires were collected individually over the course of the consultation period. Collectors went back three times over this period to ensure maximum completion. Residents also had the option of completing the form online, using a unique randomly generated identifier supplied with the questionnaire pack. The deadline for completion of questionnaires was Sunday 29th October 2017. 1024 questionnaires were returned.

The questionnaires were totally anonymous, apart from a randomly generated ID. The forms were analysed via a software package provided by Community Action Suffolk, which allowed us to produce the results in spreadsheet format and also by means of bar charts, and could accommodate free text input from respondents, which could also be analysed. A report on questionnaire is available to view on the Evidence page of the Neighbourhood Plan website.

<http://greatbarton.suffolk.cloud/neighbourhoodplan/evidence/>

## Local Housing Needs Survey - Autumn 2017

- 3.9 In 2017 the Parish Council commissioned Community Action Suffolk to develop a Local Housing Needs Survey. A paper copy of the survey was delivered to every household in the Parish of Great Barton, along with the Household Questionnaire. The survey could be completed on-line or the paper version could be completed and posted direct to Community Action Suffolk in a freepost envelope. The results were taken into account in the Housing Needs Assessment.

## Potential Sites Consultation Drop-in - Saturday 21 April 2018

- 3.10 In April 2018 a postcard was delivered to every household in the Parish of Great Barton inviting residents to attend a Drop-in to discuss and express their views on the sites that were included in the St Edmundsbury Borough Council SHLAA Final Report dated April 2016 and to suggest any other sites that should be considered. A copy of the Drop-in Display is included at Appendix 1. Those attending the Drop-in were invited to complete a ballot paper and place it in the ballot box. 134 people attended the Drop-in and 129 completed a ballot paper. The results are available on the Evidence page.

<http://greatbarton.suffolk.cloud/neighbourhoodplan/evidence/>

## Regulation 14 Pre-submission Consultation

- 3.11 On 9 December 2019 the formal Pre-submission Draft Plan was approved for publication by the Parish Council. A statutory consultation period of 6 weeks and 2 days was initiated on Saturday 18 January 2020. The consultation ended on Monday 2 March 2020. 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 2 and the letter used to notify them is included at Appendix 3

### How we publicised the consultation

- 3.12 The consultation period began with a drop-in session and exhibition held in the Village Hall on Saturday 18 January 2020 between 10am and 3pm. A publicity postcard invitation was delivered to every household in the Parish and was advertised on the Parish Council notice boards and website. 222 people attended the session. Display boards summarised the content of the Plan and provided details of all the planning policies. Copies of the draft Neighbourhood Plan were available to read over a cup of tea/coffee in the Village Hall Annexe. Copies of the pre-submission draft display boards are shown at Appendix 4. The Draft Plan and display material was also made available at the Village Hall Annexe on Thursday 13 February 2020 between 7pm and 9pm for those who missed the Saturday Drop-in.
- 3.13 The Draft Plan and the display material was made available on the Neighbourhood Plan pages of the Parish Council website together with the supporting documents that had been prepared to inform the content of the Plan. A comments form, included at Appendix 5, was also devised and available for completion throughout the consultation period, either online or in paper format. Paper copies of the Plan, together with A3 copies of the display material and comments forms were made available for those that did not have access to the Plan online at prescribed times at the Freedom Church Cafe and the Church Institute. In addition, the publicity postcard advised residents who to contact to borrow a copy of the Plan to read.
- 3.14 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

## Ongoing publicity and community engagement

- 3.15 During the whole neighbourhood plan process, there has been regular publicity, awareness raising and community engagement.

- 3.16 There have been regular updates and alerts at Parish Council meetings and in the quarterly free Parish Newsletter delivered to all households in the Parish. The Neighbourhood Plan Working Group meetings were held on a monthly basis in public and the agendas advertised on the Parish Council notice boards and on the Parish Council Neighbourhood Plan website. Residents and those with an interest in the plan were welcome to attend. The website was set up in 2016 and as the plan has developed more information has been put on the website, including the feedback from the various events and questionnaires.
- 3.17 Volunteers have delivered postcards to every household in the Parish to publicise the drop-in sessions and encourage attendance. The volunteers also delivered and collected the questionnaires from each household.

### Working Group

- 3.18 The inaugural meeting of the Great Barton Neighbourhood Plan (GBNP) Working Group was held on 13 April 2016 in the Village Hall. All members had volunteered either at the 2015 Annual Parish Meeting where the idea of a neighbourhood plan for Great Barton had been discussed or at the Neighbourhood Planning meeting initiated by the Parish Council on 23 March 2016.
- 3.19 During 2016 to 2019 the Working Group met monthly to design consultation events, carry out research, format the Household questionnaire, examine the results and write the plan based on the consensus views of the community. The Agendas and Action Points of the meetings can be seen on Neighbourhood Plan pages of the Parish Council Website at:

<http://greatbarton.suffolk.cloud/neighbourhoodplan/neighbourhood-plan-meetings/>

## 4. Pre-Submission Consultation Responses

4.1 In total, 95 people or organisations responded to the Pre-Submission Consultation as listed below. The schedule of comments and the responses of the Parish Council are 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.

The following individuals or organisations submitted comments:

A & J Mallett	Elizabeth Mugova	P & W Jones
A Fisk	G Heftman	P Andrews
A Graves	G James	P Fisk
A Jiggins	H Andrews	P Horrobin
A Reeve	H Clarke	P Humphry
A Rice	J Brown	P Reeve
A Sauvage	J Byford	P Sammers
A Stupak	J Millen	R Davison
A Veal	J Noble	R Everett
A&J Mallett	J Pritchard	R Webber
Adkins	J Sefrin	S & J Mallett
B Horrobin	J Wakerley	S & L Gough
B Lebbon	J Watson	S Broughton
B Maitland	JB & RE Lebbon	S E Lebbon
B Surti	L Rice	S Lebbon
B Ward	M Adkins	S St John
C Gregory	M Byford	S Veal
C Mackichan	M Clarke	S Verzijl
C Pettitt	M Corcoran	S&L Gough
C Veal	M Dunn	SE Lebbon
D Caley	M Elliott	Si Veal
D Clarke	M Murray	T Frost
D Doran	M Pritchard	T Gregory
D Murray	M Verzijl	V Minor
D Salvage	MD & AL Jackson	WA & MM JONES
Dr Surti	Mr A Graves	Y Heftman
E Clarke	Mrs D Caley	
Edward James	P & D Smith	

### **Statutory bodies and other organisations**

Historic England  
Environment Agency  
Suffolk Clinical Commissioning Group  
Anglian Water  
Sport England

West Suffolk Council, Planning Policy Section  
Suffolk County Council  
Bury St Edmunds Town Council  
Thurston Parish Council  
Suffolk Preservation Society

### **Developers**

Carter Jonas on behalf of St Joseph Homes Ltd  
Carter Jonas on behalf of Suffolk County Council and West Suffolk Council



# Great Barton Neighbourhood Plan

# 1

Thank you for coming today.

We have an exciting opportunity to guide and control development in our village and your views can influence this.

There is a chronic shortage of housing in our country despite what may seem to be the constant development of land in our local area. We need to make sure that we put ourselves in the best position to influence where this development happens in and around our village and that is the point of this event.

There is a high level of interest by landowners in developing in our village and we need to maintain some level of control over this. This can be achieved by identifying the sites that we want to see developed and how we wish them to be developed without losing sight of the special qualities of our village.

This provides us with the opportunity to secure other benefits for our village that would otherwise not be delivered. Your recent responses to our questionnaire have helped us to identify what other benefits we should be seeking in return for allowing more development in our village.

We will then review the feedback and identify the potential housing site options and you will have another chance to comment on these.

Your views will help us to prepare a neighbourhood plan that reflects the wishes of the community, so please make sure you complete your ballot paper and post it in the box before you go.



# The Stages

# 2

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut. The Plan is being prepared by a Working Party on behalf of the Parish Council and is also receiving advice from specialists.

**BUT, at the end of the day, it's YOU that will decide whether the Plan should be approved**

**Community Involvement is a major part of the process and the final Plan must be approved in a Parish Referendum before it can be used**





# Plan Objectives

# 3

To promote a vibrant, interconnecting community which enhances the well-being of residents within the parish

- 

To ensure the current and proposed developments are sustainable and harmonise within the original build and character of the village

- 

Further growth of housing types to enable broader demographic populations within the parish especially the disabled, elderly and infirm residents

- 

To ensure integration of the various settlements within the parish through new, enhanced and safe pedestrian and cycle links

- 

To promote the services of: local shop(s), business developments to meet local employment needs, health provision, sport, leisure and amenities facilities whilst enhancing the natural (open and green) environment within the parish

- 

To provide borough and county authorities and other utility services the important opinions of residents which will help shape correct decision making



## Criteria to be used when choosing a site

# 4

When reviewing whether a site is suitable for housing development we will have to consider the following:

- ✓ Proximity of the site to existing facilities within the village
- ✓ Proximity of the site to local bus services
- ✓ Ability of the site to link existing foot and cycle links or provide new links
- ✓ Impact on the character of the area or buildings of historical interest
- ✓ Potential loss of important open spaces, trees/woodland and/or landscapes
- ✓ Potential to deliver other facilities for the benefit of the village
- ✓ Potential impact on neighbouring properties
- ✓ Ability of the site to provide sufficient open spaces to meet the needs of the new residents
- ✓ Ability of the site to deliver a good quality development and a variety of house types

**It would be useful if any sites that you suggest could also consider these**

We recognise that it may not be possible for a site to meet all these criteria but that the preferred sites should seek to satisfy as many as possible



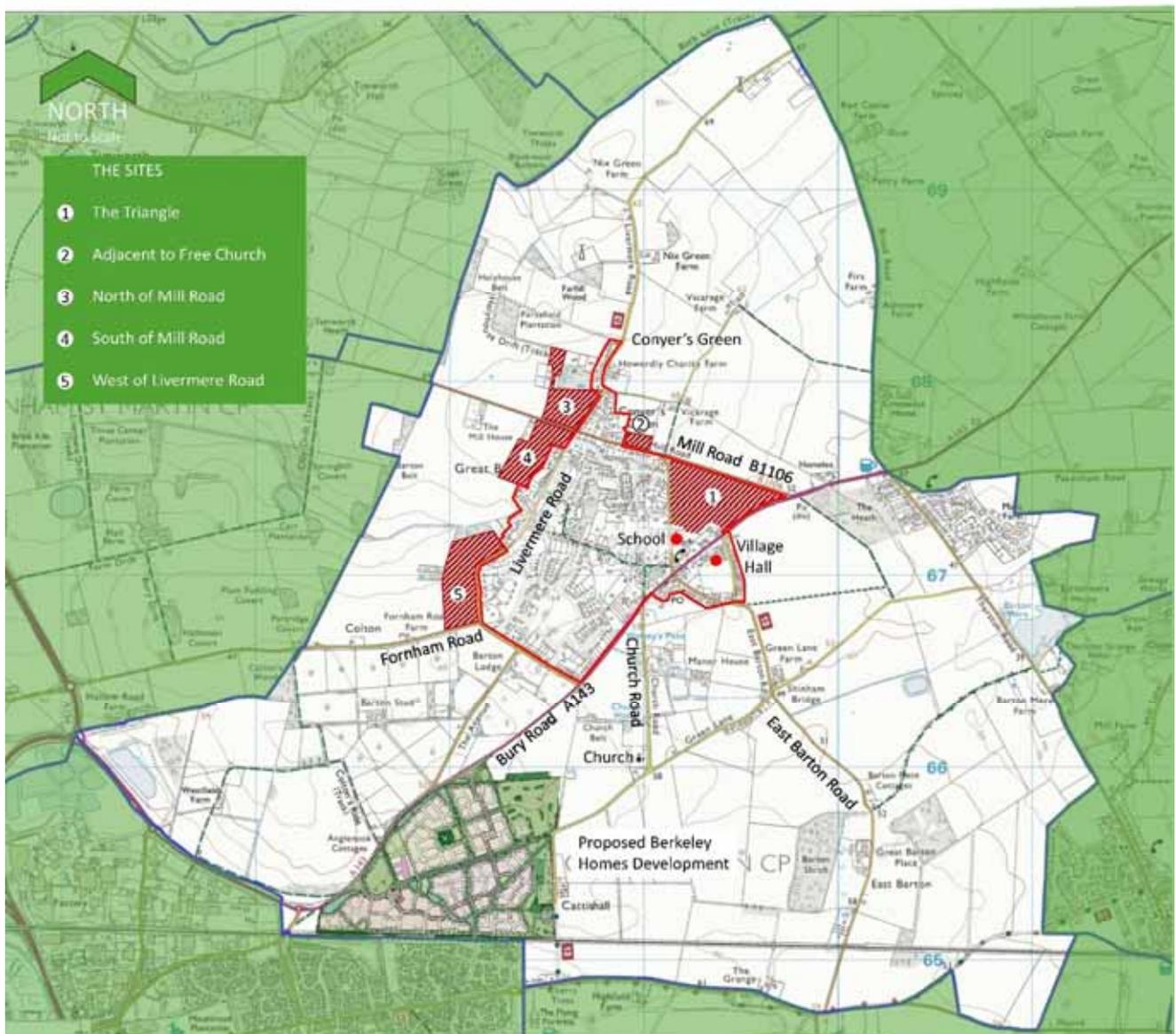
# Possible Housing Sites

# 5

St Edmundsbury Borough Council is required to make a call for sites that could potentially be developed for housing. In addition, their Local Plan also identifies sites where development will definitely take place in the future.

The map below shows the sites that are already in the Local Plan plus the land that has been proposed to St Edmundsbury by landowners for inclusion in a future Local Plan

ARE THERE ANY OTHER SITES THAT YOU THINK MIGHT MEET THE SITE SELECTION CRITERIA?





# Site 1: The Triangle Site

# 6

The site is already designated in the Local Plan for 40 houses as identified below



**Local Plan extract**

**POLICY EV18: GREAT BARTON**

12.4 hectares of land is allocated for residential and community uses on the north eastern edge of Great Barton.

The total capacity of the site should be determined through a site Development Brief, with up to 40 dwellings permitted in the period to 2031.

The amount of land available for development, types and location of uses, access arrangements, design and landscaping will be informed by a Development Brief for the whole 12.4 ha site. The Development Brief should set out how the community uses on the site will be delivered. Applications for planning permission will only be determined once the development brief has been adopted by the local planning authority.

Access to the site will be from Mill Road (B1106).

Development on the site must make provision for the potential expansion needs of Great Barton Primary School.

Development on the site will need to respect and respond appropriately to issues of congestion, air quality and noise management.

The development area must provide enhanced footpaths and cycleway access to the village centre and areas of public open space. Strategic landscaping and open space must be provided to address the site requirements and location.

Produced by St Edmundsbury Borough Council

*"This area would be appropriate for a long-term mixed use development which would take into account the needs of the primary school and address the current issues around car parking and congestion on School Road.*

*The entire area of land will provide for the long term growth of Great Barton, however, in the short / medium term only a small part of this site is required for development in the period to 2031."*



SITE DETAILS *	
Area	12.4 hectares
Capacity	Up to 372 homes at 30 dwellings per hectare

## Great Barton Parish Council's Aspirations for the Triangle – 2015/16

The following list came out of consultations with parishioners and Great Barton Primary School

- Development between Gt Barton Parish Council and Suffolk County Council
- Suffolk County Council want best value for the community and not just maximising capital receipts
- Access off Mill Road
- A public car park to serve as a drop-off and collection of pupils at the school
- Pedestrian links off School Road only
- An area to allow for school expansion (playing / sports) especially for Years 5 & 6
- The school should have a Multi-Use Games Area (dual use with the community); school needs extra facilities including indoor sports facilities and a library / music room
- Relocate Post Office and provide village shop
- Land should be set aside for Health Facilities to be delivered in the future. The building could be flexible use
- Provision for Allotments and a Community Woodland should be considered
- Some sheltered housing for elderly people is desirable such as 1 bed maisonettes (ground floor only) which could be a mix of private and affordable
- The two distinct areas exist in the village, Hall Park and The Park. These styles should be reflected in the Development Brief.
- No 3 storey housing on the site, but some 2½ storey may be acceptable
- Further business units are not needed in the village
- There is no desire for a cricket pavilion
- A joint use building to accommodate sport / school / community use / youth club / health facility

The consultation for the Development Brief would be followed by a Neighbourhood Plan

\* Reproduced from the St Edmundsbury Strategic Housing Land Availability Assessment

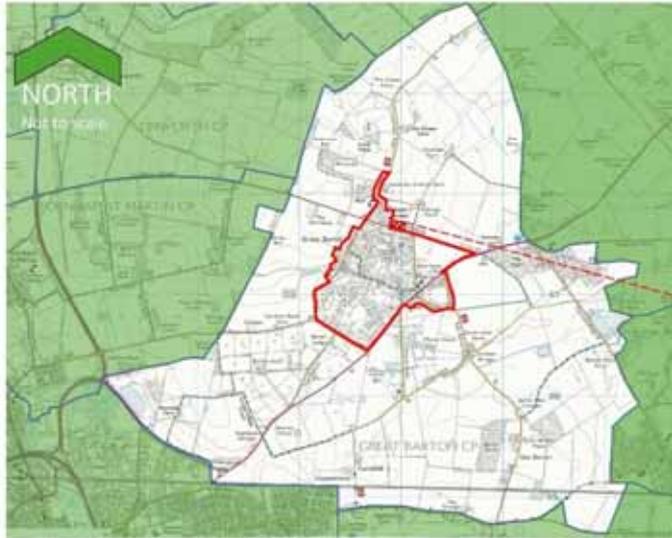
## Landowner's draft option for site





# Site 2: Adjacent to Freedom Church

# 7



### SITE DETAILS \*

Area	0.8 hectares
Capacity	Up to 24 homes at 30 dwellings per hectare

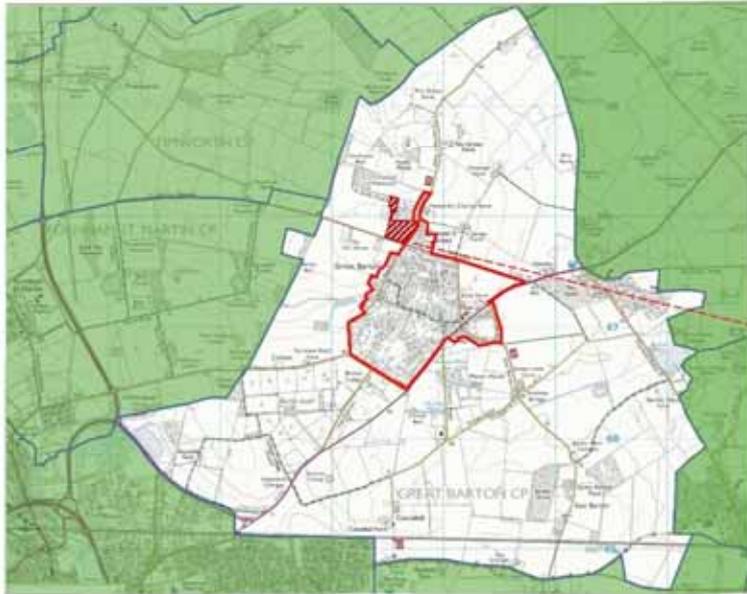
\* Reproduced from the St Edmundsbury Strategic Housing Land Availability Assessment





# Site 3: North of Mill Road

# 8



## SITE DETAILS \*

Area	5.29 hectares
Capacity	Up to 159 homes at 30 dwellings per hectare

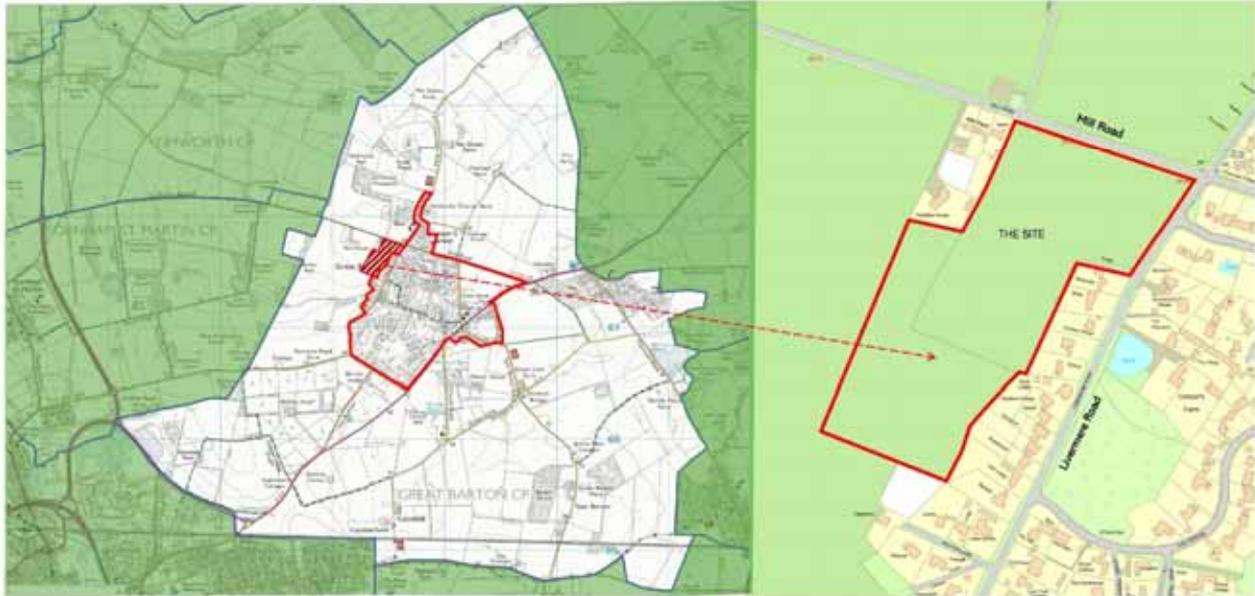
\* Reproduced from the St Edmundsbury Strategic Housing Land Availability Assessment





# Site 4: South of Mill Road

# 9



## SITE DETAILS \*

Area	5.55 hectares
Capacity	Up to 167 homes at 30 dwellings per hectare

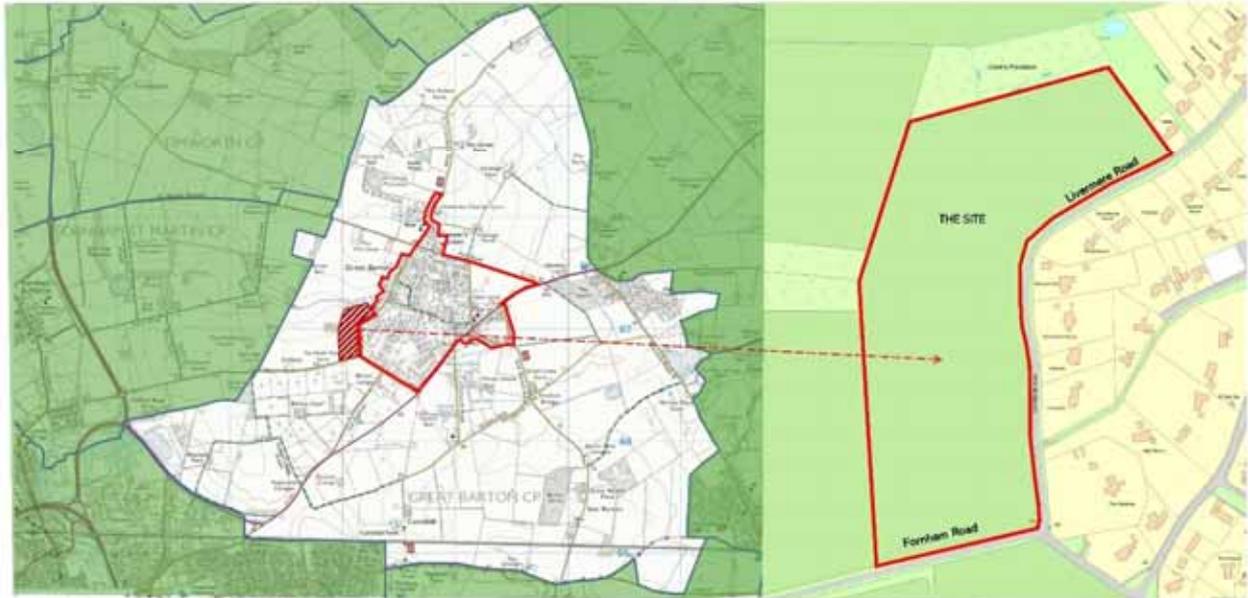
\* Reproduced from the St Edmundsbury Strategic Housing Land Availability Assessment





# Site 5: West of Livermere Road

# 10



## SITE DETAILS \*

Area	8.5 hectares
Capacity	Up to 255 homes at 30 dwellings per hectare

\* Reproduced from the St Edmundsbury Strategic Housing Land Availability Assessment





# What next

# 11

Complete your Ballot paper and put into the Ballot Box



Suggestions for other sites discussed with landowners



Favoured Potential Site(s) subjected to independent assessment



Masterplan and design guidelines prepared for Chosen site(s) - if any



Any Chosen sites included in draft Neighbourhood Plan for consultation

To keep up-to-date visit our website at:  
<http://greatbarton.suffolk.cloud/neighbourhoodplan/>





# Any Questions?

# 12

If you have any questions about the content of the display, or the Neighbourhood Plan and its process please ask one of the Working Group volunteers present today

Thank you for participating

To keep up-to-date visit our website at:  
<http://greatbarton.suffolk.cloud/neighbourhoodplan/>



## Appendix 2 – List of Statutory Consultees notified of Pre-Submission Neighbourhood Plan Consultation

Organisation	Name/Position
Ampton, Little Livermere & Timworth Parish Meeting	Mr B Turner (Parish Clerk/Chairman)
Anglian Water	Planning Liaison
BT	Henry Parker
Bury St Edmunds Town Council	Greg Luton
Cadent Gas	Plant Protection
Community Action Suffolk	Sarah Mortimer
Community Action Suffolk	Sunila Osborne
Cornerstone	Enquiries
Council for British Archaeology	CBA East
Council for British Archaeology	Info
County Councillor for Thingoe North Division	Beccy Hopfensperger
Environment Agency	Planning Brampton
Environment Agency	Planning Liaison
Fornham St Martin cum St Genevieve Parish Council	Parish Clerk, Vicky Bright
Great Livermere Parish Council	Parish Clerk, Vicki Gay
Greater Anglia (Abellio)	Jonathan Denby
Highways England	Planning East of England
Highways Suffolk	Andrew Woodin
Historic England	East Planning Policy
Homes England	Mail
Mid Suffolk District Council	Paul Bryant
Ministry of Defence	Town Planning
MP for Bury St Edmunds	Jo Churchill
National Federation of Gypsy Liaison Groups	Peter Mercer MBE
National Grid	Network Planning
National Trust East Of England	Customer Enquiries
Natural England	Consultations
Network Rail	Steven Taylor
New Anglia Local Enterprise Partnership for Norfolk and Suffolk	Info
NHS - Suffolk	Chris Crisell
NHS - WSCCG	Lois Wreathall
Norfolk & Suffolk Gypsy Roma & Traveller Service	Jo Richardson
Openreach	New Site Reception East of England
Pakenham Parish Council	Sandra Brown
RSPB	Philip Pearson
Rushbrook with Rougham Parish Council	Pat Lamb
Sport England	Planning East
Suffolk County Council	Neighbourhood Planning
Suffolk Police	Leigh Jenkins
Suffolk Preservation Society	Catherine Cairns, Director
Suffolk Wildlife Trust	Simone Bullion
Sustrans	Business Development
Three	Jane Evans
Thurston Parish Council	Victoria Waples
UK Power Networks	Nuno Dafonseca
Vodafone and O2 -	EMF Enquiries The Manager
Ward Member for West Suffolk	Sarah Broughton
Ward Member for West Suffolk	Beccy Hopfensperger
West Suffolk Council	Planning Policy

## Appendix 3 - Letter used to notify Statutory Consultees

Dear Sir/Madam

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

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

The full plan and supporting documents can be viewed on the Great Barton Parish Council website <http://greatbarton.suffolk.cloud/neighbourhoodplan/> together with information on how to send us your comments.

This Pre-Submission Consultation runs for a period of just over 6 weeks, between 18 January 2020 and 2 March 2020 inclusive.

We look forward to receiving your comments.

Sheila Deare

On behalf of

**Great Barton Parish Council**

# Welcome

## The story so far

In 2016 the Parish Council agreed to prepare a Neighbourhood Plan. Since that time a Working Group has, with the aid of professional support, undertaken background research and consultation on what the Plan should cover and the proposals that it should include.

We have now reached an important stage in its preparation and are consulting on the Draft Plan.

### What is a Neighbourhood Plan?

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village. It can, for example, also identify proposals for:

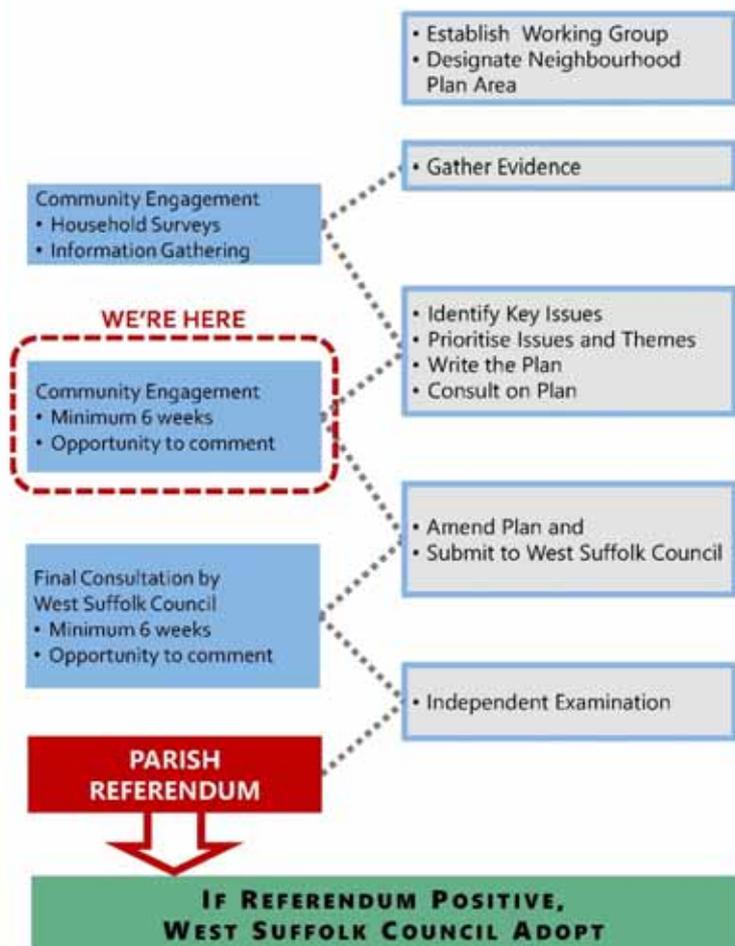
- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality.

When complete, it 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 development proposals.

Community involvement is a major part of the process of developing a Neighbourhood Plan and it must be approved in a local referendum before it can be used.

### How it is prepared

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



Over the next 6 weeks you have an opportunity to read the Plan and submit your comments.

The boards that follow provide information about all the Planning Policies in the Plan.

**WE NEED YOUR VIEWS  
BY 2 MARCH 2020**

### Plan Contents

- 1 Introduction
  - 2 Great Barton - History and Now
  - 3 Planning Policy Context
  - 4 Vision and Objectives
  - 5 Planning Strategy
  - 6 Housing
  - 7 Business and Employment
  - 8 Community Facilities
  - 9 Built Character and Environment
  - 10 Transport and Travel
  - 11 Monitoring and Delivery
- Policies Maps

### Supporting Documents

- Housing Needs Assessment
- Design Guidance
- Local Green Space Assessment
- Buildings of Local Significance Assessment
- Appraisal of Important Views
- Household Questionnaire Results
- Potential Housing Sites Consultation Report

### The Plan contains:

#### Planning Policies

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

#### Policies Maps

These illustrate areas of land or buildings where policies in the Plan apply.



**WE ESPECIALLY WANT YOUR COMMENTS ON THE  
PLANNING POLICIES**

**PLEASE ALSO TELL US IF YOU SUPPORT THE PLAN**



Arising from the outcomes of the research and surveys,  
the Plan's over-arching Vision is:

**By 2041 Great Barton will be a thriving and safe rural community that provides for the needs of existing and future residents whilst respecting, enhancing and sustaining the special character and environment of the village.**

The Vision is supported by five topic areas, each with objectives that will contribute to the delivery of the Vision.

### Housing Objectives

- To enable local people to stay in or return to the village throughout their lifetime and as their needs change
- To ensure an adequate supply of affordable housing to meet the needs of the parish
- To maintain a strong community by ensuring a mix of housing types and integration between different types and tenures of housing within the village

### Transport and Travel Objectives

- To promote measures to improve the safety of the roads and footways through the parish and beyond
- To provide improvements to footpath connections through the parish including measures to enhance pedestrian safety and safe crossing points
- To maintain, develop and enhance cycle routes through the parish and beyond
- To ensure that new development provides sufficient parking
- To minimise the impact of future development on the existing highway network
- To encourage non-car modes, including public transport

### Built Character and Environment Objectives

- To preserve and enhance the character of the area
- To protect important open green spaces and wooded areas within the parish
- To ensure development is well designed and complements the diverse character of the parish
- To maintain the distinctive views and visual connectivity with the surrounding countryside from within the built-up area and protect the agricultural landscape
- To protect the identity of the present village and prevent coalescence with the future Severals, Bury St Edmunds and surrounding villages
- To protect and enhance biodiversity
- To minimise the impact of development on the best and most versatile agricultural land
- To reduce the environmental impact of new buildings through the use of energy saving technologies

### Business and Employment Objectives

- Support small-scale business creation and retention
- Encourage the provision of services and infrastructure that enables business development

### Community Facilities Objectives

- To protect existing community, retail, education and leisure facilities and support further growth where appropriate
- To ensure that sufficient community and leisure facilities are maintained to serve the parish including new complementary provision in association with new development
- To encourage multi-generational community and leisure facilities

**DO YOU SUPPORT THE VISION AND POLICIES?**



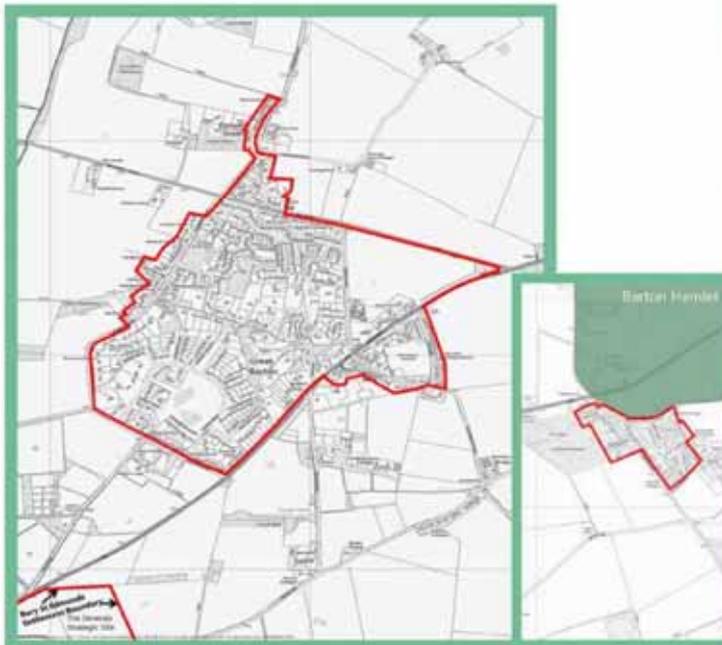
Question 3

### THE PLAN

- Identifies the amount of housing growth in the parish up to 2041
- Acknowledges that we can't stop the development of The Severals Strategic Site from happening
- Focuses development to within defined Settlement Boundaries drawn around the main built-up areas of the village
- Enables the building of low-cost affordable housing to meet local needs
- Protects important open spaces as Local Green Space
- Protects and maintains features of Landscape and Biodiversity Value
- Identifies important views that should be protected from the impact of development
- Protects the landscape outside the built-up areas
- Seeks to maintain the building characteristics and distinct character areas
- Identifies buildings that aren't Listed but that are important to the character of the village

### Location of development

- The Neighbourhood Plan takes account of both the National Planning Policy Framework and the relevant adopted Local Plan documents for West Suffolk.
- The current local plan defines a Settlement Boundary for the village centre as well as including the proposed Severals development as part of the extended Bury St Edmunds Settlement Boundary.
- The Neighbourhood Plan retains the Settlement Boundaries and also proposes the reinstatement of the Settlement Boundary at Barton Hamlet that was removed from the Local Plan in 2010.
- Proposals for development outside these Boundaries will have to demonstrate that there are exceptional circumstances in order for it to be allowed.



### Policy GB 1 – Spatial Strategy

In the period 2019 to 2041 the Neighbourhood Plan area will accommodate development commensurate with the village's designation as a Local Service Centre in the Local Plan settlement hierarchy. With the exception of the development of the strategic site at The Severals, new development will be focused within the defined Settlement Boundaries.

Outside of the Settlement Boundaries, priority will be given to protecting and enhancing the countryside from inappropriate development. Proposals for development will only be permitted where:

- a) it is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located in the countryside; or
- b) it is in conformity with Policy DM27 of the St Edmundsbury Joint Development Management Policies Local Plan Document 2015; and
  - i) it would not have significant adverse impact on the landscape setting of Great Barton village and/or Barton Hamlet; and
  - ii) it would not result in the loss or erosion of an important settlement gaps as identified on the Policies Map; and
  - iii) it would maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built-up area, as defined on the Policies Map.

### DO YOU SUPPORT THIS POLICY?



### How much new housing?

The Neighbourhood Plan has an important role in meeting local housing need for the period to 2041.

It cannot stop already planned development in the Local Plan, but it can address where additional development goes.

The Local Plan currently identifies the Triangle site, the site bounded by School Road, Mill Road and the A143, for up to 40 dwellings in the period to 2031 while recognising that "this entire area of land will provide for the long term growth of Great Barton".

The Neighbourhood Plan work has assessed the capacity of the triangle site and concludes that it is reasonable to plan for the construction around 150 new homes in the Neighbourhood Plan Area by 2041, including the 40 already identified.

Although the majority of the additional planning housing will take place on The Triangle, the Plan also allows for a continuation of the current policy to allow infill development within the Settlement Boundary and, where criteria can be met, for the conversion of barns.

### Policy GB 2 - Housing Delivery

In addition to the Strategic Site of around 1250 dwellings at The Severals identified in the adopted Local Plan, this Plan provides for around 150 dwellings to be developed in the Neighbourhood Plan area between 2019 and 2041. This growth will be met through:

- i the allocation identified in Policy GB3;
- ii small brownfield "windfall" sites, infill plots of one or two dwellings within the Main Village Settlement Boundary; and
- iii infill plots of one or two dwellings within the Barton Hamlet Settlement Boundary.

In addition, proposals for the conversion of redundant or disused agricultural barns into dwellings outside the Settlement Boundaries will be permitted where:

- a) the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and
- b) the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and
- c) the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.



### Affordable Housing

A Housing Needs Assessment (2019) for the Plan assessed affordability levels. It concluded that:

- Newly forming households are unlikely to be able to afford to buy their own home in Great Barton.
- The estimated average net annual household income before housing costs in Great Barton in 2015/16 was £37,100, (there is a high level of residents in retirement) whilst the income needed to afford an entry level property is £90,000 (1<sup>st</sup> time buyers).
- The gap between income levels and required income is likely to push young residents without equity into the Private Rented Sector, opportunities for which are limited in Great Barton.
- The Severals Strategic site would produce a theoretical total of 375 affordable dwellings.
- There does not appear to be a requirement for the Neighbourhood Plan to set its own affordable housing target on the basis of the current data.

The Parish Council commissioned a Housing Needs Survey in 2017, undertaken by Community Action Suffolk.

**The Local Plan already contains policies for the delivery of affordable homes and it's not considered necessary to have additional policies in the Neighbourhood Plan.**

**DO YOU SUPPORT POLICY GB2?**



# The Triangle

## GREAT BARTON NEIGHBOURHOOD PLAN

### Background

St Edmundsbury's Rural Vision 2031 Local Plan document allocates land east of School Road for residential and community uses with up to 40 homes being built by 2031. The Local Plan states that the site has a capacity for more than 40 homes but that "the amount of land available for development, types and location of uses, access arrangements, design and landscaping will be informed by a Development Brief". This Brief has yet to be prepared.

Consultation during the preparation of the Neighbourhood Plan revealed community support for the delivery of additional homes at this site only if it delivered further community facilities.

The Neighbourhood Plan has had regard to this and the criteria set out in Policy RV18, as reproduced below, in reviewing the development potential for the site

The Neighbourhood Plan provides a high level "concept statement" for the site. This has been prepared by AECOM Planning Consultants and funded as part of the Government's Neighbourhood Plans support package.

What has been produced does not constitute the Development Brief required by the Rural Vision 2031 policy, but it does provide guidance on how the site could be developed in order that a more detailed Development Brief can be prepared, should West Suffolk Council deem it necessary.

### What you told us

A questionnaire on the Triangle available at the Drop-in in January 2017 identified the following aspirations:

- A wide variety of trees and green spaces to replicate the nature of the village;
- Cycle paths and footpaths should be provided;
- Allocating new post office with car parking facilities;
- Adequate shops should be provided;
- New housing should be in-keeping with the existing village; and
- Historical character needs to be preserved.

## Site Analysis



**DO YOU SUPPORT THIS POLICY?**



### Site Concept



#### Policy GB 3 - Land at School Road (The Triangle)

12.4 hectares of land at School Road, known as The Triangle and identified on the Policies Map, is allocated for the following development:

- i) up to 150 dwellings including 15% bungalows and 30% affordable housing;
- ii) community facilities that could include the uses identified in Policy GB7;
- iii) the expansion of the primary school; and
- iv) recreational open space and children's play.

Development of the site should be undertaken in accordance with the Concept Diagram (Figure 12) and the Development Principles set out in this Plan.

Proposals should also enable the reduction of traffic speeds on Mill Road and the provision of safe crossing points on School Road, Mill Road and the A143 (The Street) to enable safe and sustainable travel to the wider public rights of way network and village facilities.

Housing proposals should provide a mix of sizes and types in accordance with the need identified in the Neighbourhood Plan unless clear and demonstrable evidence is provided to justify an alternative response that is supported by the local community.

The affordable housing provision should be designed so that it is 'tenure blind' (so that it is indistinguishable from open market housing), be distributed around the site and not concentrated in any one area.

Proposals that include an element of self-build housing will be supported.

#### DEVELOPMENT PRINCIPLES

##### Non-residential uses

- Provision of an area of approximately 2 hectares for community uses that might include a post office, a convenience shop and a coffee shop with parking and including at least 0.63 ha of outdoor sport including Multi Use Games Area (MUGA) with the standard dimension of 35 metres x 20 metres;
- Additional children's play area;
- Enabling the future expansion of the Primary School including a new drop-off / pick-up facility for visitors, accessed from Mill Road;

##### Housing

- A variety of building typologies that create new character areas across the site, rather than the same typologies across the whole site;
- At least 60% of dwellings to have two or three bedrooms;
- Floor areas to achieve the minimum Government National Space Standards for New Housing, as set out in Appendix 3 of the Plan;
- Maximum building height to be the equivalent of two storey dwellings;
- Densities to reflect local character and to be informed by desire to create new development within a high-quality landscape;
- The mix of housing types which reflect the current housing types in the village including detached, semi-detached, and bungalow;
- Dwelling frontages overlooking existing and proposed roads, paths and public spaces;
- Design of homes and streets to be tenure-blind, so that it is not easy to differentiate between homes that are private and those that are shared ownership or rented;
- Affordable housing to meet the Local Plan requirements and to be distributed in small clusters, across the site.

##### Landscaping

- Development structured around its landscape, using green corridors to provide walking and cycling links;
- Retention of the existing pond within the site;
- Providing for biodiversity net-gains across the whole site;
- Protection of community woodland areas adjoining A143;
- Retention and enhancement of existing hedgerow along School Road;
- Provision of new screen planting along Mill Road;
- Additional planting within the site to reflect the significant tree canopy found elsewhere across the village and to soften the transition to the open countryside;
- Retention of long-range view through site from School Road to beyond Mill Road.

##### Access and Movement

- A high level of connectivity between existing and new residential areas, external public rights of way and open spaces;
- A single vehicular access from Mill Road;
- No vehicular accesses from School Road or The Street / A143;
- Ensure that highway safety for all users is given primary consideration;
- Footpath and cycleway connections through the site to provide links between School Road, Mill Road and the A143;
- The provision of a footpath along the Mill Road frontage;
- Appropriate pedestrian crossing facilities to connect the site to the wider area;
- A convenient area for the use as a school pick up/ drop off purposes.

##### Sustainable Design

- Having full regard to the Neighbourhood Plan Development Design Checklist contained in Appendix 4 of the Plan;
- The need to manage surface water drainage in a suitable manner including, where possible, Sustainable Urban Drainage Systems (SUDS);
- Making provision for charging of electric cars;
- Designs that incorporate the latest standards for reducing energy consumption and waste reduction.

### DO YOU SUPPORT THIS POLICY?



# Housing Mix & Design

## GREAT BARTON NEIGHBOURHOOD PLAN

### Housing Mix

In 2011 65% of all homes in the village were occupied by two or less people while 80% of the homes had three or more bedrooms.

There is a higher proportion of four or more bedroomed homes (46%) when compared with nearby large villages.

The Primary School is forecast to have 25 surplus places by 2022, which suggests that there is a future need in the village for families with primary school aged children to maintain the School's viability.

The Household Survey identified a demand for bungalows.

The AECOM Housing Needs Assessment (2019) concluded that:

- Homes in Great Barton are larger than the average for St Edmundsbury;
- There is a need for smaller homes with two to three bedrooms;
- One person households are expected to increase by 18% in the whole Borough
- Households with a head over age 65 are expected to rise by no less than 87%, while younger households will all decline.
- By 2031 28% of households with a head over 65 will typically occupy a two bedroom home, while 43% will choose a three bedroom.

The AECOM Assessment recommended that the following housing mix should be sought:

- |                      |     |
|----------------------|-----|
| • 1 bedroom          | 8%  |
| • 2 bedrooms         | 21% |
| • 3 bedrooms         | 44% |
| • 4 bedrooms         | 17% |
| • 5 or more bedrooms | 17% |

### Policy GB 4 – Housing Mix

With the exception of the North-East Bury St Edmunds Strategic Site, proposals for housing developments of 10 dwellings or more in the Neighbourhood Area should include provision of a mix at least 60% of two and three bedroomed dwellings of which at least 15% shall be single storey bungalows.

### Housing Design

The Government's 2015 national space standards set optional minimum acceptable space standards that should be applied to build both open market and affordable housing. They encourage provision of enough space in homes to ensure that they can be used flexibly by a range of residents. The standards also aim to ensure that sufficient storage can be integrated into dwelling units. It is emphasised that these standards are expressed as minimum space standards.

### Policy GB 5 – Housing Design

Proposals for new dwellings should achieve appropriate internal space through compliance with the latest Nationally Described Space Standards. Dwellings should also make adequate provision for the covered storage of all wheelie bins and cycles, in accordance with the adopted cycle parking standards.

In addition, proposals should:

- i have regard to the character of the immediate area within which the site is located and not have a detrimental impact on that character;
- ii except within The Severals Strategic Site, not be in excess of two storeys;
- iii where appropriate, have a minimum back-to-back separation distance of 40 metres with garden sizes that reflect the average of properties around it and the character area within which the site is located and as identified by the data illustrated in Paragraph 9.21 of the Plan.

The layout of new housing developments must reflect the rural characteristics of the village which is characterised by road layouts that do not dominate the development, high levels of pedestrian permeability, off road parking, garden sizes proportionate to the character of the area and natural boundary treatments.

In addition, all new homes shall provide:

- suitable ducting capable of accepting fibre to enable superfast broadband; and
- electric vehicle charging points as required to meet the current adopted parking standards.

Proposals that deliver new residential development to Lifetime Homes standards will be strongly supported.

Proposals that include affordable housing will be required to ensure that:

- a) it designed so that it is 'tenure blind' (so that it is indistinguishable from open market housing) either on site or, where schemes do not include on-site open market housing, the wider area; and
- b) where appropriate, small clusters of affordable housing are distributed around the larger site.

## DO YOU SUPPORT THESE POLICIES?



# Business & Employment

## GREAT BARTON NEIGHBOURHOOD PLAN

According to the 2011 Census, 272 people worked in the Neighbourhood Plan Area, of which 200 worked mainly from home.

There are also businesses and services that attract people to travel into Great Barton for work.

There are examples of long-established business premises and more recent farm diversification projects such as those found at Manor Park and Barton Hamlet, that provide opportunities for employment and economic benefits to the area.

The employment areas at Manor Park, Manor Barns, Barton Hamlet and East Barton Barns should be retained where viable.



### Policy GB 6 – Retention of existing Employment Premises

The retention and intensification of employment premises at:

- i) Manor Park,
- ii) Manor Barns,
- iii) Barton Hamlet; and
- iv) East Barton Barns,

as identified on the Policies Map, will be supported provided that proposals do not have a detrimental impact on the local landscape character, the amenity of residents and would not generate unacceptable levels of vehicular traffic on local roads.

Proposals for the loss of employment floorspace at these locations will be considered against the policies in the adopted Local Plan.

# Community Facilities

Public consultation revealed that the existing facilities are clearly important to residents and need to be supported and allowed to develop where appropriate.

There were strong feelings that pre and primary schools were key to family life within the community and strong support for the places of worship. The petrol station and its convenience store are by far the most used facilities in the village, followed by the Village Hall and then there was support of the current playing fields.

Opportunities for participating in exercise are important to the health of residents and reducing pressures on the health service. The Neighbourhood Plan can play an important role in making sure that there are sufficient and adequate services in the villages to meet the needs of current and future residents.



### Policy GB 7 – Community Facilities

Proposals that would result in the loss of existing community facilities identified on the Policies Map will not be supported unless the requirements of policy DM41 of the Joint Development Management Policies Document can be met.

Proposals for new and/or improved community facilities will be supported. Consideration will be given to how such facilities will complement and enhance the existing provision. Such facilities should be located in such a way that they maximise accessibility by foot or cycle. Co-location of facilities and adaptable buildings will be particularly supported.

The provision of the following community facilities will be strongly supported:

- Improved IT provision
- Improved post office facilities, local shops and farm shops
- A coffee shop or similar meeting place
- Expansion of the existing primary school and pre-school facilities, especially where expanded facilities are available to the wider community
- The provision of school drop-off/pick-up facilities
- New and improved leisure facilities
- Healthcare provision

### Policy GB 8 – Sport and Recreation Facilities

The existing sport and recreation facilities are identified on the Policies Map. Proposals for development at these locations will be determined in accordance with Policy DM42 of the Joint Development Management Policies Local Plan document (2015) or subsequent replacement policy.

The provision of further facilities would be supported subject to mitigating any adverse impacts on neighbouring occupiers, the natural environment and on local roads.



**DO YOU SUPPORT THESE POLICIES?**



### Important Views

There are a number of important views into and out of the built-up area that could, without careful consideration of development proposals easily be harmed by unsympathetic development proposals.

A separate appraisal of views has been undertaken and the most important are identified on the map.

Development proposals that would result in a detrimental impact on these important views will not be supported.



### Settlement Gaps

The St Edmundsbury Core Strategy emphasises the need to prevent coalescence of village with Bury St Edmunds and Bury St Edmunds Vision 2031, which sets out the detail of the boundary of the North-East Bury St Edmunds strategic site, makes provision for a green buffer between the growth area and the main built-up area of the village.

The distinct gaps between the main built-up area of the village and Barton Hamlet and Shinham Bridge are also important to protect.

Development in the important gaps will not be supported unless it is related to the operational requirements of agriculture, in order that the distinct and separate characteristics of Great Barton's settlement pattern are protected



### Trees and Woodland

A distinct characteristic that is common across most of the built-up area of the village centre is the significant presence of trees and woodland, as illustrated below.

96% of residents responding to the Neighbourhood Plan questionnaire said that the existing green places, open and woodland spaces in the parish should be protected.

The loss of trees and woodland would have a significant detrimental impact on the character of the settlement and the natural habitats that it provides.



### Local Green Spaces

There are a number of important open areas within the village that not only make important contributions to the character and setting of the built environment, but also play important roles in providing space for recreation.

Background work undertaken during the preparation of this Neighbourhood Plan has identified a number of sites that qualify for designation as Local Green Spaces, a Government designation that provides protection from all but essential development

### Policy GB 9 – Local Green Spaces

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

- 1 Hall Park
- 2 Maple Green
- 3 Coryers Way
- 4 Coryers Way (north)
- 5 Coryers Way (south 1)
- 6 Coryers Way (south 2)
- 7 Coryers Green
- 8 Icepits Wood
- 9 Elms Wood
- 10 Church Road
- 11 Travellers Rest

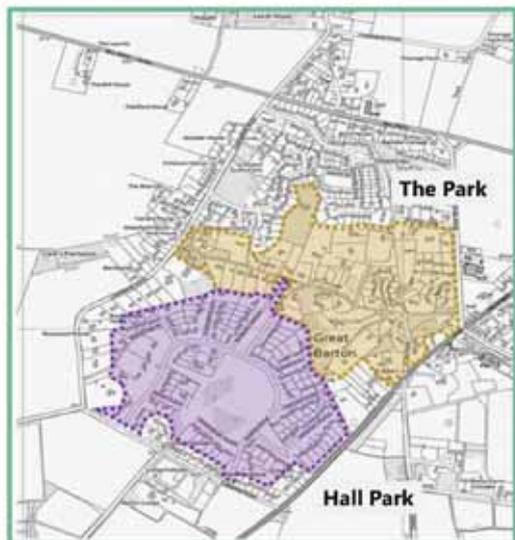
Development on these sites will only be permitted in exceptional circumstances. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.

## DO YOU SUPPORT POLICY GB9?

# Character Areas

## GREAT BARTON NEIGHBOURHOOD PLAN

A detailed study of the design characteristics of the village was also prepared by AECOM as part of the Government support programme. The AECOM Design Guidance has identified seven distinct character areas across the built-up areas of the village. These are illustrated on the map below.



Two of the identified character areas are of particular merit, as previously acknowledged in local plan documents.

The Park and Hall Park have very different but very distinct characteristics.

The Park is located around an unmade private road (formerly the service road for Barton Hall) that is characterised by large detached properties within large plots. It includes the remains of the former Barton Hall, much of which has been incorporated into the subsequent residential development that followed the destruction of the Hall in the early twentieth century.

Hall Park is a large residential area that was developed in the former parkland of Barton Hall. Hall Park was laid out in the 1960's in accordance with a design guide and is characterised by large areas of open space and a mix of detached houses and bungalows, set in large plots.

The Neighbourhood Plan recognises the importance of these areas by designating them as Special Character Areas. Policies provide guidance on how planning applications in the areas will be considered.

### Policy GB 10 – The Park Special Character Area

Proposals for development within The Park Special Character Area, as defined on the Policies Map, should be accompanied by a Design Statement that demonstrates how the development recognises the distinct built and natural characteristics of the area and how the buildings will be subservient to the woodland setting of the Park. Proposals for the replacement of low-level boundary treatment or natural boundary treatment with solid boundary treatment will be resisted. Natural boundary treatments will be encouraged for new development proposals.

Proposals that will have a detrimental impact on the character of the area and would result in the loss of healthy trees will not be supported.

### Policy GB 11 – Hall Park Special Character Area

Proposals for development within Hall Park, as defined on the Policies Map, should be accompanied by a Design Statement that demonstrates how the development recognises the distinct built and natural characteristics of the area.

Alterations to existing properties will be expected to respect the scale and height of neighbouring developments and the existing property that is to be altered. Proposals that fail to maintain clear separation between plots will be resisted as will developments that seek to increase the height of properties beyond the maximum in the immediate locality.

Development forward of the forwardmost building line of the existing property will only be permitted where it can be demonstrated that there will be no adverse impact on the character of the area, the amenities of neighbouring residents or the safety of the local highway.

Parking provision to serve the development proposed should be sensitively located so as to avoid the proliferation of parked cars from interrupting the street-scene.

Residential extensions and garages should ensure that adequate front and rear garden space is retained such that it is commensurate with the provision at adjoining properties.

**DO YOU SUPPORT THESE POLICIES?**



# Development Design & Construction

## GREAT BARTON NEIGHBOURHOOD PLAN

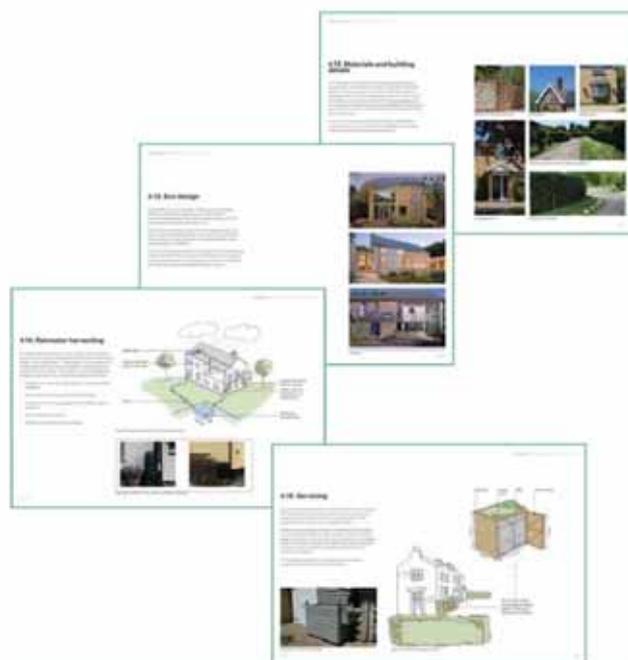
The Design Guide prepared for us by AECOM has identified a number of local and distinct characteristics that all proposals for development will need to have regard to.

In doing so, the Design Guide identified a number of points that development should address, as appropriate. These are identified in Policy GB11 and will be taken into account when considering development proposals.

The design of new housing, in particular, can have a detrimental impact on the amenity of residents and the character of the area within which the site is situated.

Background work in the preparation of the Neighbourhood Plan included an assessment of typical garden sizes of dwellings in the village centre. There are significant variations across the various character areas.

Proposals for development that involves the extension to existing properties, the subdivision of plots or the construction of new dwellings will be expected to have regard to this information and reflect the local garden size characteristics.



Extracts from Design Guide

### Climate Change

Proposals that make provision for reducing energy consumption will be particularly welcomed. In line with national government policy, the long-term aim should be to reduce the overall use of all fossil fuels – gas, oil and coal.

### Policy GB 12 – Development Design Considerations

Proposals for all new development must reflect the local characteristics and circumstances of the site by creating and contributing to a high quality, safe and sustainable environment. Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4 of this Plan and, as appropriate to the proposal:

1. Integrate with existing paths, streets, circulation networks and patterns of activity;
2. Reinforce or enhance the established village character of streets, greens, and other spaces;
3. Reflect the local garden size characteristics;
4. Include boundary treatments that reflect the character and materials of the local vicinity;
5. Respect the rural character of views and gaps, as identified on the Policies Map;
6. Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
7. Relate well to local topography and landscape features, including long-distance views, as identified on the Policies Map;
8. Reflect, respect, and reinforce local architecture and historic distinctiveness;
9. Retain and incorporate important existing features into the development;
10. Respect surrounding buildings in terms of scale, height, form and massing;
11. Adopt contextually appropriate materials and details;
12. Provide adequate open space for the development in terms of both quantity and quality, in accordance with the adopted standards of West Suffolk Council;
13. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
14. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
15. 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; and
16. Positively integrate energy efficient technologies.
17. Produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot.

### Policy GB 13 – Sustainable Construction Practices

For all appropriate development, proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings. Development proposals should demonstrate how they:

- a. maximise the benefits of solar gain in site layouts and orientation of buildings;
- b. incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- c. avoid fossil fuel-based heating systems;
- d. incorporate current sustainable design and construction measures and energy efficiency measures, such as, where feasible, ground/air source heat pumps, solar panels, thermal and pV systems and
- e. make provision for grey/rainwater harvesting and recycling.

**DO YOU SUPPORT THESE POLICIES?**



# Buildings of Local Significance

## GREAT BARTON NEIGHBOURHOOD PLAN

### Historic Buildings

There are currently 22 buildings in the parish that are "Listed" on the National Heritage List for England (ie – Listed Buildings), including the Grade I The Church of the Holy Innocents and the Grade II\* barn at Manor Farm.

In addition to those buildings on the statutory list, there are other buildings in the village that make a positive contribution to the character of the area and sense of place because of their heritage value.

Although such heritage assets may not be nationally designated or even located within the boundaries of a conservation area, they may be offered some level of protection through identifying them as a 'local heritage asset'.

During the course of the preparation of the Neighbourhood Plan, an assessment was made and has identified 22 buildings and structures that would potentially meet Historic England's criteria for designation as a local heritage asset.

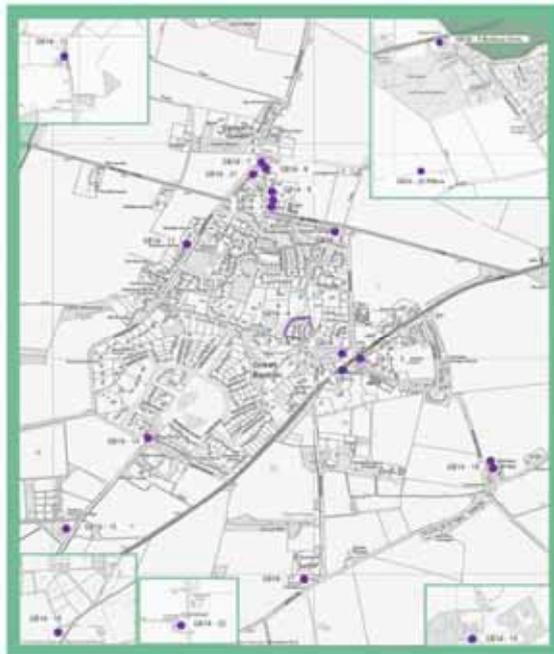
A separate assessment report has been prepared and is available on the Neighbourhood Plan pages of the Parish Council website. Separately from the Neighbourhood Plan, the designation of these buildings as Local Heritage Assets by West Suffolk Council will be pursued.

### Policy GB 14 - Buildings of Local Significance

Buildings of local significance, including buildings, structures, features and gardens of local interest must be protected. Proposals for any works that would lead to the loss of or substantial harm to a local heritage asset or a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.

The following Buildings of Local Significance are identified on the Policies Map.

1. Nos. 4-8, The Street
2. The Dower House, The Street
3. Walnut Tree Cottage, East Barton Road
4. Red brick wall, The Park
5. Bunbury Arms, A143
6. Chimneys, School Road
7. West View, Conyers Green
8. Terrace of cottages, Conyers Green
9. Grey Flints, Conyers Green
10. The Woodmans Cottage, Conyers Green
11. Olcote, Conyers Green
12. Trelaw Cottage, Livermere Road
13. North Lodge, Livermere Road
14. West Lodge, Fornham Road
15. Mony Musk, The Avenue
16. Anglenook Cottages, A143
17. Church Cottages, Green Lane
18. Shinham Bridge Terraces, Green Lane
19. Great Barton Place, East Barton Road
20. Pillbox, nr. Icepits Wood
21. Barton Cottage, Conyers Green
22. Cattishall Farmhouse



- |  |  |
|--|--|
| GB14 - 1 Nos. 4-8, The Street                  | GB14 - 12 Trelaw Cottage, Livermere Road       |
| GB14 - 2 The Dower House, The Street           | GB14 - 13 North Lodge, Livermere Road          |
| GB14 - 3 Walnut Tree Cottage, East Barton Road | GB14 - 14 West Lodge, Fornham Road             |
| GB14 - 4 Red brick wall, The Park              | GB14 - 15 Mony Musk, The Avenue                |
| GB14 - 5 Bunbury Arms, A143                    | GB14 - 16 Anglenook Cottages, A143             |
| GB14 - 6 Chimneys, School Road                 | GB14 - 17 Church Cottages, Green Lane          |
| GB14 - 7 West View, Conyers Green              | GB14 - 18 Shinham Bridge Terraces, Green Lane  |
| GB14 - 8 Terrace of cottages, Conyers Green    | GB14 - 19 Great Barton Place, East Barton Road |
| GB14 - 9 Grey Flints, Conyers Green            | GB14 - 20 Pillbox, nr. Icepits Wood            |
| GB14 - 10 The Woodmans Cottage, Conyers Green  | GB14 - 21 Barton Cottage, Conyers Green        |
| GB14 - 11 Olcote, Conyers Green                | GB14 - 22 Cattishall Farmhouse                 |



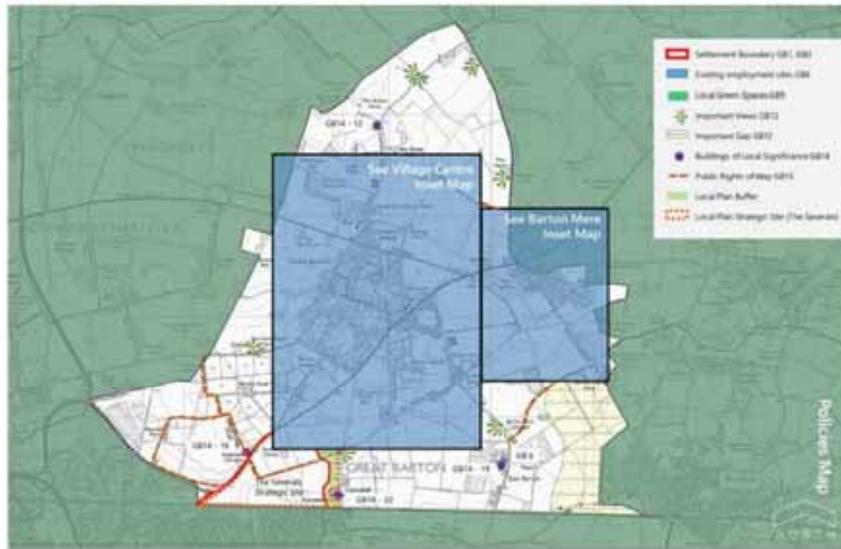
**DO YOU SUPPORT THIS POLICY?**



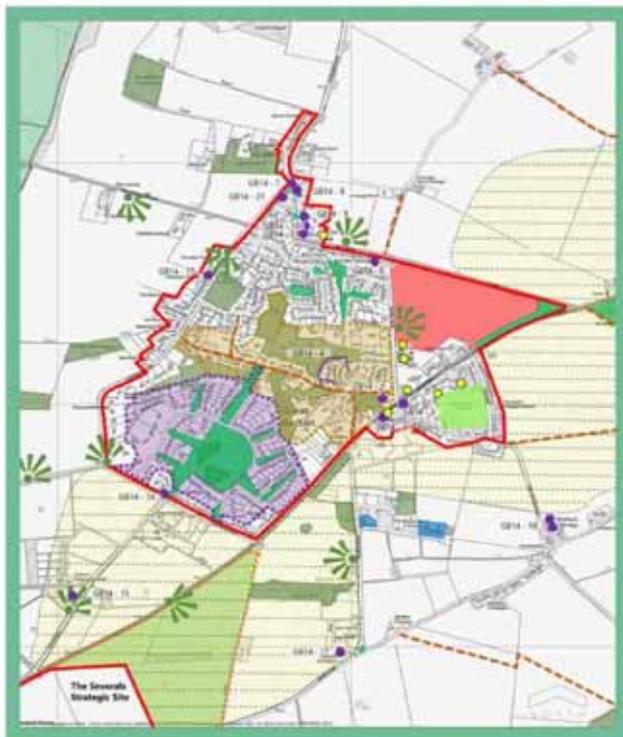


# Policies Maps

## GREAT BARTON NEIGHBOURHOOD PLAN



Village Centre Inset Map



Barton Hamlet Inset Map



**DO YOU SUPPORT THESE DESIGNATIONS ON THE POLICIES MAPS?**



# What next?

## GREAT BARTON NEIGHBOURHOOD PLAN

### Consultation on the Neighbourhood Plan ends on Monday 2 March 2020

At the end of the consultation the Working Group will review all your submitted comments, as well as those from organisations such as Suffolk County Council, Natural England, Historic England and the Environment Agency, 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

West Suffolk 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 must consider:

- whether having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to approve the neighbourhood plan;
- the approval of the neighbourhood plan contributes to the achievement of sustainable development;
- the approval of the neighbourhood plan is in general conformity with the strategic policies contained in the St Edmundsbury Local Plan;
- the approval of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

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 sending it to the address on the form.

**Why not complete a form today over a tea or coffee?**

Thank you for visiting the Neighbourhood Plan consultation event today



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## Appendix 5 - Pre-Submission Consultation Response Form

### Great Barton Neighbourhood Plan

#### PRE-SUBMISSION CONSULTATION RESPONSE FORM

***This form should be completed in conjunction with the draft of the Neighbourhood Plan – January 2020.***

We would prefer receiving responses via the online feedback form as it will make the task of collating views much easier. However, if this is not possible then please complete this form.

Further copies of this form are available from:

- Linda Harley 01284 787777
- The Neighbourhood Plan pages of the Parish Council website <http://greatbarton.suffolk.cloud/neighbourhoodplan/>

Please submit your completed form in one of the following ways:

- Drop off or post to - NP Clerk, 6 Garden Close, Great Barton, Bury St Edmunds IP31 2SY
- Email as an attachment to - [gtbartonnp@gmail.com](mailto:gtbartonnp@gmail.com)

**Please ensure your response is received by Monday 2 March 2020**

NAME			
ADDRESS (optional)			
ORGANISATION / CLIENT YOU'RE REPRESENTING (Where applicable)			
EMAIL (optional)			
Would you like to be notified when the Parish Council submits the Plan to West Suffolk Council? (if yes, please provide either address or email address)		Yes	No
<p><b>Data Protection Notice:</b> All information collected and processed by the Parish Councils at this stage is by virtue of our requirement under the Neighbourhood Planning (General) Regulations 2012 (as amended).</p> <p>Please note: All comments received will be made publicly available and may be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018.</p>			
<p><b>CONSULTATION RESPONSE</b></p> <p><i>Please continue on a separate sheet if the box isn't big enough</i></p>			
<b>1. Do you support the content of Chapters 1, 2 and 3?</b>		<b>YES / NO / No opinion</b>	
Comments (please specify chapter and paragraph number)			
<b>2. Do you support the Vision and Objectives in Chapter 4?</b>		<b>YES / NO / No opinion</b>	
Comments (please specify Objective number if appropriate)			

<b>3. Do you support Policy GB 1 – Spatial Strategy?</b>	<b>YES / NO / No opinion</b>
If No, please state what changes you would like	
<b>4. Chapter 5. Not including Policy GB 1, do you support Chapter 5?</b>	<b>YES / NO / No opinion</b>
Comments (please specify paragraph number)	
<b>5. Do you support Policy GB 2 – Housing Delivery?</b>	<b>YES / NO / No opinion</b>
If No, please state what changes you would like	
<b>6. Do you support Policy GB 3 – Land at School Road (The Triangle)</b>	<b>YES / NO / No opinion</b>
If No, please state what changes you would like	

<b>7. Do you support Policy GB 4 – Housing Mix?</b>	<b>YES / NO / No opinion</b>
If No, please state what changes you would like	
<b>8. Do you support Policy GB 5 – Housing Design?</b>	<b>YES / NO / No opinion</b>
If No, please state what changes you would like	
<b>9. Chapter 6. Other than Policies GB 2, GB 3, GB 4 and GB 5, do you support the remaining contents of Chapter 6?</b>	<b>YES / NO / No opinion</b>
Comments (please specify paragraph number)	
<b>10. Do you support Policy GB 6 – Retention of existing Employment Premises?</b>	<b>YES / NO / No opinion</b>
If No, please state what changes you would like	

**11. Chapter 7. Other than Policy GB 6, do you support the remaining contents of Chapter 7?**

**YES / NO / No opinion**

Comments (please specify paragraph number)

**12. Do you support Policy GB 7 – Community Facilities?**

**YES / NO / No opinion**

If No, please state what changes you would like

**13. Do you support Policy GB 8 – Sport and Recreation Facilities?**

**YES / NO / No opinion**

If No, please state what changes you would like

**14. Chapter 8. Other than Policies GB 7 and GB 8, do you support the remaining contents of Chapter 8?**

**YES / NO / No opinion**

Comments (please specify paragraph number)

<b>15. Do you support Policy GB 9 – Local Green Spaces?</b>	<b>YES / NO / No opinion</b>
If No, please state what changes you would like	
<b>16. Do you support Policy GB 10 – The Park Special Character Area?</b>	<b>YES / NO / No opinion</b>
If No, please state what changes you would like	
<b>17. Do you support Policy GB 11 – Hall Park Special Character Area?</b>	<b>YES / NO / No opinion</b>
If No, please state what changes you would like	
<b>18. Do you support Policy GB 12 – Development Design Considerations?</b>	<b>YES / NO / No opinion</b>
If No, please state what changes you would like	

<b>19. Do you support Policy GB 13 – Sustainable Construction Practices?</b>	<b>YES / NO / No opinion</b>
If No, please state what changes you would like	
<b>20. Do you support Policy GB 14 – Buildings of Local Significance?</b>	<b>YES / NO / No opinion</b>
If No, please state what changes you would like	
<b>21. Chapter 9. Other than Policies GB 9, GB 10, GB 11, GB 12, GB 13 and GB 14, do you support the remaining contents of Chapter 9?</b>	<b>YES / NO / No opinion</b>
Comments (please specify paragraph number)	
<b>22. Do you support Policy GB 15 – Public Rights of Way?</b>	<b>YES / NO / No opinion</b>
If No, please state what changes you would like	

<b>23. Chapter 10. Other than Policy GB15, do you support the remaining contents of Chapter 10?</b>	<b>YES / NO / No opinion</b>
Comments (please specify paragraph number)	
<b>24. Chapter 11. Do you support the contents of Chapter 11?</b>	<b>YES / NO / No opinion</b>
Comments (please specify paragraph number)	
<b>25. Do you support the contents of the Policies Maps, including Inset Maps?</b>	<b>YES / NO / No opinion</b>
If No, please state what changes you would like	
<b>26. Appendices. Do you have any comments on the Appendices?</b>	<b>YES / NO / No opinion</b>
Comments (please specify which Appendix)	

<b>27. Do you have any other comments on the Draft Neighbourhood Plan?</b>	<b>YES / NO</b>
<b>Comments</b>	

Thank you for providing your feedback. We will take your comments into account in deciding whether amendments are required to the Neighbourhood Plan.

A Consultation Report for the Neighbourhood Plan will be published when the Plan is submitted to West Suffolk Council.

## Appendix 6 - Responses received to Pre-Submission Consultation and Responses to Comments

The graphs that follow illustrate the answers received to the “Yes/No” questions on the comments form. They do not include comments received in letters, primarily received from statutory bodies or developers. The results illustrate an overwhelming support of the proposed planning policies in the Neighbourhood Plan.

1. Chapters 1 – 3 Do you support the content of Chapters 1, 2 and 3?					
				Response Percent	Response Total
1	Yes			88.75%	71
2	No			2.50%	2
3	No opinion			8.75%	7
				answered	80
				skipped	11

2. Do you support the Vision and Objectives in Chapter 4?					
				Response Percent	Response Total
1	Yes			87.65%	71
2	No			8.64%	7
3	No opinion			3.70%	3
				answered	81
				skipped	10

3. Policy GB1 - Spatial Strategy. Do you support the policy?					
				Response Percent	Response Total
1	Yes			86.08%	68
2	No			10.13%	8
3	No opinion			3.80%	3
				answered	79
				skipped	12

4. Chapter 5. Not including Policy GB1, do you support Chapter 5?				
			Response Percent	Response Total
1	Yes		83.54%	66
2	No		7.59%	6
3	No opinion		8.86%	7
			answered	79
			skipped	12

5. Policy GB2 - Housing Delivery. Do you support the content of this policy?				
			Response Percent	Response Total
1	Yes		90.12%	73
2	No		6.17%	5
3	No opinion		3.70%	3
			answered	81
			skipped	10

6. Policy GB3 - Land at School Road (The Triangle). Do you support this policy?				
			Response Percent	Response Total
1	Yes		80.25%	65
2	No		17.28%	14
3	No opinion		2.47%	2
			answered	81
			skipped	10

7. Policy GB4 - Housing Mix. Do you support this policy?				
			Response Percent	Response Total
1	Yes		83.95%	68
2	No		11.11%	9
3	No opinion		4.94%	4
			answered	81
			skipped	10

8. Policy GB5 - Housing Design. Do you support this policy?					
				Response Percent	Response Total
1	Yes			86.25%	69
2	No			10.00%	8
3	No opinion			3.75%	3
				answered	80
				skipped	11

9. Chapter 6. Other than Policies GB2, GB3, GB4 and GB5, do you support the remaining contents of Chapter 6?					
				Response Percent	Response Total
1	Yes			84.81%	67
2	No			7.59%	6
3	No opinion			7.59%	6
				answered	79
				skipped	12

10. Policy GB6 - Retention of existing Employment Premises? Do you support this policy?					
				Response Percent	Response Total
1	Yes			95.06%	77
2	No			2.47%	2
3	No opinion			2.47%	2
				answered	81
				skipped	10

11. Chapter 7. Other than Policy GB 6, do you support the remaining contents of Chapter 7?					
				Response Percent	Response Total
1	Yes			93.51%	72
2	No			2.60%	2
3	No opinion			3.90%	3
				answered	77
				skipped	14

12. Policy GB7 - Community Facilities. Do you support this policy?				
			Response Percent	Response Total
1	Yes		92.41%	73
2	No		5.06%	4
3	No opinion		2.53%	2
			answered	79
			skipped	12

13. Policy GB8 - Sport and Recreation Facilities? Do you support this policy?				
			Response Percent	Response Total
1	Yes		92.68%	76
2	No		6.10%	5
3	No opinion		1.22%	1
			answered	82
			skipped	9

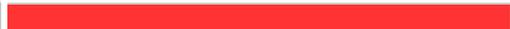
14. Chapter 8. Other than Policy GB 7 and GB 8, do you support the remaining contents of Chapter 8?				
			Response Percent	Response Total
1	Yes		90.00%	72
2	No		5.00%	4
3	No opinion		5.00%	4
			answered	80
			skipped	11

15. Policy GB 9 - Local Green Spaces. Do you support this policy?				
			Response Percent	Response Total
1	Yes		88.89%	72
2	No		11.11%	9
3	No opinion		0.00%	0
			answered	81
			skipped	10

16. Policy GB 10 - The Park Special Character Area. Do you support this policy?				
			Response Percent	Response Total
1	Yes		95.12%	78
2	No		2.44%	2
3	No opinion		2.44%	2
			answered	82
			skipped	9

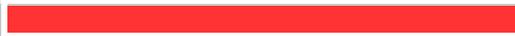
17. Policy GB 11 - Hall Park Special Character Area. Do you support this policy?				
			Response Percent	Response Total
1	Yes		91.36%	74
2	No		3.70%	3
3	No opinion		4.94%	4
			answered	81
			skipped	10

18. Policy GB 12 - Development Design Considerations. Do you support this policy?				
			Response Percent	Response Total
1	Yes		92.59%	75
2	No		4.94%	4
3	No opinion		2.47%	2
			answered	81
			skipped	10

19. Policy GB 13 - Sustainable Construction Practices. Do you support this policy?				
			Response Percent	Response Total
1	Yes		92.50%	74
2	No		3.75%	3
3	No opinion		3.75%	3
			answered	80
			skipped	11

20. Policy GB 14 - Buildings of Local Significance. Do you support this policy?				
			Response Percent	Response Total
1	Yes		93.83%	76
2	No		2.47%	2
3	No opinion		3.70%	3
			answered	81
			skipped	10

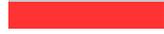
21. Chapter 9. Other than Policies GB 9, GB 10, GB 11, GB 12, GB 13 and GB 14, do you support the remaining contents of Chapter 9?				
			Response Percent	Response Total
1	Yes		94.74%	72
2	No		3.95%	3
3	No opinion		1.32%	1
			answered	76
			skipped	15

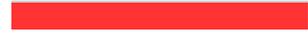
22. Policy GB 15 - Public Rights of Way. Do you support this policy?				
			Response Percent	Response Total
1	Yes		95.06%	77
2	No		3.70%	3
3	No opinion		1.23%	1
			answered	81
			skipped	10

23. Chapter 10. Other than Policy GB15, do you support the remaining contents of Chapter 10?				
			Response Percent	Response Total
1	Yes		88.16%	67
2	No		9.21%	7
3	No opinion		2.63%	2
			answered	76
			skipped	15

24. Chapter 11. Do you support the contents of Chapter 11?				
			Response Percent	Response Total
1	Yes		88.61%	70
2	No		5.06%	4
3	No opinion		6.33%	5
			answered	79
			skipped	12

25. Policies Map. Do you support the contents of the Policies Map, including Inset Maps?				
			Response Percent	Response Total
1	Yes		83.75%	67
2	No		7.50%	6
3	No opinion		8.75%	7
			answered	80
			skipped	11

26. Appendices. Do you have any comments on the Appendices?				
			Response Percent	Response Total
1	Yes		29.33%	22
2	No		62.67%	47
3	No opinion		8.00%	6
			answered	75
			skipped	16

27. Do you have any other comments on the Draft Neighbourhood Plan?				
			Response Percent	Response Total
1	Yes		55.74%	34
2	No		44.26%	27
			answered	61
			skipped	30

## 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 table is laid out in Plan order with the general comments following the comments on the policies.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
<b>Chapter 1, 2 and 3</b>				
M Adkins		THE BOARDS DISPLAYED WERE WELL DISPLAYED AND EASY TO FOLLOW. THE MAP AT BOTTOM IS CLEAR IT IS HARD TO SUPPORT THE CONTENT AS THERE ARE SOME FUNDAMENTAL PROBLEMS AS I SEE IT i.e. ROAD ACCESS, PARKING i.e. SCHOOL, ROAD ACCIDENT BLACKSPOT BY BUNBURY ARMS. POLLUTION LEVELS ON BURY ROAD. BUT I ACCEPT THERE MUST BE PROGRESS ON HOUSING.	Noted and Thank You.	None.
V Minor		Transport and Travel Objectives I am not convinced what is achievable. Plans can be changed, During Site builds.	Noted.	None.
C Mackichan		3/3.5 Where is the provision of an A143 Gt. Barton bypass	Neighbourhood planning regulations do not allow the consideration of strategic highway matters, such as the provision of a bypass, as policies in a Plan and therefore this Plan can only support future consideration of improvements to the transport network around the village.	None.
S Veal		2.1 - The traffic is horrendous now - what on earth will it be like with all the new buildings going on?  2.2 Where are all the people now who are going to live in these houses? Young people can't afford them!	Where necessary, planning applications for new development have to be accompanied by a transport assessment to identify the potential impact and proposed mitigation.  Existing residents may need housing because, for example, they're living with parents or because their existing property no longer meets their needs. The Neighbourhood Plan will allow for the construction of	None.  None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			affordable housing to meet an identified local need.	
Si Veal		Traffic is going to be horrendous with all the new buildings	Where necessary, planning applications for new development have to be accompanied by a transport assessment to identify the potential impact and proposed mitigation.	None.
C Veal		2.1 Traffic on the A143 is horrendous and if there's an accident on the A14 it and the other roads in Great Barton can't cope. Something drastic needs to be done to improve the situation but will it happen?	Neighbourhood planning regulations do not allow the consideration of strategic highway matters, such as the provision of a bypass, as policies in a Plan and therefore this Plan can only support future consideration of improvements to the transport network around the village.	None.
P Stammers		While I support the triangle development, I cannot say the same about the severals development as this will lead to increased volume of traffic with no proper infrastructure, as stated by transport people, the traffic will find "alternative routes in the village thus taking away what residents find important (fig 4)	Noted. The Severals are part of the Core Strategy of the Local Plan and the Neighbourhood Plan cannot propose matters that would not conform with the Core Strategy.	None.
WA & MM JONES		THESE CHAPTERS ARE GENERALLY ACCEPTED (MAINLY FACTUAL) - THE DEMOGRAPHIC INFORMATION HIGHLIGHTS THE EXTREMELY HIGH PROPORTION OF OLDER RESIDENTS IN THE VILLAGE - A PERCENTAGE THAT WILL ONLY INCREASE OVER THE NEXT 20+ YEARS AND HIGHLIGHTS THE NEED TO PROVIDE SUITABLE HOUSING, HEALTH AND CARE FACILITIES.  CHAPTER 2 (2.11) REPORTS THE RESIDENTS' RESISTANCE TO FURTHER DEVELOPMENT IN GREAT BARTON WITH SOME 80% OF RESPONSES OPPOSING ANY GROWTH ABOVE CURRENT PROPOSALS.  CHAPTER 3 (3.1.iii) IS COMPATIBILITY WITH EU OBLIGATIONS STILL RELEVANT POST-BREXIT?  CHAPTER 3 - PAGE 21 - NORTH EAST BURY ST EDMUNDS	Noted.  Agree.  Yes, the Regulations have not been withdrawn.  There is no timescale set for the	None.  None.  None.  None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		MASTERPLAN (JULY 2014) SUBMITTED BY BERKELEY HOMES APART FROM 1250 NEW HOMES AND A PRIMARY SCHOOL ALSO DELIVERS A LOCAL CENTRE (SHOPS, HEALTH FACILITIES) WHICH SHOULD INFLUENCE WHAT IS APPROPRIATE (OR NOT) FOR THE TRIANGLE!	delivery of a local centre at The Severals or any details of what will be delivered. Any community facilities on the Triangle can only take into account the information that is available at the time of the development.	
B Surti		YES. COMMENT ON THE SEVERALS (2.2 and 3.11) I do not support the proposals for the development of circa 1250 new homes as I do not believe Bury St Edmunds has the level of infrastructure required (GPs/hospital/supermarkets/schools) in particular public transport/broadband coverage	Noted. The Severals are part of the Core Strategy of the Local Plan and the Neighbourhood Plan cannot propose matters that would not conform with the Core Strategy.	None.
Dr Surti		SEVERAL (2.2 & 3.11) THE LACK OF SUITABLE INFRASTRUCTURE IN AND AROUND BSE IS INADEQUATE TO SUPPORT 1250 ADDITION HOMES. RANGING FROM SCHOOLS, ROAD NETWORK, GP's, HOSPITAL CAPACITY, IT INFRASTRUCTURE	Noted. The Severals are part of the Core Strategy of the Local Plan and the Neighbourhood Plan cannot propose matters that would not conform with the Core Strategy.	None.
R Webber		I do not agree with the sites put forward by landowners for potential housing development. The areas closet to the A143 will just grid lock the A143 further and having 2 developments filtering onto Mill Road will also make this much worse.	The Neighbourhood Plan does not support the sites put forward by landowners except for the Triangle site that is already included in the Local Plan. The access to which is specified in the Local Plan as Mill Road.	None.
B Maitland		Yes	Noted	None.
B Horrobin		3.1 Obviously an alignment with EU requirements is no longer needed but we may wish to adopt other desirable standards.  3.10 In the very first submission by Berkley Homes, including displays in the Village Hall, one of the roundabouts giving access to Severals had a label on it which would "facilitate the provision of a Great Barton bypass" This has been quietly dropped from all subsequent communications. All the plans we are now making could be changed dramatically depending on the nature of such a bypass. We need to know what options exist for the bypass to ensure none of them are eliminated by current developments.	The EU Regulations remain in force in the context of the Neighbourhood Plan.  This is a matter for West Suffolk Council to address in its consideration of the current planning application.	None.  None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
P & D Smith		YES	Noted.	None.
S Broughton		2.5 HUTTLESTON BROUGHTON (spelling wrong in N.P) 2.14 MANOR BARN NOT BARN	The spelling will be corrected.	Amend Para 2.5 to Huttleston Broughton  Amend Para 2.14 to Manor Barn
P & W Jones		OBSERVATION CH2 . PARA 2.28 "AN UPDATE ON ACTIONS CAN BE FOUND IN APPENDIX 2 NOT 1. (2.1 ) I ASSUME THIS REFERS TO SCHOOL TRANSPORT TURNING INTO THURSTON ROAD?	The error will be corrected.	Amend last line of Para 2.28 to: Appendix 2
Anonymous		2.15 - I think the provision of (expensive) goods in the petrol station and post office are not adequate enough to preclude getting a proper local shop to cater for the village needs. The post office is something of a local joke, maybe not helped by it's location and lack of parking.  Figure 9 (below 3.8) - Can't find the H for Health Centre  2.20 - It's a shame that Barton Shrub is not managed for conservation and for people to visit and walk round, but only for pheasant rearing (for shooting)	The commercial market will decide whether it is considered a shop would be viable in the village. Planning policies would support such provision. Figure 9 is reproduced from Rural Vision 2031. Noted.	None.
P Fisk		All well explained	Noted.	None.
M Dunn		Great to see Village being looked after.	Noted.	None.
A & J Mallett		2.16 Excellent facilities of village hall fully utilised with current population of Great Barton - future developments must be required to provide the additional facilities that an increased population will expect.  2.17 Question current Livermere Road "high level of biodiversity". In the past 30 plus years that I have lived in Livermere Road there has been a dramatic reduction in the biodiversity and fauna - in particular bats no longer seen, dragon flies, butterflies, bumblebees both number and species very much reduced. Frogs, field mice and birds reduced due to predation  Chapter 3: Very informative, setting Neighbourhood Plan in context of North-East Bury St Edmunds Strategy	The main additional growth in the Neighbourhood Plan is located at The Triangle (Policy GB3) which makes provision for additional facilities including the expansion of the school.  The paragraph refers to the hedgerows in Livermere Road, which remain largely intact.  Noted.	None.
P Reeve		3.11 It must be recognised the biggest ever impact for Great Barton will	This is not a matter for the	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>be the Severals development. There needs to be better structures in place by the Local Authority to limit the impacts. It should be established how much deviation is tolerable away from an approved masterplan. It appears the norm for housing numbers is around +10%. Parameters should be set out by Local Authorities so that the affect local inhabitants are not disillusioned at later stages of the development. More importantly these tolerance levels would then not undermine the purposes of a Masterplan, minimise suspicion and the thoughts of deception from the general electorate. The biggest impacts to neighbouring communities will be housing numbers and transport. Therefore District Councils need to jointly agree deviation parameters. Housing numbers should have an upper limit of +5% from an adopted master plan and transport and traffic parameters measured through the modelling process (Transport Assessment) cannot impact greater than an increase of 20% for AM and PM Peak Hour Traffic on the immediate neighbouring roads, irrespective of the traffic capacity of the road.</p>	<p>Neighbourhood Plan to address as this strategic site is allocated for development in the Core Strategy and Bury Vision 2031.</p> <p>Concerns of this nature should be raised directly with West Suffolk Council.</p>	
<p>Georgia Teague Planning Officer Growth, Highways, and Infrastructure</p>	<p>Suffolk County Council</p>	<p><u>Archaeology</u> SCC welcomes the archaeological information included in the Neighbourhood Plan for Great Barton. Suggested amendments for clarity are as follows: Change last word of paragraph 2.23 to archaeological “sites” rather than “records”.</p> <p>The Neighbourhood Plan refers to the Historic Environment Record (2.23). It is suggested that if the plan wanted to include further detail on the pre-medieval history in what is an interesting Local History section (2.3), by adding that the Mere was a focus for prehistoric activity (BRG 007), and that a portion of the western parish boundary runs along a possible Roman Road line (BRG 052), as displayed on the Suffolk Heritage Explorer<sup>1</sup>. Finds from across the parish indicate Iron Age, Saxon and Roman sites.</p>	<p>Noted.</p> <p>Agree to suggested change.</p> <p>It is not considered necessary to include this additional information.</p>	<p>Amend last line of Para 2.23 as follows: Archaeological <del>records</del> <u>sites</u></p> <p>None.</p>
<p>Planning Policy</p>	<p>West Suffolk Council</p>	<p>Para 3.12 West Suffolk updated its LDS timeline in January 2020 which suggests adoption February 2024.</p>	<p>Noted. Amend paragraph to bring it up to date.</p>	<p>Amend paragraph 3.12 as follows: West Suffolk Council has commenced work on the preparation of a new Local Plan for the area. The Local Plan will cover the period to 2040 and the</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		West Suffolk's Local Plan end date has been amended to 2040 to align with neighbouring LPAs and it is suggested that this is reflected in the submission neighbourhood plan.	Given that the Local Plan revised end date was published after the Neighbourhood Plan commenced pre-submission consultation, it is considered that the Neighbourhood Plan should continue to plan to 2041 to reduce any confusion in the local community.	Local Development Scheme ( <del>June 2019</del> <u>January 2020</u> ) suggests that the new Local Plan will be adopted by <del>May 2023</del> <u>February 2024</u> , after the expected time of adoption of the Neighbourhood Plan.  None
<b>Vision and Objectives</b>				
M Adkins		IN THEORY, IT LOOKS AS THOUGH A LOT OF HARD WORK AND THINKING HAS BEEN MADE, UNFORTUNATELY, NOT ALWAYS SEEN IN FINAL DELIVERY. I HOPE THAT OUR VILLAGE WILL RETAIN ITS VILLAGE FEEL AND ADD SOME NEW MORE NEEDED ADDITIONS	Noted and Thank You.	None.
B Lebbon		Key: We are a village	Noted and Thank You.	None.
S Lebbon		Very Important. We are a village	Noted and Thank You.	None.
V Minor		Yes. Overall	Noted and Thank You.	None.
C Gregory		4.2. Environment Objectives : protect and enhance important open green spaces. Plant more trees.	Agree in part.	Amend 2 <sup>nd</sup> Environment Objective as follows:- "To protect <u>and enhance</u> important open green spaces and wooded areas within the parish."  Amend Objective in Chapter 9 accordingly.
T Gregory		I am not convinced that an objective "to enable local people to return to the village throughout their lifetime" should be a priority. It is a nice-to-have, but the existing community should not be potentially held to ransom in order to provide someone who has left the village with what	Disagree. Young people may wish to return to the village after further education to be closer to their family and friends. The	None.

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		they want. However, generally in support.	objective does not give priority to those returning compared to those living in the parish.	
S Veal		Young people cannot afford the new houses	The Neighbourhood Plan will allow for the construction of affordable housing to meet an identified local need.	None.
C Veal		4.2 - Will the new houses be affordable for young people? The objective wants to enable Local people to stay but young people like me can't afford the new houses	The Neighbourhood Plan will allow for the construction of affordable housing to meet an identified local need.	None.
M Clarke		I am in total agreement with Transport Objectives in particular bullet points 5 and 6	Noted and Thank You.	None.
E Clarke		Transport Objective Bull Point 5. Although outside the scope of this Plan, the impact of the Severals development will certainly cause problems to Great Barton Residents journeys to Mount Farm area and beyond.	Noted. The Severals are part of the Core Strategy of the Local Plan and the Neighbourhood Plan cannot propose matters that would not conform with the Core Strategy.	None.
P Stammers		While I support some development, it will impact upon existing residents if no adequate infrastructure is put in place as the village will be detrimentally affected. At present footpaths are neglected so will they be properly maintained in the future?	Noted. The maintenance of existing footpaths and rights of way are the responsibility of the landowner.	None.
WA & MM Jones		PAGE 22 (4.2) BUSINESS AND EMPLOYMENT OBJECTIVES: SUPPORTING BUSINESS CREATION AND DEVELOPMENT MUST BE A VERY LOW PRIORITY FOR RESIDENTS OF THE VILLAGE WHERE 43% ARE RETIRED (AND RISING) AND 54% ARE AGED 60+ AND ONLY 30% WORK. TRANSPORT OBJECTIVES (PAGE 23)  THE WORDS 'AND BEYOND' APPEAR TWICE. I WOULD CONTEND THAT THIS IS A NEIGHBOURHOOD PLAN FOR THE PARISH, SO 'BEYOND' IS NOT PART OF THE REMIT.	Disagree. It is important to support employment for those of a working age and encourage a younger generation into the parish.  Agree.	None.  Amend Transport Objective 1 as follows: To promote measures to improve the safety of the roads and footways through the Parish <del>and beyond</del>  Amend Transport Objective 3 as follows: To maintain, develop and enhance

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		"MINIMISING THE IMPACT OF FUTURE DEVELOPMENT ON THE EXISTING NETWORK" CAN BE READILY ACHIEVED BY MINIMISING FUTURE DEVELOPMENT PER.SE. WHICH COMPLIES WITH THE REPORTED WISHES OF 80% OF RESPONDENTS.	Noted.	cycle routes through the Parish <del>and beyond</del>  None.
B Surti		TRANSPORT OBJECTIVES: The points stated do not provide a strong enough case nor set out solid and pre-cursor requirements that must be met prior to any further development (additional housing) being considered.	Neighbourhood planning regulations do not allow the consideration of strategic highway matters, such as the provision of a bypass, as policies in a Plan and therefore this Plan can only support future consideration of improvements to the transport network around the village.	None.
Dr Surti		TRANSPORT OBJECTIVES CAN NOT BE MET. THEY ARE FAR TOO OPPTOMISTIC, CAR USE WILL BE MAINTAINED UNLESS PUBLIC TRANSPORT CAN BE IMPROVED & MADE CHEAPER. SEVERE LACK OF SAFE CYCLE WAYS WILL ENCOURAGE PEOPLE TO CONTINUE TO USE CARS. THIS WILL ADD TO ENVIRONMENTAL ISSUES FOR BURY & SURROUNDING VILLAGES.	Noted.	None.
R Webber		How can you protect open green spaces when you are building all over them!  The transport objectives are rubbish. If you go on the A143 every day you will know. A few cycle routes and public transport will not make a difference, it will just make things even slower on the roads!	The plan does not propose building on open green spaces. The land identified for development in the Local Plan is agricultural land.  Disagree that the Transport objectives are rubbish. Neighbourhood planning regulations do not allow the consideration of strategic highway matters, such as the provision of a bypass, as policies in a Plan and therefore this Plan can only support future consideration of improvements to the transport network around the village.	None.  None.

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JB & RE Lebbon		VERY IMPORTANT - AGREE WITH THE 'SPECIAL' CHARACTERISTICS	Noted	None.
B Maitland		yes	Noted	None.
S & L Gough		As well as improving existing footpaths we would like to see an increase in the number of footpaths to enable people to enjoy more walks in the local countryside. The number of footpaths is limited at the moment causing people to travel by car to other areas where more walks are available.	This is dependent upon landowners agreeing to public access and volunteers with the village to take on such an initiative.	None.
A Graves		The objectives are sound and robust. However, achieving and delivering them demands appropriate recognition, support and investment from the Public Sector - and not be wholly reliant on contributions from developers and other parties (e.g. Section 106 etcetera).	Noted	None.
P & D Smith		YES - But - not sure where all the leisure services are, at the moment. We really need enhanced footpaths - for safety.	Noted	None.
J Sefrin		4.1 in ""Needs of residents"" the word ""broadband"" should say ""broadband and other utilities""	Agree	Amend paragraph 4.1 under Needs of residents to: this is intended to cover all needs including those relating to business development, broadband, <u>utility services</u> and community/leisure facilities as well as more day-to day needs.
Anonymous		4.2 I agree it is important to provide a buffer between the Severals/Moreton Hall/Bury as it does feel as if they are merging into one at the moment as has happened with Rougham.  Wildlife must be considered too, they cannot live in pockets they need interconnected spaces.	Noted	None.
P Fisk		Taking us forward.	Noted	None.
M Dunn		We need to make a village to be proud of .	Noted	None.
S & J Mallett		Add an Objective of public access to wooded areas and open spaces via an integrated network of public rights of way that safely link up. Not via roads with virtually no pedestrian ways as for example - junction Fordham road/ Livermere road to Hall Farm Bridleway.  Transport Objective: Recognise reality that the majority of new occupants will be commuters and promote improved access to A14	This is a detailed proposal and improvements are addressed in later sections of the Plan.  Noted.	None.

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		avoiding village curtilage. This particularly important as the two additional roundabouts on the A143 resulting from the Severals development will inevitably result in HGVs etc. finding routes (e.g. Mill Road) that avoid stopping and starting.		
M Verzijl		4.2 Housing Objectives. With very limited employment opportunities it makes little sense to have affordable housing in the village. as the residents will need to travel out of the village for work and therefore run a car which counter to the environmental objectives. Especially as there is already provision for 350 affordable houses on the Severals development.	The Plan makes provision for housing needs for the next 20 years and there may well be further needs for affordable housing in the village during this time, especially for people needing to live in the village to be close to ageing parents, for example.	None.
S Verzijl		4.2 -doesn't make sense to have affordable housing when people will need to travel to get to work - contrary to environmental objectives	Disagree. This suggests that Great Barton should be a village where people retire to and do not travel out to work.	None.
D Doran		The Objectives should be to support appropriate, sustainable development within the settlement boundary, including well designed proposals within all the village centre character areas. Proposals should be considered on their individual merits having regard to specific considerations of each character area.	It is important that there is a framework whereby proposals are considered in order to achieve consistency in decision making.	None.
P Reeve		Housing Objective: To promote sustainable construction methods and materials that will minimise the carbon footprint of new housing.	Policy GB13 covers Sustainable Construction Practices and covers all construction including housing.	None.
Planning Policy	West Suffolk Council	West Suffolk's Local Plan end date has been amended to 2040 to align with neighbouring LPAs and it is suggested that this is reflected in the submission neighbourhood plan.	Given that the Local Plan revised end date was published after the Neighbourhood Plan commenced pre-submission consultation, it is considered that the Neighbourhood Plan should continue to plan to 2041 to reduce any confusion in the local community.	None.
<b>Policy GB1 – Spatial Strategy</b>				
M Adkins		I WOULD AGREE WITH MOST OF THIS, BUT THE AMOUNT OF HOUSES ON THIS SPACE IS CRUCIAL AND I THINK KEPT TO A SMALLER RATHER	Noted.	None.

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		THAN LARGER NUMBER OF DWELLINGS.		
B Lebbon		Retain the significance of vantage points - we are a village, not a town. - Fornham Road?  - Loosing the view over the triangle, has this been considered? What will the view be now?	The important views to the village from Fornham Road are recognised and identified on the Policies Map. An additional important view from Livermere Road will also be identified.  Figure 11 of the Plan recognises the importance of vistas across The Triangle site.	Amend Village Centre Inset Map to identify important view to the north-west from Livermere Road.  None.
S Lebbon		Vantage points important	Noted and Thank You.	None.
T Gregory		Whilst virtually all properties have their entire garden included in the plan, there seems to be 8-10 properties to the far west of the area which have had their gardens cut out of the development area. This seems unfair to them. Equally there are one or two areas on the edge of the area that seem unreasonable included, eg these*, which are just windfalls to the owners.  * Respondent has drawn a map on his paper response form.	The Settlement Boundary in this location reflects the current Settlement Boundary in the adopted St Edmundsbury Local Plan. It is not unusual for rear gardens to be excluded from being with a settlement boundary, especially if their inclusion could result in the principle of development being given that would be out of character with the local area.	None.
M Elliott		SUBJECT TO ANY DEVELOPMENTS OUTSIDE OF BOUNDARIES BEING INFILL	Disagree. Development outside of the boundaries are unlikely to be infill.	None.
C Mackichan		The possibility for the Settlements Boundaries to be changed in the future if a) & b) i) ii) iii) are permitted is unsatisfactory. How can the Settlement Boundaries be permanent?	It does not follow that any development outside of the settlement boundary would result in a change to the boundary. However settlement boundaries may change over time in accordance with needs.	None.
R Webber		Far too many houses. This needs to be reduced by over half this amount. You seem to forget we are a village, you're trying to turn us into another Moreton Hall !!	Noted. The Plan is proposing an additional 110 homes up to 2041 beyond those set out in the Local Plan.	None.
B Maitland		yes	Noted	None.

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P&D Smith		YES	Noted	None.
J Watson		The Barclay Development. Incorporate one of the access roundabouts to the site with the Avenue thus reducing junctions from 3 to 2	This is a matter for West Suffolk Council and Suffolk Highways in their consideration of the current planning application.	None.
S Broughton		development for equestrian/stud	The adopted Local Plan contains policies for the consideration of equestrian proposals.	None.
M Verzijl		The Spatial strategy does not take into account the distinctive views to the southeast from the triangle over fields and woodlands all the way to Thurston. It also does not take steps to protect this view.	Figure 11 of the Plan recognises the importance of vistas across The Triangle site.	None.
S Verzijl		Doesn't take steps to protect views to south east towards Thurston	Figure 11 of the Plan recognises the importance of vistas across The Triangle site.	None.
P Reeve		Policy GB1, additional insertion b) iv it would not erode the amenity value to a neighbouring settlement with respect to views, noise and air quality	This consideration is adequately addressed in other policies in the Plan, especially Policy GB 12.	None.
	Anglian Water	<p>Reference is made to development being permitted in the designated countryside where it is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses.</p> <p>Anglian Water's existing infrastructure is often located in the countryside at a distance from built up areas. We would ask that the infrastructure provided by Anglian Water for our customers is considered to be an exceptional use for the purposes of this policy.</p> <p>It is therefore suggested that the following supporting text be added to the Neighbourhood Plan:</p> <p>'For the purposes of point a) of policy GB1 this would include development required by a utility company to fulfil their statutory obligations to their customers.'</p>	Such works would normally fall within "permitted development" and it is not considered necessary to amend the Plan to reflect this.	None.
Planning Policy	West Suffolk Council	West Suffolk's Local Plan end date has been amended to 2040 to align with neighbouring LPAs and it is suggested that this is reflected in the submission neighbourhood plan.	Given that the Local Plan revised end date was published after the Neighbourhood Plan commenced pre-submission consultation, it is considered that the Neighbourhood Plan should continue to plan to 2041 to	None

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		<p>The wording would benefit from the insertion of the word 'village' between 'defined settlement boundaries' in GB1 for clarification.</p> <p>Suggest removal of the wording 'St Edmundsbury' in bullet b, as it is a West Suffolk joint plan.</p>	<p>reduce any confusion in the local community.</p> <p>Agree</p> <p>Agree</p>	<p>Amend second sentence of Policy GB1 as follows: With the exception of the development of the strategic site at The Severals, new development will be focused within the defined <u>Village Settlement Boundaries</u>.</p> <p>Amend part b) as follows: b) it is in conformity with Policy DM27 of the <del>St Edmundsbury</del> Joint Development Management Policies.....</p>
<b>Chapter 5 General Comments</b>				
M Adkins		5.7. THE AMOUNT OF HOUSES SHOULD BE OF A SMALLER NUMBER	Noted.	None.
C Veal		5.9 - live in a village as prefer the country setting so definitely need to keep Great Barton separate from moreton hall/Bury/Thurston developments	Noted and Thank you.	None.
P Stammers		Again happy to support the triangle but not the severals development without proper road infrastructure. Please note in fig. 10 the northern roundabout is shown in wrong location.	<p>Noted. The Severals are part of the Core Strategy of the Local Plan and the Neighbourhood Plan cannot propose matters that would not conform with the Core Strategy.</p> <p>Figure 10 is correct. It is the Masterplan that was agreed in 2014. Proposals to amend the location of the roundabout have not yet been agreed and are subject to a current planning application.</p>	<p>None.</p> <p>None.</p>
WA & MM Jones		I WOULD CONTEND THAT 5.3 (PAGE 24) IS BETTER WORDED AS FOLLOWS: "THE NEIGHBOURHOOD PLAN PROVIDES A STRATEGY FOR THE	The NP has to demonstrate that its housing provision can be delivered by the end date. The	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		PERIOD TO 2041 DURING WHICH TIME AN ESTIMATED 150 HOMES MAXIMUM COULD BE DELIVERED." (BUT ALSO REFER TO THE TENET WITHIN "DEVELOPMENT PRINCIPLES IN 6.14) (THIS CONFLICTS WITH SETTING AN INITIAL TARGET FOR THE NUMBER OF HOMES FOR THE TRIANGLE AT THE OUTSET) (PAGE 32) NB THE ABOVE IS AN IMPORTANT VARIANCE IN APPROACH TO DETERMINING THE NUMBER OF HOMES TO BE ALLOWED/PROPOSED.	additional 150 refers to homes in both The Triangle and infill development that might occur within the Settlement boundaries in Great Barton village and Barton Hamlet.	
B Surti		5.9 I do not believe there is the required infrastructure to support the proposals for the Severals.	Noted. The Severals are part of the Core Strategy of the Local Plan and the Neighbourhood Plan cannot propose matters that would not conform with the Core Strategy.	None.
Dr Surti		5.9 THE INFRASTRUCTURE TO SUPPORT THE SEVERALS IS INADEQUATE & NOT FUTURE-PROOFED.	Noted. The Severals are part of the Core Strategy of the Local Plan and the Neighbourhood Plan cannot propose matters that would not conform with the Core Strategy.	None.
R Webber		As above	Noted.	None.
M Corcoran		A key phrase is in 5.3 - 'Development will not be permitted if the infrastructure is not there and cannot be provided' This is a must however it needs a great deal of support from the Borough Council to achieve. The general trend appears to be, develop first and think about the infrastructure afterwards. Strongly support the vision in para 5.9	Noted.	None.
JB & RE Lebbon		V. IMPORTANT/ESSENTIAL TO PROTECT/ENHANCE EXISTING. Paragraph Nos:- 5.2 All v. important 5.1-5.6. 5.9.	Noted.	None.
B Maitland		yes	Noted.	None.
A Graves		It is vital that the proposed developments and defined boundaries are not allowed to 'creep' and that the currently inadequate infrastructure is fully upgraded to a level which is 'fit for purpose', safe and future proof - FIRST.	Noted.	None.
Mrs A Graves		The number of dwellings defined in the original Master Plans should be regarded as a fixed maximum number - with no gradual increase permitted.	Noted.	None.
P&D Smith		YES	Noted.	None.

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H Andrews		5.9 So long as the buffer to the east and north east of the Severals site is maintained.	Noted.	None.
S Broughton		5.6 No mention of development being allowed for equestrian/stud - in the operation of.	The adopted Local Plan contains policies for the consideration of equestrian proposals.	
Anonymous		5.3 Most of chapter 5 seems ok but 5.3 mentions an additional 150 homes... from further reading we believe this is mostly to be met within the Triangle in which case we agree with the proposals.	Noted.	None.
P Fisk		Specifically the housing types	Noted.	None.
P Reeve		The main core settlement boundary currently excludes the affordable homes site completed in 2015. When should this be incorporated into the main core settlement area.	"Rural exception sites" such as this are generally not included within settlement boundaries in order to maintain reduced land values and affordability.	None.
Georgia Teague Planning Officer Growth, Highways, and Infrastructure	Suffolk County Council	A minor amendment is suggested for Paragraph 5.2: "The presence of heritage and natural assets requires that development will need to be carefully designed and located to minimise impact on these designations <i>and on non-designated assets, which may be recognised through the planning process.</i> "	Agree.	Amend the fourth sentence of paragraph 5.2 as follows: The presence of heritage and natural assets requires that development will need to be carefully designed and located to minimise impact on these designations <u>and on non-designated assets, which may be recognised through the planning process.</u>
Planning Policy	West Suffolk Council	Para 5.3 West Suffolk's Local Plan end date has been amended to 2040 to align with neighbouring LPAs and it is suggested that this is reflected in the submission neighbourhood plan.  Para 5.5 It would be helpful to have a plan showing how the settlement boundary for the main part of the village has been changed.	Given that the Local Plan revised end date was published after the Neighbourhood Plan commenced pre-submission consultation, it is considered that the Neighbourhood Plan should continue to plan to 2041 to reduce any confusion in the local community.  The Plan does not change the settlement boundary of the main	None.  Amend last sentence of paragraph 5.4 as follows:

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		<p>Para 5.8            Planning application DC/19/2456/HYB was submitted on The Severals site on 18 December 2019, which could be reflected in the next iteration of the plan.</p>	<p>village. It is not considered that this historical information is necessary for inclusion in the Neighbourhood Plan and would only confuse readers. The Plan will be amended to reflect that changes have not been made to the main village Settlement Boundary.</p> <p>The Plan will be amended to reflect this fact.</p>	<p>The Settlement Boundary for the main part of the village is <del>based on the same as</del> that contained in the Local Plan Policies Map, <del>but it has been reviewed to reflect changes since the last Local Plan document was adopted in 2015 and the allocation in this Neighbourhood Plan.</del></p> <p>Amend second sentence of paragraph 5.8 as follows:            The developers have named the site as The Severals and, at the time of preparing this Neighbourhood Plan, <del>were working towards the preparation of a planning application for the site a</del> <u>planning application for the comprehensive development of the site, including up to 1,375 dwellings, was being considered by West Suffolk Council.</u></p>
Carter Jonas on behalf of	Suffolk County Council West Suffolk Council	<p>Yes, broadly support subject to minor changes. Great Barton is a sustainable location for new growth. The Local Planning Authority's Development Plan acknowledges this and allocates land at The Triangle for mixed use housing-led development (Policy RV18 of the Rural Vision 2031). Policy RV18 does not seek to limit the amount of development that might be provided within the Triangle site overall. Rather the policy makes expressly clear that the overall site capacity should be determined through the production of a Design Brief.</p>	<p>It is acknowledged that Policy RV 18 of Rural Vision 2031 requires a development brief to be prepared for the site. Such a brief has yet to come forward in the five years since the local plan policy was adopted and, in order to provide some certainty, the Neighbourhood Plan has given more detailed consideration to the site opportunities and constraints in considering how it could be developed within the confines of the local plan policy. The policy only allocates the site for 40</p>	None.

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		<p>Paragraph 5.3 of the draft GBNP states that "The Neighbourhood Plan provides a strategy for the period to 2041, during which time an additional 150 homes will be delivered in addition to those already with planning permission but not yet built and the planned development at the Strategic Site referred to above".</p> <p>The referenced figure of an additional 150 homes relates to land at the Triangle, as confirmed at paragraph 6.3 of the Draft GBNP. As will be set</p>	<p>dwelling to 2031 but by preparing the Neighbourhood Plan it has brought forward the overall consideration of how the site could be developed ahead of the Local Plan. Had the Neighbourhood Plan not been produced, the development requirement for the site up to 2031 would be "up to 40 dwellings".</p> <p>The Neighbourhood Plan, in paragraph 6.11, explicitly states that what has been produced in the Neighbourhood Plan for this sites "does not constitute the Development Brief....but it does provide guidance on how the site could be developed in order that a more detailed Development Brief can be prepared, should West Suffolk Council deem it necessary. West Suffolk Council's Planning Policy response has requested that reference is made to the Policy RV 18 requirement for a development brief for the site. Policy GB 3 will be amended accordingly.</p> <p>Work undertaken in the preparation of the Neighbourhood Plan has had regard to the adopted local plans for the area. In particular, the list of "Local constraints and opportunities" listed in the Great Barton section of Rural Vision</p>	<p>Amend second paragraph of Policy GB 3 as follows:  Development of the site should be undertaken in accordance with the Concept Diagram (Figure 12) and the Development Principles set out in this Plan <u>and any future adopted development brief for the site as required by Policy RV 18 of the Rural Vision Local Plan document.</u></p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>out in subsequent comments, land at the Triangle has capacity to deliver in excess of 150 dwellings alongside significant community and green infrastructure provision.</p> <p>The National Planning Policy Framework (NPPF) makes expressly clear at section 11 that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses. Paragraph 122 of the NPPF states that planning policies and decisions should support development that makes efficient use of land.</p> <p>It is clear that that the Triangle site has capacity to deliver in excess of 150 dwellings alongside significant community and green infrastructure provision, and fully respecting the area's prevailing character and setting. This is demonstrated in greater detail in the Vision Document that supports these representations.</p> <p>The Councils request that paragraph 5.3 of the draft GBNP be amended to reflect the above. In this regard the Councils requests that the figure of 150 dwellings be replaced with reference to a range of dwelling delivery of between 150 and 240 dwellings.</p>	<p>2031. Part a of the section states: "a. Scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the character of the settlement." Residents have identified that retaining the character of the village is of particular importance to them and this is reinforced by the comments received during the consultation on the draft Neighbourhood Plan.</p> <p>The submitted comments are misleading and applies density levels to the gross area of the site. The Neighbourhood Plan correctly applies density levels the net developable areas of the site once the policy requirements and constraints of the site have been factored in. This has not been done by this respondent. This respondent refers to the NPPF requirement to make effective use of land and this is understood. However, the NPPF also requires well-designed places (section 12) with plans that give applicants 'as much certainty as possible about what is likely to be acceptable' (para 125). It requires planning policies to ensure that developments 'add to the overall quality of the area' and 'are sympathetic to local character and history' (para 127). It is clear that the need to make effective use of land must be</p>	<p>None.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			<p>balanced with wider considerations regarding the overall quality of the design. Preparation of the Neighbourhood Plan has included this wider analysis (which has not been disputed or even referred to in the representations) and has provided clear guidance about what is considered to be acceptable at this site. Policy GB3 is therefore consistent with the requirements of national planning policy.</p> <p>While The Triangle might be considered to have a capacity to deliver in excess of 150 dwellings, it is not Moreton Hall, where high capacities are more acceptable given it forms an urban extension to Bury St Edmunds.</p> <p>The developable area identified on Figure 12 – The Concept Diagram, amounts to approximately 7 hectares and results in a development density of approximately 21 dwellings per hectare, a density commensurate with the character of the village as noted in Rural Vision 2031 referred to above.</p> <p>It is for this reason that the request to potentially accommodate 240 dwellings on the site cannot be agreed to. Such an amendment could result in</p>	

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			densities of around 34 dwellings per hectare and would result in the urbanisation of this rural village setting.	
<b>Policy GB2 – Housing Delivery</b>				
M Adkins		THE TYPE OF HOUSES MAY NOT BE SUITABLE FOR SUFFOLK PEOPLE AND I COULD NOT SUPPORT PEOPLE BUYING HOUSES AT VILLAGE PRICES AND EARNING CITY WAGES ANY HOUSING SHOULD BE FOR ELDERLY, YOUNG FAMILIES ETC.	Noted. The NP recognise the need for affordable homes and a mix of housing types to meet the needs of the elderly and young families.	None.
D Murray		Needs to include specific reference to the 40 already agreed, as part of the 150, rather than in addition to.	Agree	Amend second sentence of paragraph 6.7 as follows:  Work involved in the preparation of the Neighbourhood Plan has included an assessment of the capacity of the triangle site and the conclusions of this, referred to in paragraphs 6.9 to 6.20 below, has identified that it is reasonable to plan for the construction around <u>110 dwellings in addition to the 40 already identified in the Local Plan Rural Vision 2031, giving a total of 150 new homes</u> in the Neighbourhood Plan Area by 2041, not including the housing planned at The Severals Strategic Site.
S Lebbon		Uncertain	Noted	None.
B Surti		YES	Noted.	None.
JB + RE Lebbon		UNSURE WITH THIS - NOT HAPPY WITH 'BARNs' ALWAYS BEING USED FOR HOUSING, HOW ABOUT PRESERVING FOR HERITAGE, SEEMS THERES GOING TO BE ENOUGH HOMES?	National planning policy allows barns to be converted to residential use, often without requiring planning permission. The Neighbourhood Plan cannot contradict this.	None.
B Maitland		yes	Noted.	None.
P&D Smith		YES	Noted.	None.
S Broughton		iii a - most redundant barns will require significant alteration internally	Noted.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		in order to make use of the internal space, as well as allowing for openings for windows and doors - externally		
P&W Jones		BUT NEED TO CLARIFY ( II ) "SMALL BROWNFIELD WINDFALL SITES"	Small sites are generally classed as less than ten dwellings, but there are few if any apparent opportunities for such a size of site in the parish that would meet the Neighbourhood Plan criteria	None.
M Dunn		We need the ridge type of housing for residents now and in the future	Noted.	None.
M Verzijl		I would reduce the number of houses being proposed when only 40 are required by the local plan.	The 40 is a requirement up to 2031 but the Plan runs to 2041 in order to be compatible with the new West Suffolk Local Plan and seeks to control where housing takes place at a local level rather than leaving it to West Suffolk to decide.	None.
S Verzijl		Reduce number of houses	Noted.	None.
D Doran		However, if RV18 is significantly delayed there should be alternative sites identified so that there is a steady supply of housing over the plan period. Development of sites within the settlement boundary should be encouraged to ensure the Neighbourhood plan is delivering housing and not relying wholly on one site to deliver all housing which may not come forward for some considerable time.	Comments submitted by Suffolk County Council and West Suffolk Council demonstrate that there is interest in bringing The Triangle site forward.	None.
Planning Policy	West Suffolk Council	West Suffolk's Local Plan end date has been amended to 2040 to align with neighbouring LPAs and it is suggested that this is reflected in the submission neighbourhood plan.	Given that the Local Plan revised end date was published after the Neighbourhood Plan commenced pre-submission consultation, it is considered that the Neighbourhood Plan should continue to plan to 2041 to reduce any confusion in the local community.	None.
Planning Policy	West Suffolk Council	The policy refers to the strategic site known as Severals as meeting part of the growth needs but does not allocate the site. In order to be in general accordance with the local plan, where a neighbourhood plan seeks to address housing need, as in this case, it will need to identify the sites that meet that including the strategic sites.	It is not considered necessary to allocate The Severals site as this is already allocated in the strategic policies of the adopted Local Plan.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Policy GB2 states it will provide for around 150 dwellings through the neighbourhood plan to be developed across;</p> <ul style="list-style-type: none"> <li>i – the site allocation in Policy GB3,</li> <li>ii – windfall and infill and;</li> <li>iii – infill.</li> </ul> <p>This is inconsistent with policy GB3 which states around 150 will be provided on GB3 alone.</p> <p>Policy GB2 appears to plan for homes for the neighbourhood plan area based on the assessed capacity of site GB3 and not housing needs assessed through a recognised methodology.</p>	<p>The very nature of windfall and infill housing sites is that it is difficult to predict and paragraph 70 of the NPPF states:</p> <p>“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.</p> <p>Hence the Neighbourhood Plan provides for “around 150” dwellings as it is not possible to accurately predict the number of windfall and infill plots that will come forward during the Plan period.</p> <p>A Housing Needs Assessment was prepared for the Parish Council, as referred to in paragraph 6.5 and concluded, as noted, that the planned growth in the adopted Local Plan documents (totalling 1290 dwellings) would more than satisfy the housing requirements of the current village. Future housing requirements for the village have yet to be tested given the very early stage in preparing the new West Suffolk Local Plan and cannot therefore be relied upon to inform the housing needs</p>	

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			for the Neighbourhood Plan. If the planning application at The Severals is approved, the housing numbers in the Neighbourhood Plan Area will increase by a further 125 dwellings.	
<b>Policy GB3 – Land at School Road (The Triangle)</b>				
M Adkins		I HAVE TO SAY 'NO', JUST BECAUSE THE ROAD STRUCTURE IS INADEQUATE TO COPE, BUT IF THIS WAS KEPT TO A SMALL DEVELOPMENT, THEN I COULD SEE THIS AS WORKING	Noted.	None.
B Lebbon		The proposed entrance off Mill Road - I do not agree. That road is incredibly busy - getting busier - and this only adds to the Commuter Congestion. Need to review the long terms effects of this - propose another driven entrance off A143?	The access via Mill Road is a requirement of the Local Plan Rural Vision 2031. The Highway Authority (Suffolk CC) have previously indicated that access via the A143 would not be acceptable.	None.
D Murray		I am not convinced that there should be 30% affordable housing - it should be more.  In addition, if no additional infrastructure is included in the 1250 development (when built) perhaps there is a need for such things as shops/post office etc.	Disagree. The Severals development is due to deliver at least will deliver at least 375 affordable homes. The higher the percentage of affordable homes the higher the price of the remaining homes.  The decision of the nature of community facilities will need to take into account existing provisions and any that has received planning consent.	None.  None.
A Jiggins		Think it should all be done in one go rather than 40 then another 110.	The Neighbourhood Plan does not preclude the development of the site in one phase but this will be informed by market conditions and the detailed consideration of any planning application for the site.	None.
J Brown		Understand that more housing is required. This area won't affect	Noted and Thank You.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		fee/look of village. HUGE impact on access to A143 - already ver difficult to join road in busy periods	Impact of an additional 110 dwellings the A143 would be considered as part of the planning application.	None.
S Lebbon		In principle yes, but absolutely no increase in density.  Also need greater percentage of bungalows.  Consider mini-roundabout at Mill Road/A143.	Noted and Thank You.  Disagree - Whilst 22% of residents expressed a desire to see more bungalows in the village, only 14% of those needing alternative accommodation in the next 10 years wanted a bungalow or sheltered housing.  The decision on the type of junction will be for the Highway Authority (Suffolk CC).	None.  None.
M Elliott		THIS IS ONLY SUPPORTED IF COUNCIL "LISTEN" AND ONLY DEVELOP IN LINE WITH AECOM - LIMIT THE NUMBER OF DWELLINGS TO A MAXIMUM OF 150. THIS NUMBER ALONE WILL PUT SIGNIFICANT PRESSURES ON MILL ROAD/LIVERMERE ROAD JUNCTION. IS ALREADY DANGEROUS.	Agree.	None.
P Sammers		With increased traffic imposed by the severals development, exiting from school road needs to be addressed as visibility is poor at present.	This is a matter for the Highway Authority (Suffolk CC).	None.
WA & MM Jones		I BELIEVE THAT POLICY GB3 SHOULD INCLUDE A HIGHER FIGURE THAN 15% FOR BUNGALOWS WHEN ONE EXAMINES THE VERY HIGH PERCENTAGE OF ELDERLY PEOPLE IN GT. BARTON (I THINK 25% IS MORE APPROPRIATE).  I ALSO BELIEVE THAT A 30% AFFORDABLE HOUSING OBJECTIVE IS TOO HIGH AND DOES NOT REFLECT THE SOCIAL STRUCTURE OF THE VILLAGE AT PRESENT (I THINK 15% IS MORE APPROPRIATE)	Disagree - Whilst 22% of residents expressed a desire to see more bungalows in the village, only 14% of those needing alternative accommodation in the next 10 years wanted a bungalow or sheltered housing.  It is in accordance with Government policy that a minimum of 30% of homes should	None.  None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		I CANNOT AGREE WITH ALL THE COMMUNITY FACILITIES PROPOSED IN POLICY GBY7 (PAGE 45). MY COMMENTS WILL BE DETAILED LATER IN QUESTION 12. I TOTALLY AGREE WITH THE NEED TO REDUCE TRAFFIC SPEED ON MILL ROAD - IN FACT I BELIEVE THIS SHOULD BE ENACTED NOW.	be affordable.  Noted.  This is a matter for the Highway Authority (Suffolk CC).	None.  None.
B Surti		I do not believe the transport and public infrastructure support development of this site i.e. general employment opportunities/road infrastructure/upper/higher education facilities/public transport/supermarkets/GPs/hospitals/etc/broadband	Noted.	None.
Dr Surti		DOUBT THE INFRASTRUCTURE IS IN PLACE TO SUPPORT THIS DEVELOPMENT. THERE WILL BE INCREASED CONGESTION ON THE A143 + INCREASED ROAD-TRAFFIC ACCIDENTS, VOLUME OF TRAFFIC. MORE POT-HOLES & CLOSURES FOR REPAIRS.	Noted.  Noted.	None.  None.
M Corcoran		This needs to be demand driven. The vehicle access to the Triangle needs to be reassessed	The adopted Local Plan policy requires that access to the site should be from Mill Road.	None.
JB & RE Lebbon		MAJOR CONCERNS ABOUT ACCESS HERE - SCHOOL ROAD IS V. BUSY AT PRESENT, I LIKE THE PROPOSALS IN GB3 BUT I AM STILL UNSURE IN PRACTICE.	Noted. The current adopted planning policy (RV18) requires access to the site to be from Mill Road.	None.
P Andrews		My personal view would be to see around 140/150 houses on the Triangle site, the reason for this is there are several sites in Bury St Edmunds being built on at the moment that resemble concrete jungles, Great Barton needs to be kept unique in my mind.  It would be nice for people to have a nice garden and to keep the village in the same format as the Park, Hall Park, and other areas of Great Barton.	The draft Plan makes provision for a maximum of 150 houses in order to reflect the character of the village.	None.
B Maitland		yes support community hub type development would be helpful if footpaths/cycle paths allowed nonvehicular traffic	Noted.	None.
A Graves		The current GBNP and associated work (AECOM) has been very carefully conducted and is acceptable. However, the recent proposal and expressed intention to override and facilitate a larger, high density and	Agreed.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		lower quality development by Barley Homes is wholly unacceptable.		
Mrs A Graves		The current defined layout and AECOM design guidance is an acceptable plan for development over the life of the GBNP. However, the recent proposal for up to 250 dwellings is completely unacceptable.	Agreed.	None.
B Horrobin		Again we need to know what a Great Barton bypass would look like. It may profoundly change our views of how we want the village to develop. In particular the filling station/shop and the post office would no longer be viable without customers from through traffic. Also a shop in the triangle would not be viable based on local residents using it. A large number of residents of Great Barton would simply want to drive to it creating a lot of congestion and pollution. A shop located on Mill Road, which would also attract an element of through traffic customers, would be more sustainable.	There are currently no plans by the County Council to provide a bypass.  A shop on Mill Road would be remote from the majority of residents of the village.	None.
P&D Smith		... And, definately further community facilities ....And, definately a safer school pick up place	Noted. These are provided for in the policy.	None.
J Sefrin		As well as reducing traffic speeds on Mill Road, should also aim to reduce traffic volumes using Mill Road as a cut-through between A143 and A134.	Noted.	None.
S Broughton		There should be a drop off/pick up for school, from School Road.  Is the concept diagram too prescriptive?  Should there be a roundabout at junction of Mill Road/A143.	The current adopted planning policy (RV18) requires access to the site to be from Mill Road.  It is not considered that the concept diagram is too prescriptive but provides certainty for developers and residents alike.  The Highways authority will determine the nature of any junction improvements required to accommodate the development.	None.
P & W Jones		IN AGREEMENT	Noted.	None.
P Fisk		Whole heartedly	Noted.	None.
M Dunn		Only 150 houses maximum . We mustn't be bullied by West Suffolk or Suffolk County Council.	Noted.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
A & J Mallett		Enforced traffic calming to be included as condition of development.	The Highways authority will determine the road design requirements and the need for any traffic calming on existing highways.	None.
M Verzijl		The plan requires more buffer provision for houses already on the triangle, with trees and shrub screening. with no public access, similar to spaces on the Moreton Hall estate. No provision has been made for long range views and protection of these views for houses on the triangle.	Policies elsewhere in the Neighbourhood Plan and Local Plan require that proposals should not have a detrimental impact on residential amenity such as in this case.	None.
S Verzijl		More buffer provision for houses already on triangle	Policies elsewhere in the Neighbourhood Plan and Local Plan require that proposals should not have a detrimental impact on residential amenity such as in this case.	None.
D Doran		The Policy should be much more specific about the provision of parking for the school to improve road safety on School Rd. This could be a significant benefit and Suffolk County Council should be required to include a drop off and parking area in any planning application. SCC should also fund improvements to foot and cycle ways to reduce traffic arriving at the school.	It is considered that the requirement is sufficient, and it is understood that Suffolk County Council would not be the developer of the site.	None.
MD & AL Jackson		No more than 150 dwellings Space to develop school playing fields No three storey houses Yes to affordable and bungalows Area to link up elms wood to school & School Road.	Noted. The Plan makes provision for these points	None.
A Reeve		This is an important development in Great Barton and needs to be done in the right way. The Neighbourhood Plan Working Group should be be praised for their work on The Triangle development specifically in relation to the maximum number and types of housing.	Noted and thank you	None.
J Millen		I support the proposal for some development of the Triangle, but with important qualifications. Because I have a number of points about this major issue I have set them out in full under Q. 27 in the space for other comments.	Noted.	None.
P Reeve		Policy GB3 12.4Ha relates to the whole area including Elms Wood. Land for development would be 11.6Ha which excludes Elms Wood as it is included in GB9 - Local Green Spaces. Policy GB3 This Policy for clarity	It is considered that the policy is sufficiently clear in terms of character.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		should state that garden sizes will be reflected from a comparable housing density character area from within the Neighbourhood Plan area.		
Georgia Teague Planning Officer Growth, Highways, and Infrastructure	Suffolk County Council	The sentence in paragraph 6.13 on archaeological interest is welcome. The need for archaeological assessment could be reiterated in Policy GB3.	It is not considered necessary to reiterate this requirement in Policy GB3 as adopted planning policies already provide a general requirement to consider such interests.	None.
Planning Policy	West Suffolk Council	As above, the allocation states development will be for up to 150 dwellings. The Rural Vision 2031 states the total capacity of the site should be determined through the site's Development Brief. In order to be consistent with policies in the local plan, it is therefore not considered appropriate to set a maximum site capacity. It may be that the insertion of an indicative figure is appropriate, and we would be happy to meet to discuss a way forward.	<p>Work undertaken in the preparation of the Neighbourhood Plan has had regard to the adopted local plans for the area. In particular, the list of "Local constraints and opportunities" listed in the Great Barton section of Rural Vision 2031. Part a of the section states: "a. Scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the character of the settlement." Residents have identified that retaining the character of the village is of particular importance to them and this is reinforced by the comments received during the consultation on the draft Neighbourhood Plan.</p> <p>The developable area identified on Figure 12 – The Concept Diagram, amounts to approximately 7 hectares and results in a development density of approximately 21 dwellings per hectare, a density commensurate with the character of the village as</p>	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			noted in Rural Vision 2031 referred to above.	
Planning Policy	West Suffolk Council	Second para. It is suggested that the words 'and any future adopted development brief for the site' is included to better reflect policy RV18.	Agree. Amend Policy GB 3 accordingly	Amend second paragraph of Policy GB3 as follows: Development of the site should be undertaken in accordance with the Concept Diagram (Figure 12) and the Development Principles set out in this Plan <u>and any future adopted development brief for the site as required by Policy RV 18 of the Rural Vision 2031 Local Plan document.</u>
Carter Jonas on behalf of	Suffolk County Council West Suffolk Council	<p>Partially support, partially request changes. The Councils welcome the allocation of land at The Triangle site for mixed use development.</p> <p>The Councils support the identification within the draft policy at criteria ii, iii and iv that the site could deliver; community facilities that could include the uses identified in Policy GB7; the expansion of the primary school; and recreational open space and children's play.</p> <p>The Councils support the identification at criterion i that the site could deliver 30% affordable housing provision.</p> <p>The Councils request that the wording at criterion i is amended to reflect the capacity for efficient housing delivery at The Triangle site.</p> <p>These representations are supported by a Vision Document which has been produced by the Councils and which demonstrates that by adopting the principles set out within the site Concept Diagram within the draft GBNP the site is capable of delivering up to 240 dwellings at an appropriately low density of development whilst respecting local characteristics.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Work undertaken in the preparation of the Neighbourhood Plan has had regard to the adopted local plans for the area. In particular, the list of "Local constraints and opportunities" listed in the Great Barton section of Rural Vision 2031. Part a of the section states: "a. Scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the character</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			<p>of the settlement.”</p> <p>Residents have identified that retaining the character of the village is of particular importance to them and this is reinforced by the comments received during the consultation on the draft Neighbourhood Plan.</p> <p>The submitted comments are misleading and applies density levels to the gross area of the site. The Neighbourhood Plan correctly applies density levels the net developable areas of the site once the policy requirements and constraints of the site have been factored in. This has not been done by this respondent. This respondent refers to the NPPF requirement to make effective use of land and this is understood. However, the NPPF also requires well-designed places (section 12) with plans that give applicants 'as much certainty as possible about what is likely to be acceptable' (para 125). It requires planning policies to ensure that developments 'add to the overall quality of the area' and 'are sympathetic to local character and history' (para 127). It is clear that the need to make effective use of land must be balanced with wider considerations regarding the overall quality of the design.</p>	

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			<p>Preparation of the Neighbourhood Plan has included this wider analysis (which has not been disputed or even referred to in the representations) and has provided clear guidance about what is considered to be acceptable at this site. Policy GB3 is therefore consistent with the requirements of national planning policy.</p> <p>The developable area identified on Figure 12 – The Concept Diagram, amounts to approximately 7 hectares and results in a development density of approximately 21 dwellings per hectare, a density commensurate with the character of the village as noted in Rural Vision 2031 referred to above.</p> <p>It is for this reason that the request to potentially accommodate 240 dwellings on the site cannot be agreed to. Such an amendment could result in densities of around 34 dwellings per hectare and would result in the urbanisation of this rural village setting.</p> <p>The Vision Document submitted by the Councils identifies a Concept Design (Fig 16) that would provide a net developable area (excluding roads) of around 6.8 hectares. The construction of</p>	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Criterion i of draft policy GB3 further identifies that housing delivery within the Triangle site should include 15% bungalow provision. Paragraph 6.17 of the Draft GBNP states that the required housing mix for the site should be as determined by the Housing Needs Assessment (2019) or any subsequent and more up-to-date assessment. The Housing Needs Assessment 2019 does not provide any evidence to support the need for 15% provision of bungalows within the Triangle Site, this requirement within the draft policy is unjustified. The information presented within the Housing Needs Assessment does not evidence the need for any specific proportion of bungalow provision within the neighbourhood plan area.</p> <p>It is further noted that the draft wording of this element of policy GB3 does not align with the draft wording of policy GB4, which seeks 15% bungalow provision only as a proportion of 2- and 3-bedroom dwellings provided within the neighbourhood plan area.</p> <p>Draft policy GB3 states that "Development of the site should be undertaken in accordance with the Concept Diagram (Figure 12) and the Development Principles set out in this Plan". The Design Principles are</p>	<p>240 dwellings on the developable area would represent a development density of 35 dwellings per hectare which is totally out of character with the village setting of this site.</p> <p>The surveys undertaken in the preparation of the Neighbourhood Plan demonstrate a local need for bungalows and the existing character of the village is one where a large extent of existing properties are bungalows. The development would therefore respect the existing character of the settlement as noted in Rural Vision 2031.</p> <p>It is proposed to clarify the wording of Policy GB 4 to avoid any misunderstanding of the requirements.</p> <p>It is understood that a proposal for up to 150 dwellings would only require one vehicular access onto</p>	<p>Amend Policy GB 4 as follows: With the exception of the North-East Bury St Edmunds Strategic Site, proposals for housing developments of 10 dwellings or more in the Neighbourhood Area should include provision for a mix of 60% of two and three bedroomed dwellings <u>unless more up-to-date and publicly available needs assessments demonstrate otherwise</u>, of which at least 15% of dwellings on these sites shall be single storey bungalows <u>unless the development is the conversion of an existing building</u>.</p> <p>None.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>set out on page 33 of the Draft GBNP and under the sub-heading 'Access and Movement' it is stated that there shall be 'a single vehicular access from Mill Road'. At the same time, the draft wording of policy GB3 states that "Proposals should also enable the reduction of traffic speeds on Mill Road".</p> <p>While it is appropriate to limit vehicular access into and out from the site to Mill Road only as per the requirements of Development Plan policy RV18, it is not judged to be reasonable to seek to limit the number of vehicular access points to a single point. Such limitation could inhibit the ability for development of the site to make an efficient use of land (because the Highway Authority may require more than a single point of access for schemes of more than 150 dwellings). In addition, artificially constraining the number of access points from Mill Road may fetter the ability of development to enable the reduction of traffic speeds on Mill Road – additional access points on Mill Road would increase opportunities for engineering interventions to reduce speed and increase the prospects of a successful Traffic Regulation Order to reduce the speed limit.</p> <p>The Councils request that the wording of draft policy GB 3 be amended from:  "Policy GB 3 - Land at School Road (The Triangle) 12.4 hectares of land at School Road, known as The Triangle and identified on the Policies Map, is allocated for the following development:  i) up to 150 dwellings including 15% bungalows and 30% affordable</p>	<p>Mill Road. A second access would be likely to have a significant detrimental impact on the rural character of the village.</p> <p>The submitted comments concerning efficient use of land fails to acknowledge that paragraph 122 of the NPPF states that "Planning policies ..... should support development that makes efficient use of land, taking into account:  a) the identified need for different types of housing .....  d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and  e) the importance of securing well-designed, attractive and healthy places.</p> <p>The Neighbourhood Plan is therefore considered to meet the requirements of paragraph 122 of the NPPF.</p> <p>For the reasons set out above and elsewhere, the requested changes cannot be supported as they do not take account of the strategic local plan policy, which sets out a maximum requirement of 40</p>	<p>None.</p> <p>None.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>housing;</p> <p>ii) community facilities that could include the uses identified in Policy GB7:</p> <p>iii) the expansion of the primary school; and</p> <p>iv) recreational open space and children's play.</p> <p>Development of the site should be undertaken in accordance with the Concept Diagram (Figure 12) and the Development Principles set out in this Plan.</p> <p>Proposals should also enable the reduction of traffic speeds on Mill Road and the provision of safe crossing points on School Road, Mill Road and the A143 (The Street) to enable safe and sustainable travel to the wider public rights of way network and village facilities.</p> <p>Housing proposals should provide a mix of sizes and types in accordance with the need identified in the Neighbourhood Plan unless clear and demonstrable evidence is provided to justify an alternative response that is supported by the local community.</p> <p>The affordable housing provision should be designed so that it is 'tenure blind' (so that it is indistinguishable from open market housing), be distributed around the site and not concentrated in any one area.</p> <p>Proposals that include an element of self-build housing will be supported"</p> <p>To:</p> <p>"Policy GB 3 - Land at School Road (The Triangle) 12.4 hectares of land at School Road, known as The Triangle and identified on the Policies Map, is allocated for the following development:</p> <p>i) up to <u>between around</u> 150 - 240 dwellings including 15% bungalows and 30% affordable housing;</p> <p>ii) community facilities that could include the uses identified in Policy GB7:</p> <p>iii) the expansion of the primary school; and</p> <p>iv) recreational open space and children's play.</p> <p>Development of the site should be undertaken in accordance with the Concept Diagram (Figure 12) and the Development Principles set out in</p>	<p>dwellings on the site or paragraph 122 of the NPPF.</p>	

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>this Plan.</p> <p>Proposals should also enable the reduction of traffic speeds on Mill Road and the provision of safe crossing points on School Road, Mill Road and the A143 (The Street) to enable safe and sustainable travel to the wider public rights of way network and village facilities. <u>Vehicular Access is to be achieved from Mill Road only, subject to a maximum of two access points from this highway.</u></p> <p>Housing proposals should provide a mix of sizes and types in accordance with the need identified in the Neighbourhood Plan unless clear and demonstrable evidence is provided to justify an alternative response that is supported by the local community.</p> <p>The affordable housing provision should be designed so that it is 'tenure blind' (so that it is indistinguishable from open market housing), be distributed around the site and not concentrated in any one area.</p> <p>Proposals that include an element of self-build housing will be supported"</p> <p>In addition, it is noted that the site boundary for land at Triangle is drawn incorrectly at figures 11 and 12 within the draft GBNP. The site area defined is smaller than that identified within policy RV18 of the Development Plan (it excludes the woodland at Elms Wood).</p> <p>Paragraph 44 (Reference ID: 41-044-20190509) of the National Planning Practice Guidance (NPPG) states as follows:  "National planning policy states that [a neighbourhood plan] should support the strategic development needs set out in strategic policies for the area, plan positively to support local development and should not promote less development than set out in the strategic policies (see paragraph 13 and paragraph 29 of the National Planning Policy Framework). Nor should it be used to constrain the delivery of a strategic site allocated for development in the local plan or spatial development strategy."</p> <p>Accordingly, the allocation site area should be re-drawn to include the</p>	<p>It is noted that the site boundary does not include Elms Wood. The Wood is managed by the local community and is designated as Local Green Space in the Neighbourhood Plan. As such, it does not promote less development than in the adopted Local Plan or constrain that development. This woodland is of high importance to the setting and character of the site and is essential to provide screening and the mitigation of the potential impact of development on protected species in the wider</p>	<p>Amend site boundary on Figure 11, Figure 12 and the Policies Map to include Elms Wood to reflect the site allocated in Policy RV 18 of Rural Vision 2031.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		full allocation area. Such changes should also be made to relevant illustrations within section 5 of the supporting Design Guidelines Document.	area. The site boundary will be redrawn.	
<b>Policy GB4 – Housing Mix</b>				
M Adkins		THE MIX IS GOOD	Noted and Thank You.	None.
B Lebbon		More bungalows	Disagree - Whilst 22% of residents expressed a desire to see more bungalows in the village, only 14% of those needing alternative accommodation in the next 10 years wanted a bungalow or sheltered housing.	None.
R Everett		Feel that the 5 or more bedrooms is quite a high percentage.	Disagree. it is important to have a mix of housing sizes on the Triangle.	None.
V Minor		not enough homes for older people looking to down size	Disagree - Whilst 22% of residents expressed a desire to see more bungalows in the village, only 14% of those needing alternative accommodation in the next 10 years wanted a bungalow or sheltered housing.	None.
S St John		very important to preserve character.	Noted and Thank You.	None.
WA & MM Jones		I BELIEVE THE DWELLINGS ON THE TRIANGLE SHOULD REFLECT THE HOUSING MIX ALREADY PREVAILING IN THE VILLAGE (EXCEPT GREATER PROVISION SHOULD BE MADE TO HOUSE OLDER PEOPLE). MY IDEAL MIX WOULD BE: PRIVATE AND AFFORDABLE (AFFORDABLE 15% MAX) 2-3 BEDROOM HOUSES - 40% MORE THAN 3 BEDROOM HOUSES - 35% BUNGALOWS - 25%	Disagree. The mix needs to reflect the needs of future generations as well as existing ones.	None.
B Surti		As already stated in my earlier comments - general + public infrastructure not sufficient to warrant additional housing.	Noted.	None.
Dr Surti		See my previous comments	Noted.	None.
JB & RE Lebbon		I THINK THIS SOUNDS/SEEMS SENSIBLE + PRETTY FAIR.	Noted.	None.
B Maitland		yes	Noted.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
A Graves		In that this plan is designed to have a lifespan until 2041, it may be prudent to adopt a more flexible approach to housing mix as changing demographics, population profiles and other demands may change over the period.	The Neighbourhood Plan Housing Needs Assessment, undertaken by AECOM, identified a long term need for the house size mix identified in the policy.	None.
Mrs A Graves		Given the age profile of the village, additional single storey properties should be included in the plan. The layout and size of accommodation needs to exceed minimum government standards for this village - whether that be for an ageing population wishing to downsize, but retain important possession into the new living space, or younger people just starting out who may wish to start a family. Space internally and externally is very important for the wellbeing of resident.	Policy GB4 makes provision for single storey dwellings but evidence does not exist to justify requiring a larger proportion. Accessibility standards of new homes are being increased to enable the less mobile to live in properties with upper floors. West Suffolk Council has adopted minimum floorspace standards for new homes.	None.
B Horrobin		The housing density which will be required will preclude single story bungalows.	The density has been kept low by comparison to sites in, for example, Bury St Edmunds, in order to enable the provision of bungalows.	None.
P & D Smith		YES - Reasonable garden area	Noted.	None.
P & W Jones		SMALLER DWELLING UNITS ESPECIALLY	Noted.	None.
P Fisk		Especially housing mix including bungalows	Noted.	None.
M Verzijl		The plan seeks to change the character of the village by reducing the average size of housing by increasing the proportion of 1 & 2 bedroom houses. The policy also seeks to increase the number of bungalows not recognising that many of the bungalows that had been in the village have been allowed to be extended into houses.	The requirement for smaller homes reflects the need identified in preparing the Plan. over 20% of residents have expressed a desire for more bungalows in the village.	None.
S Verzijl		The plan is changing the character of the village by reducing the average size of the houses	The requirement for smaller homes reflects the need identified in preparing the Plan.	None.
MD & AL Jackson		Don't like three storey houses in a village environment, fine in town.	The Plan does not support three storey houses in the village.	None.
P Reeve		The Severals development is now at the hybrid planning stage for phase 1. The Local Planning Authority have the evidence from the Housing Needs Assessment (work undertaken by AECOM for the Great Barton Neighbourhood Plan) as a statutory consultee to our	This is a matter for the local planning authority to consider in the consideration of the planning application.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Neighbourhood Plan can now request the developer to adjust their housing types to meet the survey demands.		
Planning Policy	West Suffolk Council	<p>The housing mix breakdown by dwelling sizes seems reasonable in respect of the evidence provided. However, the council would prefer to consider the housing mix on a scheme by scheme basis and reflective of the current housing need.</p> <p>While the benchmark of 15% of dwellings to be built as bungalows would help support the growth of the aging population, we have concerns that apportioning such a figure would not be compliant with the NPPF and is not fully evidenced by the Great Barton Housing Needs Assessment (April 2019). If the decision is made to continue with the 15%, we assume that the figure would only be applied to sites classed as major developments (sites over 10 dwellings but excluding the Severals site) in accordance with the NPPF, an issue which would be useful to clarify in the policy or supporting text.</p>	<p>Given that opportunities for sites in excess of 10 dwellings coming forward in the Neighbourhood Area are limited, primarily to the sites allocated in the Local Plan, it is considered that the figures are appropriate. However, it is proposed to amend the policy to reflect that the requirement might change during the Plan period should new and robust evidence be published.</p> <p>The requirement is supported by needs identified by residents and also the character of the village in terms of the mix of dwelling types.</p> <p>The policy wording will be clarified.</p>	<p>Amend Policy GB 4 as follows: With the exception of the North-East Bury St Edmunds Strategic Site, proposals for housing developments of 10 dwellings or more in the Neighbourhood Area should include provision for a mix of 60% of two and three bedroomed dwellings <u>unless more up-to-date and publicly available needs assessments demonstrate otherwise. of which</u> at least 15% of dwellings on these sites shall be single storey bungalows <u>unless the development is the conversion of an existing building.</u></p>
Carter Jonas on behalf of	St Joseph Homes Ltd	St Joseph welcomes the express acknowledgement that this policy should not be applied to development proposals within the NE BSE site.	Noted.	None.
Carter Jonas on behalf of	Suffolk County Council West Suffolk Council	<p>Partially support, partially request changes.</p> <p>Draft policy GB4 states that 'with the exception of the North-East Bury St Edmunds Strategic Site, proposals for housing developments of 10 dwellings or more in the Neighbourhood Area should include provision of a mix at least 60% of two and three bedroomed dwellings of which at least 15% shall be single storey bungalows'.</p> <p>While the Councils do not object to the principle of delivery of smaller homes the Councils do not support the inflexible wording of draft</p>	<p>The Neighbourhood Plan Housing Needs Assessment, undertaken by</p>	<p>Amend Policy GB 4 as follows: With the exception of the North-East Bury St Edmunds Strategic Site, proposals for housing developments of 10 dwellings or more in the Neighbourhood Area should include provision for a mix of 60% of two and three bedroomed dwellings <u>unless more up-to-date and publicly available needs assessments</u></p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>policy GB4. The Councils request that draft policy GB4 be amended to provide flexibility to deliver an alternate proportion of 2- and 3-bedroom dwellings should additional evidence demonstrate that such provision would be necessary.</p> <p>Paragraph 6.26 of the draft GBNP states that “There is also a demand, as demonstrated by the results of the Household Survey, for bungalows. Housing proposals that include 15% bungalows as part of the mix of housing on the site will be supported”. Housing demand is distinct from ‘housing need’ and is far more susceptible to rapid change. If it is the case that draft policy GB4 seeks to respond to a perceived demand, then it should be worded more flexibly so as not to place an express requirement on the proportion of bungalows to be delivered on any given site.</p> <p>As indicated in the response to question 7, the Councils do not consider that there is evidence to justify a policy requirement for 15% provision of bungalows. The Councils request that the policy be amended to omit reference to this requirement</p> <p>The Councils request that policy GB4 be amended from:  “...housing developments of 10 dwellings or more in the Neighbourhood Area should include provision of a mix at least 60% of two and three bedroomed dwellings of which at least 15% shall be single storey bungalows”</p> <p>To:  “...housing developments of 10 dwellings or more in the Neighbourhood Area should include provision of a mix at least 60% of two and three bedroomed dwellings <u>unless local circumstances indicate that an alternate mix should be delivered of which at least 15% shall be single storey bungalows</u>”</p>	<p>AECOM, identified a long term need for the house size mix identified in the policy. However, it is proposed to amend the policy to reflect that the requirement might change during the Plan period should new and robust evidence be published.</p> <p>The Local Planning Authority has supported this requirement as it “would help support the growth of the aging population”. The requirement is supported by needs identified by residents and also the character of the village in terms of the mix of dwelling types.</p> <p>Disagree - 22% of residents expressed a desire to see more bungalows in the village and 14% of those needing alternative accommodation in the next 10 years wanted a bungalow or sheltered housing.</p>	<p><del>demonstrate otherwise. of which at</del> <u>At least 15% of dwellings on these sites shall be single storey bungalows unless the development is the conversion of an existing building.</u></p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
<b>Policy GB5 – Housing Design</b>				
Adkins		IT LOOKS GOOD	Noted and Thank You.	None.
B Lebbon		Keep space between properties.	Agreed.	None.
R Everett		Consider solar panels on houses.	Policy GB13 refers to maximising the benefits of solar gain.	None.
A Jiggins		Should all be carbon neutral	GB13 refers to Sustainable Construction Practices.	None.
S Lebbon		Consider density & garaging of cars.	Density already considered in establishing the maximum number of houses. It is not considered necessary to require new dwellings to have garages, especially as very few families appear to use them these days.	None.
M Elliott		HOUSING DESIGN IN LINE WITH AECOM RECOMMENDATIONS SHOULD COMPLEMENT THE VILLAGE - NOT BE A "MORETON HALL" ON THE EDGE OF GREAT BARTON	Noted and Thank You.	None.
S St John		all houses should have solar heat panels and other sustainable resources fitted in view of government future recommendations. and regarding climate change.	GB13 sets out Sustainable Construction Practices. The NP cannot anticipate future Government recommendations.	None.
B Surti		I cannot support - see comments in Point 9.	Noted.	None.
Dr Surti		NOT SUPPORTED. - SEVERE LACK OF INFRASTRUCTURE TO SUPPORT 1250 HOMES. - INCREASED TRAFFIC VOLUME - INCREASE IN POLLUTION, NOISE, AIR - DESTRUCTION OF WILDLIFE & ECOSYSTEMS.	Noted. The Severals are part of the Core Strategy of the Local Plan and the Neighbourhood Plan cannot propose matters that would not conform with the Core Strategy.	None.
B Ward		Provision should be included for garages in the building design as well as off road parking.	It is not considered necessary to require new dwellings to have garages, especially as very few families appear to use them these days.	None.
R Webber		Distance of 80 meters back to back separation.	Disagree. Not all existing homes in	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			the parish have this back to back separation.	
JB & RE Lebbon		V. IMPORTANT. MAKE SURE NO 'LOOP HOLES' SO IT DOES NOT CHANGE/ALTER FROM PROPOSAL - STICK TO WHAT WE WANT + NEED FOR OUR LOVELY VILLAGE + GREAT PEOPLE.	Noted.	None.
P Horrobin		Inclusion of consideration at planning stage where possible for properties to be adaptable for 3 generation occupancy in the future, keeping young families in the village and providing support for the older generation. Otherwise I agree with all pint sin GB5.	The policy supports the provision of Lifetime Homes and requires homes to meet minimum internal space standards.	None.
B Maitland		yes	Noted.	None.
S&L Gough		Why do affordable homes have to be in clusters? Why can't housing all be built and then some be allocated to be affordable scattered across the development?	That is the intent of the policy	None.
A Graves		Housing design should achieve optimum flexibility of use (e.g. for home workers), adequate off-street parking and options for on-site storage.	Noted. The policy seeks to achieve this	None.
Mrs A Graves		Housing design should achieve best use of space - as outlined above.	Noted. The policy seeks to achieve this	None.
B Horrobin		Restricting the design to reflect that which exists in Great Barton already is not compatible with the number of dwellings which will be required. Also we should embrace the achievements of modern architecture to create attractive flats, terraces and even high rise. There are many excellent examples already which, although very different to the existing Great Barton, would complement the village and make it a very desirable place to live. We need to find examples to use as suggestions before planners and developers misinterpret our requirements. We could even attract current elderly residents living in large houses to downsize and stay in the village.	The Plan has sought to provide a balance of meeting the projected demand for new housing while ensuring the special character of the village is not compromised. It does not restrict the use of modern architectural solutions.	None.
P & D Smith		YES - Reasonable garden area	Noted.	None.
A&J Mallett		Ensure full recognition of Government edict reference gas/oil and non renewable fuels. Oppose any planning applications that attempt to preempt the 2025 deadline.	These matters will be addressed through the Building Regulations.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
M Verzijl		The plan seeks to meet minimum internal floorspace standards. Which will again change the character of the village as existing external floor space will be significantly higher than the minimum. Suggestion would be that it is minimum floor space +20%	There is no evidence to support setting a higher minimum standard.	None.
S Verzijl		Floor space should be minimum +20%	There is no evidence to support setting a higher minimum standard.	None.
D Doran		We would also add that housing should be designed to offer flexible accommodation suitable for homeworking and adaptable layouts to meet the changing future needs of occupiers.	The Neighbourhood Plan is not able to prescribe requirements for internal layouts of dwellings.	None.
P Reeve		This Policy should contain proposals to promote housing designs to become carbon neutral not only be energy efficiencies but by housing design, such as orientation.	Noted.	None.
Carter Jonas on behalf of	St Joseph Homes Ltd	<p>Partially support, partially request changes.</p> <p>Criterion ii of draft policy GB5 seeks to limit all new development within the Neighbourhood Plan Area to no more than two storeys in scale. The NE BSE site is expressly excluded from this part of policy GB5 and St Joseph welcomes this distinction.</p> <p>Criterion iii of draft policy states that '[proposals should] <i>where appropriate, have a minimum back-to-back separation distance of 40 metres with garden sizes that reflect the average of properties around it and the character area within which the site is located and as identified by the data illustrated in Paragraph 9.21 of the Plan.</i> Unlike draft criterion ii, the NE BSE site is not expressly excluded from this part of policy GB5.</p> <p>It would not be reasonable to apply such prescriptive requirements to future layouts on the NE BSE site. A back to back separation distance of 40m is not required to achieve adequate residential amenity levels within the NE BSE site. The masterplanning exercise that has informed both the Local Planning Authority's adopted Masterplan SPD (2014) and the illustrative masterplan that supports application ref. DC/19/2456/HYB is predicated upon a lesser back to back distance. Accordingly, adoption of a 40m back to back separation distance might constrain delivery of housing or other land uses upon the NEBSE site.</p> <p>Paragraph 44 (Reference ID: 41-044-20190509) of the National Planning Practice Guidance (NPPG) states as follows:  <i>"National planning policy states that [a neighbourhood plan] should</i></p>	<p>Noted.</p> <p>Noted.</p> <p>While it might be considered that a rigid separation distance is overly prescriptive, it is important that high quality living conditions are provided for future residents, particularly on sites that are not located in dense urbanised areas. The policy specifically states "where appropriate" and it would be for the developer at the time of submitting planning applications to demonstrate satisfactorily to the local planning authority why the minimum separation distance should not be applied to their development.</p>	<p>None.</p> <p>None.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p><i>support the strategic development needs set out in strategic policies for the area, plan positively to support local development and should not promote less development than set out in the strategic policies (see paragraph 13 and paragraph 29 of the National Planning Policy Framework). Nor should it be used to constrain the delivery of a strategic site allocated for development in the local plan or spatial development strategy."</i></p> <p>The NE BSE site is separate from the existing settlement (deliberately and as a requirement of planning policy in order to avoid coalescence) and as such does not relate spatially or visually to existing properties and gardens within Great Barton itself.</p> <p>St Joseph requests that criterion iii of draft policy GB5 be amended to make clear that that NE BSE site is excluded from the requirements of this part of the policy. Revised wording is suggested as follows:  '<u>[proposals should] where appropriate and excluding The Severals Strategic Site, have a minimum back-to-back separation distance of 40 metres with garden sizes that reflect the average of properties around it and the character area within which the site is located and as identified by the data illustrated in Paragraph 9.21 of the Plan'</u></p>		
Carter Jonas on behalf of	Suffolk County Council West Suffolk Council	<p>Partially Support, partially request changes</p> <p>The Councils broadly support the design aspirations of policy GB5.</p> <p>Criterion iii of draft policy states that '[proposals should] where appropriate, have a minimum back-to-back separation distance of 40 metres with garden sizes that reflect the average of properties around it and the character area within which the site is located and as identified by the data illustrated in Paragraph 9.21 of the Plan'</p> <p>The minimum back to back distance of 40m is not justified within the plan and it is not clear whether this is required to achieve adequate amenity levels, to achieve garden sizes that reflect the averages observed elsewhere within the Draft GBNP or some other purpose.</p> <p>Such a distance (i.e. 40m) is in excess of the generally recognised distance of 25m required to achieve adequate amenity levels.</p> <p>It is not reasonable to seek to define appropriate back to back distances in the interests of garden sizes because the attainment of garden sizes</p>	<p>Noted.</p> <p>While it might be considered that a rigid separation distance is overly prescriptive, it is important that high quality living conditions are provided for future residents, particularly on sites that are not located in dense urbanised areas. It is not clear where the "general recognition that 25 metres minimum separation is written in government or local policy and, as such, affords little weight in this consideration.</p> <p>The policy specifically states "where appropriate" and it would</p>	<p>None.</p> <p>None.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>commensurate to surroundings might be achieved through either garden depth or garden width or a combination of both.</p> <p>The average garden size data illustrated in paragraph 9.21 of the draft GBNP is not very clear. The way the data is presented makes it very difficult to interpret what the average prevailing garden size is an any particular area.</p> <p>Accordingly, should the policy be adopted as worded, it will be very difficult for applicants to ascertain what is required in order to comply with the policy. Likewise, it will be very difficult for decision makers to ascertain whether any specific development proposals accord with the policy or not.</p> <p>Paragraph 16d of the NPPF is clear that plans should contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals. As presently worded, draft policy GB5 does not meet with this requirement.</p> <p>The Councils requests that draft policy GB5 be amended to remove reference to a minimum back to back separation distance of 40m and remove and reference to the data illustrated in paragraph 9.21 of the plan.</p>	<p>be for the developer at the time of submitting planning applications to demonstrate satisfactorily to the local planning authority why the minimum separation distance should not be applied to their development.</p>	
<b>Chapter 6 – Other Comments</b>				
C Veal		<p>6.17 - Definetly support the housing density proposal. New houses in Bury/moreton hall are too close together and lack gardens. Great Barton doesn't need this aswell!</p>	<p>Noted and Thank You.</p>	<p>None.</p>
WA & MM Jones		<p>PAGE 34 (6.18) I STRONGLY BELIEVE THE CONCEPT OF "SELF ENFORCING" A 30MPH SPEED LIMIT ON THE MILL ROAD BOUNDARY OF THE TRIANGLE TO BE LUDICROUS. THE SPEED LIMIT ON THE A143 IS 40MPH WHICH BECOMES 60MPH FOR A SHORT STRETCH (AT PRESENT) BEFORE BECOMING 30MPH JUST BEFORE THE NORTHERN END OF SCHOOL ROAD. IT IS ESSENTIAL THAT THE EXISTING 60MPH BECOMES A MANDATORY 30MPH LENGTH TO CONNECT THE A143 TO THE NORTHERN END OF SCHOOL ROAD.</p> <p>6.19 I BELIEVE THE STATEMENT "THE OVERALL DEVELOPMENT OF THE SITE SHOULD LOOK TO ACHIEVE A NET BIODIVERSITY GAIN" IS SOME</p>	<p>The decision on speed limits is a matter for the Highways Authority.</p> <p>It is quite likely that the current biodiversity value of The Triangle</p>	<p>None.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		FANTASIST LIVING IN LA LA LAND!!? HOW CAN A DEVELOPMENT SUCH AS THAT ON THE TRIANGLE ENHANCE BIODIVERSITY OF WHAT WAS OPEN COUNTRYSIDE - BE REALISTIC FOR HEAVENS SAKE!!  FIGURE 12 (CONCEPT) HOW DO CARS GET FROM MILL ROAD TO THE COMMUNITY USES AREA AND TO THE HOUSES?	site is very low whereas the planting of additional trees, the provision of bat and swift boxes and green corridors can improve biodiversity levels.  Via the internal road network.	
B Surti		Objectives/6.1/Housing Needs. As is the case across the UK, there is an acceptance that personal circumstance to-gether with personal preference leads individuals to move in/out of their village/town - This in my opinion, is the norm + housing for the young +/-or elderly can be easily identified within surrounding areas.	Disagree. Existing residents have requested that homes be provided in the parish for the elderly and young families.	None.
Dr Surti		CANNOT SUPPORT. SEE COMMENTS ABOVE	Note	None.
R Webber		I do not believe this housing demand for Gt. Barton where there are so many housing developments springing up all over the Place. Marham Park is a good example where they can't give the houses away. There's not this demand you keep saying there is.	Noted. The Neighbourhood Plan has identified a need for an additional 37 above the 1290 homes identified in the Local Plans by 2041. The Neighbourhood Plan makes provision for an additional 110 homes. Whilst this may be considered by some to be over provision it seems sensible to plan for the development of the whole of the Triangle site.	None.
JB & RE Lebbon		HOUSING. YES I BELIEVE SO, I LIKE THE OBJECTIVES - WE STARTED IN THURSTON RD - DOWNING DRIVE - DIOMED DRIVE.	Noted.	None.
P & D Smith		YES	Noted.	None.
Anonymous		6.18 We strongly feel that the speed limit should be reduced to 30mph along Mill Road. Currently a lot of cars speed along the whole length of Mill Road. They don't slow down through the village now so stronger measures need to be introduced such as chicanes.	Noted. Policy GB3 seeks a reduction of traffic speeds on Mill Road.	None.
M Verzijl		6.22 & 6.23 It should not be the policy of the plan to reduce the average value of housing in the Neighbourhood Plan area, but rather to increase the average value. There is adequate provision for affordable housing with in the Severals development which is covered in the	The Plan does not seek to reduce the average value of homes.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Neighbourhood Plan Area.		
S Verzijl		Should not be policy of the plan to reduce average value of housing or increase it. Already provision for affordable housing within several development	The Plan does not seek to reduce the average value of homes.	None.
P Reeve		p 6.25 The AECOM details on % mix for 1 to 5 bedrooms does not add up to 100%. The 5 or more bedrooms should be 10%.	Noted.	None.
Planning Policy	West Suffolk Council	<p><b>Affordable housing</b></p> <p>We support the references seeking 30% affordable housing and small clusters of affordable homes. However, we would not wish to see the affordable dwellings clustered in concentrations of greater than fifteen dwellings, to ensure we help create a balanced and sustainable community, in accordance with the Council's Affordable Housing SPD Nov 2019.</p> <p>An issue we would like to see included is the tenure split for the affordable dwellings as defined by the Strategic Housing Market Assessment (SHMA). This may change as and when the SHMA is updated but the inclusion of a paragraph stating that the affordable housing tenure must be in accordance with the SHMA would avoid any misinterpretation that the affordable dwellings can be delivered by any means. In the case of the former St Edmundsbury area, this would be 80% rented and 20% Intermediate Housing and should meet the definition of affordable housing within the NPPF.</p>	<p>Noted.</p> <p>Given that West Suffolk Council has a recently adopted SPD for Affordable Housing, which is a material consideration in the consideration of planning applications, it is not considered necessary to include this additional material in the Neighbourhood Plan.</p>	<p>None.</p> <p>None.</p>
Planning Policy	West Suffolk Council	<p>Paras 6.3 and 6.6</p> <p>West Suffolk's Local Plan end date has been amended to 2040 to align with neighbouring LPAs and it is suggested that this is reflected in the submission neighbourhood plan.</p> <p>Para 6.12</p> <p>small typo in third bullet - Should read – 'Allocating a new post office'</p>	<p>Given that the Local Plan revised end date was published after the Neighbourhood Plan commenced pre-submission consultation, it is considered that the Neighbourhood Plan should continue to plan to 2041 to reduce any confusion in the local community.</p> <p>Noted. This will be corrected</p>	<p>None.</p> <p>Amend typing error in third bullet</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Para 6.14 Should read - 'number of houses'</p> <p>Para 6.17 This paragraph states 'a maximum site capacity of up to 150 homes at 20 dwellings per hectare.' Local Plan Policy RV18, which has been identified as a strategic policy, states that the capacity of the site will be determined by a development brief for the site. Aside from the earlier comments on the appropriateness of the 150 dwelling housing requirement figure, it is not considered appropriate to set a maximum site capacity. It may be that the insertion of an indicative figure is appropriate, and it is suggested that a meeting is arranged to discuss a way forward.</p>	<p>Noted. This will be corrected</p> <p>It is noted that the adopted Local Plan sets a maximum of 40 dwellings for the site and, as such, it is considered that the Neighbourhood Plan, for reasons set out elsewhere, is fully justified in setting a maximum figure. The offer of a meeting is noted but not considered necessary given the representations submitted by West Suffolk Council as potential landowners.</p>	<p>point of paragraph 6.12 as follows: Allocating <u>a</u> new <del>a</del>-post office with car parking facilities;</p> <p>Amend typing error in second sentence of paragraph 6.14 as follows: This will provide the guidance for the number of <u>houses housing</u>, in particular, that can be accommodated on the site rather than the development be driven by the need to deliver a certain number of homes.</p> <p>None.</p>
Carter Jonas on behalf of	Suffolk County Council West Suffolk Council	Comments provided in relation to questions 5- 8 above.	Noted.	None.
<b>Policy GB6 - Retention of existing Employment Premises</b>				
A Jiggins		Should keep as much employment as possible locally. ? develop Manor Park or add similar others. Need infrastructure shops/cafes to support businesses though.	Noted. It would be for the owners of employment sites to determine whether it was commercially viable to develop the site. The provision of shops and cafes to support these businesses would also be a commercial decision.	None.
T Gregory		These businesses and business properties should be maintained and	Disagree. The Neighbourhood	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		retained by commercial market forces. Creating an artificial preservation order on them will ultimately only subsidise rich landowners and artificial support is not needed. This proposal should be removed completely. - it is not necessary.	Plan does not create a preservation order and it does not provide any subsidies to landowners.	
G Heftman		I would like to see more space for local employment opportunities.	Noted. That is a commercial decision for employers.	None.
B Surti		YES	Noted.	None.
JB & RE Lebbon		GOOD	Noted.	None.
B Maitland		yes and additional space for small business development	Noted.	None.
P & D Smith		YES	Noted.	None.
S Broughton		If there was a downturn in the office market, and unable to let for a year, then conversion to residential. There could be an oversupply of office space at Suffolk Business Park and BSE Business Rates still have to be paid if unoccupied and can become a financial problem.	The policy reflects the existing adopted policy in the local plan.	None.
P Reeve		Policy needs addition: Policy GB6 Retention of Existing Employment Premises. the amenity of residents should specifically state noise and the random or continuous loss of air quality and that variation of use via operating hours respect the amenity of neighbouring residents.	These are matters already covered by adopted Local Plan policies	None.
<b>Chapter 7 – General Comments</b>				
V Minor		Single access only one road.	Unclear what this relates to.	None.
C Veal		Totally agree to encouraging Local business development. To me this promotes a community feel that the village needs to maintain with all the extra houses	Noted and Thank You.	None.
B Surti		YES	Noted.	None.
JB & RE Lebbon		V. IMPORTANT TO SUPPORT SMALL BUSINESS. ENCOURAGE GROWTH BUT MONITOR SO AS NOT TO 'OUTGROW'. LOTS OF LARGER UNITS/PREMISES IN BSE.	Noted.	None.
B Maitland		yes and additional space for small business development	Noted.	None.
P & D Smith		YES - but use the facilities we already have more. The Post Office is in the wrong place. More use of the Institute & Freedom Church. The Freedom Church have good facilities & excellent support network	Noted.	None.
D Doran		Any policy relating to employment should seek to encourage sustainable working from home new dwellings should be designed with this in mind.	Noted.	None.
P Reeve		p7.2 The words ""not having a detrimental impact on the environment	These are matters already covered	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		requires expansion:- It should be emphasised that the effects of noise and air quality must not have a detrimental effect on residential neighbours	by adopted Local Plan policies	
<b>Policy GB7 - Community Facilities</b>				
B Lebbon		Health Care facilities - important!	Noted. GB7 provides support for new facilities.	None.
M Pritchard		New Post Office & Shop	Noted. GB7 provides support for new facilities.	None.
J Brown		We moved to Great Barton 2 years ago and have been dissapointed with community facilities Only garage/unused post office - not much sence of community	Noted. GB7 provides support for existing and community facilities. Although Great Barton does not have shops it does have many other facilities such as the Village Hall, Sports Field, Bowls Club, Public House, Churches, Freedom Church cafe, Church Institute and numerous clubs and societies.	None.
S Lebbon		Healthcare important Post office/shop/coffee shop imp.	Noted. GB7 provides support for new facilities.	None.
V Minor		We need a Dr's Surgery, to support this and other developments.	Noted. GB7 provides support for new facilities	None.
M Elliott		IF GREAT BARTON HAS TO GROW THEN THE COUNCIL MUST BE OBLIGATED TO ENHANCE THE VILLAGE AND ENSURE THAT TRAFFIC TO BSE IS MINIMISED.	Noted. Neighbourhood planning regulations do not allow the consideration of strategic highway matters, such as the provision of a bypass, as policies in a Plan and therefore this Plan can only support future consideration of improvements to the transport network around the village.	None.
G Heftman		Strongly support local shops and healthcare provision. (See my comment on Appendix 5.	Noted and Thank You.	None.
WA & MM Jones		BEFORE A LIST OF 'COMMUNITY FACILITIES TO BE SUPPORTED IS PRODUCED I/WE BELIEVE THAT IT IS ESSENTIAL THAT THE NEW FACILITIES AT 'THE SEVERALS' ARE CONSIDERED, OTHERWISE THERE WOULD BE UNNECESSARY DUPLICATION , SINCE MANY EXISTING RESIDENTS WILL UNDOUBTEDLY FIND IT CONVENIENT TO USE THE	Disagree. Many residents have identified the need to for the Neighbourhood Plan to support the facilities listed in GB7. The timing of the development at the	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		SEVERALS'. WE DO NOT BELIEVE IT AT ALL NECESSARY TO PROVIDE A SHOP OR A 'COFFEE SHOP', SINCE A NEW POST OFFICE CARRYING A LIMITED RANGE OF RETAIL GOODS (INCLUDING LOCAL PRODUCE), PLUS THE EXISTING PETROL STATION, PLUS THE COFFEE SHOP AT THE FREE CHURCH, PLUS THE OTHER COMMUNITY VENUES (EXISTING ) WILL ADEQUATELY MEET THE VILLAGE'S NEEDS FOR THE FORESEEABLE FUTURE. EXPANSION OF THE SCHOOL SHOULD ALWAYS BE SOLELY PROPORTIONAL TO THE DEMAND FOR PLACES (ONLY).	Severals is uncertain as are the nature of any facilities that would be provided there. Added to which for many in the village they would only be accessible by car.	
B Surti		Only if 5G broadband width and GP surgeries are made as conditional.	Disagree. The Neighbourhood Plan cannot make these conditional.	None.
Dr Surti		- IMPROVED BROADBAND & MOBILE RECEPTION. - GP SURGERY IS A MUST OR A HEALTH CLINIC - CYCLE LANES INTO BSE.	Noted. GB7 provides support for new healthcare and Improved IT facilities. The provision of cycleways is supported.	None.
A Sauvage		It would be good for community facilities to be designed with a Historic village character to reflect the older buildings of the village and foster village feel rather than bland modern sameism	Noted. The Design Guidelines apply to all development not just housing.	None.
JB & RE Lebbon		V. GOOD - WELL THOUGHT OUT. TO PROVIDE FOR ALL AGE GROUPS.	Noted and thank you	None.
B Maitland		Yes -with increased population part of which [Severalls development] will be separate from the rest of the village -too easy to become a separate entity - community facilities would help integration.	Noted.	None.
P & D Smith		YES - more cycle & walking routes that are safe	Noted. This is addressed in Chapter 10.	None.
J Sefrin		"Improved IT provision" is very vague. It should explicitly state expansion of fast broadband, which is currently only available in the centre of the village, to the whole of the village.  Similarly other utilities should be extended to the whole of the village. In particular main sewage, especially following recent legislative changes putting greater responsibility on homeowners for the quality of runoff water to the environment.	It needs to be recognised that the Plan is making provision for the next 20 years. Looking back 20 years the advances in IT have been substantial and unpredictable. It is therefore appropriate to be "vague". The extension of the main sewage system will be a decision for Anglian Water and cannot be	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			required by the Neighbourhood Plan.	
S Broughton		8.6 Retail complex - dependent on whether an operator can be found. School drop off/pick up - improvement is vital.	Agree	None.
P & W Jones		YES. ADDITIONAL RETAIL OUTLETS RE SITING OF P. OFFICE?	Re-siting of the Post Office must be their decision and not one enforced by the Plan.	None.
P Fisk		Especially healthcare facilities	Noted.	None.
MD & AL Jackson		Village doctor's surgery with parking	Noted.	None.
P Reeve		GB7 Second paragraph: ""Proposals for new and/or improved community facilities will be supported . Consideration will be given to how such facilities ""must"" complement and enhance the existing provision."" Must in today's terminology creates an obligation and is unambiguous whereas will/shall can denote prediction rather than an obligation.	It is considered that the wording of the policy is sufficient.	None.
<b>Policy GB 8 - Sport and Recreation Facilities</b>				
A Jiggins		Couldn't see where this would be, but need MUGA in new Triangle + at village hall.	Noted.	None.
T Gregory		The sport and recreation facilities are already more than adequate and do not need expansion or renewal in the foreseeable future.	Disagree. Over 60% of residents responding to the Household Questionnaire agreed that Leisure and recreational facilities should be improved.	None.
M Elliott		FAR TOO VAGUE - NEED PLANS. FAR TOO EASY TO PROVIDE NOTHING	Noted.	None.
S StJohn		would like more. would like larger facilities. I work with young people in High School and feel strongly they need open spaces for football (with robust fixed goals) a skate/scooter half pipe park, mountain bike track and teenage designed playground. These are important considerations for young people of all ages to be able to safely get out of their homes, mix, play and enjoy getting exercise. They need to be close to the houses. cont. obviously we would want a super play ground for younger children too! Again, being close to home is key, parents can pop out with their children and mix socially, so building community cohesiveness.	Noted.	None.
WA & MM		ALTHOUGH WE HAVE SAID 'YES', IT IS AGAIN ESSENTIAL THAT ANY	Noted. The timing of the	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Jones		SPORT AND RECREATIONAL FACILITIES FOR 'THE SEVERALS' BE CONSIDERED BEFORE DETERMINING IF ANY ADDITIONS ARE NEEDED WITHIN THE EXISTING CORE OF THE VILLAGE.	development at the Severals is uncertain as are the nature of any facilities that would be provided there. Added to which for many in the village they would only be accessible by car.	
A Sauvage		It would be excellent to have 2.5km & 5km community run/cycle path identified for regular exercise purposes & good surface + in safe position. I see that similar routes in Mortenhall are very popular with the residents.	Noted.	None.
B Maitland		Yes – as above	Noted.	None.
P & D Smith		Yes but more appropriate services needed. There is also expertise within residents in our community	Noted.	None.
M Verzijl		There is very little detail in GB 8. A circular running/walking route around the triangle to encourage health and wellness for residents. Also the provision of community Tennis courts would be welcomed.	Noted.	None.
S Verzijl		Running/walking route round triangle Tennis courts	Noted.	None.
<b>Chapter 8 – Other Comments</b>				
S Veal		8.7 I don't think existing facilities should ever be lost!	Noted.	None.
Si Veal		Existing facilities should never be lost	Noted.	None.
C Veal		8.3 - Agree that making the Bunbury Arms easier to cycle to would certainly make me cycle rather than drive.	Noted.	None.
WA & MM Jones		AGAIN, ALTHOUGH SAYING 'YES', WE BELIEVE THAT WITH AN EXISTING EXCEPTIONALLY HIGH PROPORTION OF OLDER RESIDENTS, POSSIBLY THE MOST IMPORTANT PARAMETER IN ANY PLAN IS TO ENSURE THAT MEDICAL AND CARE PROVISION IS SUFFICIENT WITHIN THE 'CORE' OF GREAT BARTON AND 'THE SEVERALS' COMBINED.	Noted. Healthcare provision would be supported.	None.
B Surti		For these facilities to be accessible to all residents in the village it should be made compulsory that there should be cycle + pedestrian access across the village - this investment is essential + must take priority over additional Housing.	Disagree. There is already cycle and pedestrian access to facilities across the parish. It is unlikely that a developer would provide any additional community facilities without additional housing.	None.
Dr Surti		ACCESS TO THESE FACILITIES WILL BE AN ISSUE. CYCLE LANE & FOOTPATHS AROUND & THROUGH THE VILLAGE WILL BE REQUIRED + ADEQUATE PARKING. THIS IS A PRIORITY OVER HOUSING THAT THE	Disagree. There is already cycle and pedestrian access to facilities across the parish.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		VILLAGE CAN NOT PHYSICALLY SUPPORT.		
JB & RE Lebbon		TO PROTECT, ENCOURAGE GROWTH (within limits) GOOD, IF PEOPLE USE AND SUPPORT. HELPS 'VILLAGE COMMUNITY'.	Noted.	None.
P Horrobin		I support the contents of Chapter 8 but I am still hoping for the development of a circular walk taking in outlying parts of the village.	Noted.	None.
B Maitland		yes	Noted.	None.
S & L Gough		We agree strongly with contents of 8.6	Noted.	None.
P & D Smith		YES - A mix of activities for all ages	Noted.	None.
J Sefrin		See comments at #12 above.	Noted.	None.
A & J Mallett		In view of the popularity of the Folk Cafe on the Hall Farm Business park it is essential that a similar facility with the opportunity for social gathering be included in the Triangle development	Noted. The Plan makes provision for community facilities, the mix of which will be subject to viability and demand.	None.
<b>Policy GB 9 - Local Green Spaces</b>				
T Frost		Area 10 Proposed Green Space - CHURCH ROAD The map needs to extend this area Eastwards towards the A143 to include the triangle beyond the Flint Wall. Although the land, to all intensive purposes belongs to the church, We do intend to have a noticeboard installed near the main entrance, but are happy for the Parish Council to register the land.	Agree. The area will be amended.	Amend area covered by Local Green Space 10 – Church Road eastwards towards the A143 to include the triangle beyond the Flint Wall.  Amend the Local Green Space Assessment accordingly.
A Jiggins		Need to keep these to keep the village feel. No point building on them & and then passing plans for new developments which insist on including green spaces.	The designation does not allow building on them except in exceptional circumstances. This is in accordance with national planning policy.	None.
D Caley		Re 9.3 "Development proposals that would result in a detrimental impact on (these) important views* will not be supported." (*As shown in Map 7. Important views.) GOOD  Regrettably "sites proposed by landowners for potential housing" (in Map 2) appears to be contrary to the above-quoted (9.3) objective. BAD	Noted.  The sites identified on Map 2 were proposed by landowners but, with the exception of The Triangle site, have not been taken forward in the Plan.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
T Gregory		Local green spaces are generally underused and serve to benefit only those who live right next to them, by maintaining the value of their home. They do not need special protection	The Green Spaces also provide natural green spaces and habitats which need maintaining.	None.
M Elliott		THERE ARE OTHER "GREEN SPACES" IN THE VILLAGE AND SURROUND THAT SHOULD BE PROTECTED NOW. BRIDLEPATH/FOOTPATHS AND LAND AROUND THEM SHOULD BE IDENTIFIED AND PROTECTED NOW.	Bridlepaths and footpaths do not meet the Local Green Space criteria set out by Government Planning Policy.	None.
S Veal		I think these should NEVER be developed	The designation does not allow building on them except in exceptional circumstances. This is in accordance with national planning policy.	None.
A Veal		LEFT ALONE	Noted.	None.
Si Veal		I think there should never be developed	Noted.	None.
C Veal		There should be no chance they are built on though even under exceptional circumstances, totally unnecessary!	The designation does not allow building on them except in exceptional circumstances. This is in accordance with national planning policy.	None.
WA & MM Jones		N.B. COULD NOT FIND SOME OF THE 'LOCAL GREEN SPACES' ON ANY OF THE MAPS CONTAINED IN THE DOCUMENT. (E.G. "ELMS WOOD" IS NOT CLEARLY DELINEATED.)	The Plan will be amended to provide a better cross reference to the Policy.	Amend Policies Map to provide LGS links to Policy.
B Surti		Should not be permitted at all under any circumstances.	The designation does not allow building on them except in exceptional circumstances. This is in accordance with national planning policy.	None.
Dr Surti		SHOULD NOT BE PERMITTED. DESTRUCTION OF HABITATS FOR LOCAL WILDLIFE & ECOSYSTEMS.	The designation does not allow building on them except in exceptional circumstances. This is in accordance with national planning policy.	None.
A Sauvage		Yes support, but foot/cycle access to the designated Tress and woodland is desired, 1 new footpath or permissive path joining nacton lane & livermere Road to the Drift at Hall farm.	The provision of permissive paths is outside the scope of the Neighbourhood Plan.	None.
JB & RE Lebbon		NO. I DO NOT LIKE THIS. THE TREES, SPACE, GREEN AREAS, WOODED AREAS, WALKS (links) ARE WHAT WE LOVE AND ENJOY USING. BE V. CAREFUL THIS COULD BE	The policy protects the identified spaces from development for these reasons.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		TERRIBLE,		
B Maitland		Yes in view of climate change there is the opportunity to plant thousands of trees -deciduous not conifers !	Noted.	None.
P & D Smith		YES	Noted.	None.
R Davison		Agree in principal but the policy should be strengthened to prevent any form of development other than that that would be specifically for the enhancement of the relevant Green Space.	The designation does not allow building on them except in exceptional circumstances. This is in accordance with national planning policy.	None.
S Broughton		9.8 Map G - woodland to east of Manor House, Church Road - inaccurate map - a 1/3 of this area is woodland, the rest modern orchard on dwarf stock which will only be productive for another 5/10 yrs due to species and the rest is grass.	Noted.	None.
P Fisk		Also extend the green spaces where they become available	Changing the designation of Local Green Spaces can only take place when a Local Plan or Neighbourhood Plan is being prepared or reviewed.	None.
A & J Mallett		Trees with TPOs are deemed to have a public amenity value but the costs of maintenance fall on the owner of the land on which the tree grows. As maintenance costs are now becoming excessive the trees may be left uncared for leading to the loss of the tree and the consequent amenity. A policy of how to fund maintenance should be actively addressed within this initiative.	This is not a matter that the Neighbourhood Plan can address.	None.
MD & AL Jackson		I think it is vital to keep the well established green spaces throughout the village.	Noted.	None.
Carter Jonas on behalf of	Suffolk County Council West Suffolk Council	The Councils specifically support the aspirations for the designation of Elms Wood as Local Green Space. However, it should be noted that Elms wood forms part of site allocation policy RV18 and therefore the assessment contained within the supporting Local Green Space Assessment document (Jan 2020) is inaccurate in this regard as it indicates that the copse is not part of a site allocation.	Noted, The boundary in Policy GB 3 is to be amended and the Assessment will also be amended.	Amend Local Green Space Assessment to note that Elms Wood is part of an allocation in the Local Plan.
<b>Policy GB 10 - The Park Special Character Area</b>				
WA & MM Jones		BUT SEE COMMENTS IN 21. (GENERAL COMMENTS APPLICABLE TO ALL AREAS)	The majority of the trees in The Park are protected by Preservation	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		WHILST THE PARK AREA HAS "ABUNDANT TREE COVER" (P.50) THERE ARE SPECIFIC REGIONS WITHIN IT WHICH HAVE HISTORICALLY BEEN IN THE ARBOREAL VANGUARD - ONE OF THESE IS THE LARGE AREA KNOWN AS "THE ARBORETUM". THIS DESERVES SPECIAL PROTECTION. THE IMPORTANCE OF QUICKLY REPLANTING ANY NEW TREES TO REPLACE THOSE REMOVED MUST BE ADDRESSED (PRESERVING ARBOREAL LANDSCAPE AND GLOBAL WARMING CONSIDERATIONS). NB "THE ARBORETUM" IS NOT MENTIONED IN THE DRAFT PLAN!	Orders including The Arboretum.	
R Webber		No houses should be built here at all !!	Noted.	None.
JB & RE Lebbon		V GOOD	Noted.	None.
B Maitland		Yes	Noted.	None.
P Reeve		GB10 The Park Special Character Area. - Policy addition Proposals that will have a detrimental impact on the character of the area and would result in the loss of healthy trees will not be supported. The loss of trees through its health and safety to personnel will be replaced on the basis of one for one, thus maintaining the overall sustainability of the character area.	Noted.	None.
<b>Policy GB 11 - Hall Park Special Character Area</b>				
S Lebbon		Very important	Noted.	None.
WA & MM Jones		BUT SEE COMMENTS IN 21. (GENERAL COMMENTS APPLICABLE TO ALL AREAS)	Noted.	None.
R Webber		No houses should be built here at all !!	Noted.	None.
JB & RE Lebbon		HAVING JUST MOVED HERE (OCT 2019). WE LOVE IT JUST AS IT IS AND HOW IT HAS BEEN SINCE THE LATE 60S. PLEASE LEAVE ALONE.	Noted.	None.
B Maitland		Yes	Noted.	None.
R Davison		Support Special Character Area but the Policy should clearly state that any proposal to develop The open spaces will be vigorously rejected. Support other proposals for the policy appertaining to existing dwellings although it should be noted many if not all properties have restrictive covenants relating to forward extension and open plan front gardens.	The main green spaces in Hall Park are identified as Local Green Spaces in Policy GB 9. The designation does not allow building on them except in exceptional circumstances. This is in accordance with national planning policy.	None.
P&W Jones		YES BUT MUCH STRICTER CONTROLS OF BUILDING CONSTRUCTION &	This is beyond the scope of the	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		ENFORCEMENT OF COVENANTS RE LEAVING VEHICLES IN CUL DE SACS & CARAVANS.	Neighbourhood Plan	
P Reeve		GB11 - Policy Addition Within the third paragraph: ""there will be no adverse impact on the character of the area (street scene and open green space specifically), the amenities of neighbouring residents or etc.etc	Noted.	None.
<b>Policy GB 12 - Development Design Considerations</b>				
SE Lebbon		Reflect garden size of rest of village	Noted.	None.
S St John		must maintain space, green spaces, plantings.	Noted.	None.
WA & MM Jones		BUT SEE COMMENTS IN 21. (GENERAL COMMENTS APPLICABLE TO ALL AREAS)	Noted.	None.
B Surti		Should also include:- - provide adequate public transport links into the town - provide adequate services such as GP + Post Office with designated parking - provide cycle links into town - provide pedestrian links into town provide 4G+ at the least 5G coverage.	Individual development proposals cannot be required to provide these unless it can be demonstrated that the requirement necessary to make the development acceptable in impact terms.	None.
R Webber		No houses should be built here at all !!	The Neighbourhood Plan cannot be used to stop already planned development.	None.
JB & RE Lebbon		YES I THINK SO. SEEMS TO BE V. COMPREHENSIVE + WELL THOUGHT THROUGH.	Noted.	None.
B Maitland		Yes	Noted.	None.
B Horrobin		Point no. 8 is a licence not to take advantage of modern architecture - see GB 5	Noted.	None.
P & D Smith		Yes	Noted.	None.
M Verzijl		Point 5. Not all views and gaps are recognised on the policies map. in particular views to the south East. and the gap at School road and Conyers Way junction.	An assessment of important views from public areas has been made. Private views cannot be protected	None.
S Verzijl		Point 5 - not all views/gaps are recognised on the policies map	An assessment of important views from public areas has been made. Private views cannot be protected.	None.
	Anglian Water	Anglian Water supports the requirement for new development proposals in the Parish to make provision for grey/rainwater harvesting and recycling.	Agree	Amend Policy GB13 as follows: e) make provision for grey water/rainwater, <u>and/or surface water</u> harvesting and recycling

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Reference could also be made to surface water/storm water harvesting in this policy which capture surface water runoff in a storage tank or pond. The water can be treated if required, then supplied to properties through a dedicated pipe network. These systems can also be combined with Sustainable Drainage Systems (SuDS).</p> <p>We are also actively promoting the inclusion of water re-use measures in residential development as part of our Green Water Programme. (<a href="https://www.anglianwater.co.uk/developers/development-services/green-water/">https://www.anglianwater.co.uk/developers/development-services/green-water/</a>).</p> <p>It is therefore proposed that Policy GB 13 be amended as follows:</p> <p>'e) make provision for grey water/rainwater, and/or surface water harvesting and recycling.'</p>		
Carter Jonas on behalf of	St Joseph Homes Ltd	<p>Partially support, request changes.</p> <p>As noted in the answer to question 5 above, the NE BSE site is separate from the existing settlement (deliberately and as a requirement of planning policy in order to avoid coalescence) and as such does not relate spatially or visually to existing properties and gardens within Great Barton itself.</p> <p>As a consequence, the local garden size characteristic assessment work that is referenced at paragraph 9.21 and contained at pages 55 and 56 of the draft GBNP relates only to character areas within the village itself and not to land at or near to the NEBSE site.</p> <p>St Joseph requests that criterion 3 of draft policy GB 12 be amended to make clear that that NE BSE site is excluded from the requirements of this part of the policy. Revised wording is suggested as follows:  "3. Reflect the local garden size characteristics (<u>excluding development at The Severals Strategic site</u>)"</p>	While it is accepted that The Severals site is located away from the main village centre, it is recognised that the development of this large site will take place over a period of time and will be subject to a number of detailed planning applications. As such it remains appropriate that the criterion relating to garden sizes should apply to this strategic site.	None.
<b>Policy GB 13 - Sustainable Construction Practices</b>				
D Murray		Too many solar panels can significantly change the character of an area.	In most circumstances, solar panels on existing homes do not require planning permission.	None.
A Jiggins		Anything new or altered should be carbon neutral.	Noted.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
J Brown		100% agree should be a priority	Noted.	None.
S E Lebbon		Great. Need garages with houses with built in charges for e-vehicle	The Plan cannot justify the provision of garages for every new home. Policy GB12 makes a requirement for charging points.	None.
M Elliott		CONSIDERATION SHOULD BE GIVEN TO THE CLIMATE AND DEVELOPING TECHNOLOGIES - BUT NOT AT THE EXPENSE OF COMMON SENSE.	Noted.	None.
P Horrobin		I support policy GB 13 but in the introduction and in point d. would favour inclusion of reference to future up-coming energy conservation developments and sustainable design and construction beyond current practice at the time.	Noted.	None.
B Maitland		Yes - all new properties should only be powered by electricity -natural gas is mainly methane and is much more polluting than CO2. All new homes should have an electric vehicle charging point	The specification of the source of power for new homes is beyond the scope of the Plan. Policy GB12 makes a requirement for charging points.	None.
P & D Smith		Yes	Noted.	None.
A & J Mallett		Ensure full recognition of Government edict reference gas/oil and fossil fuels. Oppose any planning applications that attempt to preempt the 2025 deadline	Noted.	None.
MD & AL Jackson		Where applicable and suitable.	Noted.	None.
P Reeve		GB13 - Policy addition Overall the policy needs to state that Sustainable Construction will seek to achieve a carbon neutral build status by the use of energy conservation mechanisms.	Noted.	None.
A Stupak		I really hope this policy is enforced! Gt Barton can and should set the example for sustainable development.	Noted.	None.
<b>Policy GB 14 - Buildings of Local Significance</b>				
WA & MM Jones		WE WOULD LIKE TO ADD A NUMBER (IF NOT ALL) OF BRICK AND FLINT WALLS THROUGHOUT THE VILLAGE AS "LOCAL HERITAGE ASSETS" - THESE ARE ABSOLUTELY CHARACTERISTIC OF THIS GENERAL AREA AND PARTICULARLY OF THIS VILLAGE. WE OURSELVES HAVE SUCH A STRUCTURE ON OUR PROPERTY, THIS BEING A FORMER BOUNDARY WALL ON WHICH WE HAVE LAVISHED SUBSTANTIAL SUMS OF MONEY IN RECENT YEARS TO ENSURE ITS LONGEVITY. IT WOULD BE	Noted. It is not considered appropriate to include these structures at this time.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		APPROPRIATE TO NOW HAVE THIS STRUCTURE INCLUDED IN THE LIST OF THOSE PROTECTED FOR POSTERITY.		
JB & RE Lebbon		V. INTERESTING. I WANT TO FIND THEM ALL NOW!	Noted.	None.
B Maitland		Yes	Noted.	None.
P & D Smith		Yes	Noted.	None.
S Broughton		1,2,3 Anglenook Cottages - 2 storey not 2.5. They were not called Clay Cottages, Clay Cottages were the former cottages on the site, these present ones were built by the Bunburys, late C19th.  As the owner only written to after the launch of N.P.	Noted. However, the 1905 Ordnance Survey Map annotates these as Clay Cottages.  There is no statutory requirement to consult owners of such properties before the publication of the Plan.	None.
Anonymous		We strongly support this one as we live in the Terrace of cottages in Conyers Green!	Noted.	None.
MD & AL Jackson		Important History	Noted.	None.
<b>Chapter 9 – Other Comments</b>				
M Elliott		MILL ROAD IS INCREDIBLY BUSY. THE POTENTIAL DEVELOPMENT OF THE TRIANGLE WILL INCREASE THIS. AS WILL DEVELOPMENT OF SEVERALS AS MORE TRAFFIC WILL USE MILL ROAD AS AN ALTERNATIVE ROAD.	Where necessary, planning applications for new development have to be accompanied by a transport assessment to identify the potential impact and proposed mitigation.	None.
WA & MM Jones		OBJECTIVES (P.46) ESSENTIAL DEVELOPMENT IS WELL DESIGNED AND IS COMPLEMENTARY. (WE WOULD CONTEND THIS HAS NOT BEEN THE CASE WITH AT LEAST 2 RECENT PLANNING APPLICATIONS).  9.8 (PAGE 47) "TREES & WOODLAND": ESSENTIAL THAT PRESERVATION ORDERS ARE POLICED COMPREHENSIVELY & EFFECTIVELY BY THE RELEVANT AUTHORITIES (PARISH COUNCIL AND LOCAL PLANNING AUTHORITY).  9.23 "HERITAGE ASSETS" THE CLASSIFICATION OF IMPORTANT BUILDINGS IN TEXT 9.23 DOES NOT QUITE CORRESPOND WITH THE	Noted..  Noted.  The list in Appendix 1 is correct and paragraph 9.23 will be	None.   Amend Paragraph 9.23 as follows: ... <del>and</del> the Grade II* barn at Manor

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		LIST IN APPENDIX 1 (P.70). [CONYERS GREEN FARMHOUSE, LIVERMERE ROAD IS DESIGNATED GRADE II* IN APPENDIX BUT IGNORED IN TEXT] WHICH IS CORRECT?	amended to reflect this.	Farm <u>and the Grade II* Conyers Green Farmhouse.</u>
JB & RE Lebbon		I BELIEVE THIS TO BE OF GREAT IMPORTANCE. AFTER ALL, IT IS TRULY THE CHARACTER/GREEN SPACES/VIEWS/WALKS THAT MAKE OUR VILLAGE A V. SPECIAL PLACE TO LIVE.	Noted.	None.
P Horrobin		.6 I particularly agree with the need for improved pedestrian/cycle routes between the outlying parts of the village and also between outlying parts and village amenities.	Noted.	None.
B Maitland		Yes	Noted.	None.
Mr A Graves		Para 9.5 It is essential that the currently defined 'buffer zone' between the village and surrounding planned developments is retained and protected. It is also important that, within the scope of the Neighbourhood Plan lifetime, that potential locations for further developments should include similar buffer zones, should they be required.	Noted.	None.
Mrs A Graves		Great Barton is a village - not a future suburb of Greater Bury St. Edmunds - so buffer zones and green spaces are an essential part of future planning and development.	Noted.	None.
P & D Smith		Yes	Noted.	None.
S Broughton		9.8 Land to east of Manor House, a third of this is woodland, the rest modern orchard on dwarf stock.	Noted.	None.
P Reeve		Objectives: The best and most versatile agricultural land should be mapped and presented. p9.4 The import views west of Livermere Road should equally have consideration as an important gap especially when contained in the latest SHELAA from WS and in the neighbouring village of Fornham St Martin.  p9.5 Needs to contain: ""between the new development and Cattishall, as agreed between the LA, developer and Great Barton Parish Council with Cattishall residents a Statement of Terms and Framework Plan 2014, as identified during the preparation of the Severals Masterplan adopted in July 2014.""  p9.6 There is a balance to be achieved for the distinct gap between main built area of the village	This is not necessary for the Plan  The gap, as such is extensive countryside and it is not considered to meet the criteria for designation.  It is not considered that this is necessary for inclusion in the Plan.  Noted.	None.  None.  None.  None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>p9.7 and Barton Hamlet to also achieve good sustainable connectivity and the well being of its residents handicapped by the busy Thurston Road and Bunbury Crossroads at over capacity. especially with the recently announced developments. Restricting to agriculture operations could handicap a relief road scheme at the Bunbury Arms and 9.7 requires a reservation insert.</p> <p>p9.13 ""paragraph 77"" relates to the 2011 NPPF and should be paragraph 100 of the 2019 NPPF Character Area 1. Hall Park allows ample parking discretely with its plot with no on street parking, Character Area 3. Front gardens are open and deliver a spacious streetscene Character Area 5. Include Barley Twist chimneys Character Area 6. There are many semi-detached houses and bungalows within on plot parking.</p>	<p>Noted.</p> <p>Noted. Amend paragraph 9.13</p>	<p>None.</p> <p>Amend second sentence of paragraph 9.13 as follows: A separate Local Green Space Appraisal document is available that demonstrates how spaces meet the criteria in paragraph <del>77</del> 100 of the NPPF and those that do are identified in Policy GB9 <del>below</del>.</p>
Georgia Teague Planning Officer Growth, Highways, and Infrastructure	Suffolk County Council	It is recommended in paragraph 9.26 that undesignated or local heritage assets may be identified also through the planning process is mentioned.	Agree but paragraph is actually 9.25. Paragraph 9.25 will be amended.	Amend paragraph 9.25 as follows: Separately from the Neighbourhood Plan, the designation of these buildings as Local Heritage Assets by West Suffolk Council will be pursued, <u>while it is recognised that they also have the powers to identify and make such designations separately from the Neighbourhood Plan.</u>
Carter Jonas on behalf of	Suffolk County Council West Suffolk Council	Yes, subject to the observation that the average garden size data illustrated in paragraph 9.21 of chapter 9 is not very clear. The way the data is presented makes it very difficult to interpret what the average prevailing garden size is an any particular area.	Disagree. The graphs relate to character areas identified in the Plan.	None.
<b>Policy GB 15 - Public Rights of Way</b>				
M Pritchard		It would be nice to have a footpath along Fornham Road to gain access to the Folke Cafe and WSOH without having to drive.	Noted.	None.
A Jiggins		Can't wait for this to sort out some of current issues which prevent walking/cycling on paths such as that on A143 by Hall Park	Noted.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
D Caley		Rights of Way - YES  TRANSPORT (ROADS)  143 Needs to be a Double Carriageway from Sugar factory to Bunbury Arms	Noted.  This would be a matter for the County Council as highways authority to address. It is not a matter for the Neighbourhood Plan.	None.
G James		I think the cycle path provision is insufficient to encourage reduction in motor usage & personal health & fitness. Public rights of way don't necessarily provide good cycle paths & risk interactions with pedestrians. I would like to see properly constructed cycle paths within the neighbour plan & linking into Bury St Edmunds.	Links are proposed between the village centre and The Severals development and onwards to Bury St Edmunds and Moreton Hall.	None.
A Sauvage		Permissive paths should be sought to join with existing other paths and minor roads or tracks to extend the ability to travel 'off road' by foot or bicycle. Many current paths are circular or don't lead anywhere or end on a main road!	Noted.	None.
JB & RE Lebbon		SUPERB	Noted.	None.
B Maitland		Yes- any lapsed rights of way need to be established by 2026 - Great Barton should be an ideal place for a series of circular walks.	Noted.	None.
P & D Smith		Yes - Definately	Noted.	None.
S Broughton		Too aspirational, would have preferred less links suggested - as there are too many on the list to achieve.	Noted. The Plan provides a long term list of aspirations in order that they can be realised when opportunities present themselves.	None.
P & W Jones		SOME NEED TIDYING UP A TAD	Noted.	None.
Anonymous		More connected places to walk/run in and around Gt Barton would be very much appreciated!	Noted.	None.
A & J Mallett		Access to wooded areas and open spaces should be via an integrated network of public rights of way that safely link up. Not via roads with virtually no pedestrian ways as for example - junction Fordham road/ Livermere road to Hall Farm Bridleway	Noted.	None.
MD & AL Jackson		Circular walks important for fitness and well being. Keep dog walkers & children off heavy traffic areas alongside A143	No clear how comment relates to the Plan.	None.
P Reeve		Policy GB15 - Addition Insert: Improvements to public rights of way will help to support all ages and whatever their mobility.	Noted.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
<b>Chapter 10 – Other comments</b>				
J Noble		THIS SHOULD THOUGHT OF BEFORE HOUSING DEV.	Noted.	None.
A Jiggins		Need to lobby to improve public transport - people don't use as so inadequate.	Noted.	None.
D Caley		para 10.11 (maps 12 & 13)	Not sure what this comment relates to.	None.
L Rice		(I) provision of footpath in Livermere Road between Fornham Road & Mill Road. I would NOT like to see this happen. The green verges are part of the character of this road and I do not want to lose that.  (II) improved surface to the Park & Muddy Lane. Depends on what is meant by "improved". "Improving" could mean the road becomes a "rat run" between Livermere Road & the A143 - not a good idea at all. It would also make it more dangerous for pedestrians & dog walkers if this were to happen.	Noted.	None.
A Rice		10.8 I disagree with proposals to instal a pavement in Livermere Rd from Fornham Rd - Mill Rd. Nor with resurfacing the Park and Muddy Lane. So much of the consultation is to do with preserving as much as possible of the village atmosphere. Nobody expects all villages to have pavements linking all locations. The nature of the non-metalled surface of the Park and Muddy Lane are the whole attraction of those areas. Why do all the paths have to be nicely surfaced or have defined pavements? What next? Pave all footpaths across fields? These are not essential or even desired by most of the population.	Noted.	None.
M Clarke		Note: Both Yes and No circled - See comments I support the objectives bullet points 1 to 5. Bullet point 6 assumes a reliable, regular public transport service within the village.	Noted.	None.
E Clarke		I agree with the objectives set out in bullet points 1 to 5. However although the objectives set out in bullet point 6 are highly commendable in the real world it is practically impossible to rely on Public Transport. Also I would suggest that the suggested use of Taxis be removed as they are often larger and more polluting than residents own cars.	Noted.	None.
P Stammers		As identified in 10.2 and 10.3 the present road network is not suitable for increased volumes of traffic as it is already struggling to cope.	Noted.	None.
WA & MM Jones		10.3 WE BELIEVE THE LIVERMERE ROAD/MILL ROAD JUNCTION SHOULD BE ADDED TO THE LIST OF JUNCTIONS (FATAL ACCIDENT/S	Noted.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>HAVE OCCURRED THERE). ADDITIONALLY, THE 30 MPH SIGN AS ONE APPROACHES FROM THE WEST NEEDS TO BE FURTHER AWAY FROM THE BUILT UP AREA - THIS IS A GENERAL COMMENT THAT NEEDS TO BE APPLIED ON ALL APPROACH ROADS TO OUR VILLAGE - ALLOWING VEHICLES TO SLOW DOWN SOONER.</p> <p>10.6 WE BELIEVE CAR PARKING AT THE FREE CHURCH AND VILLAGE HALL IS TOO FAR FROM THE SCHOOL TO ATTRACT PARENTS TO USE THESE POTENTIAL FACILITIES. PARKING FOR THIS PURPOSE MUST BE CLOSER (i.e. ON THE TRIANGLE).</p> <p>10.8 LIVERMERE ROAD IS ALREADY PROVING TO BE TOO NARROW AS BIG BUSES NOW USE IT - IT MANY NEED WIDENING WHICH WOULD MAKE CREATING A PAVEMENT VERY DIFFICULT. THE GREEN VERGES ALREADY ARE BEING ERODED, WHICH DETRACTS FROM THE RURALITY OF THE THOROUGH FARE.</p> <p>10.10 THERE APPEAR TO BE REQUESTS FOR CROSSINGS ALONG THE WHOLE LENGTH OF THE A143 - IF WE ARE NOT CAREFUL TRAFFIC WILL GRIND TO A HALT LEADING TO PARALYSIS, POLLUTION ETC...</p>	<p>The proposals for The Triangle in Policy GB 3 include provision for a school drop-off area.</p> <p>Noted.</p> <p>Noted. It does not mean that all of these crossing points would be signalled.</p>	<p>None.</p> <p>None.</p> <p>None.</p>
R Webber		It does not go far enough to ease the congestion of the A143.	Noted	None.
M Corcoran		<p>The A143 is the single biggest problem for the future development and sustainability of Great Barton as a village. 10.5 highlights the problem and without a new Transport Plan with measures to either divert traffic from the Great Barton section of the A143 or build a bypass then I don't see how the aspirations can be met.</p> <p>I generally support the aspirations in paragraphs 10.7 - 10.10 however I am sceptical as to how they can be delivered especially where A143 road crossings are proposed.</p> <p>If the A143 remains as is ( a major through road ) then introducing a number of pedestrian and cycle crossings will only serve to hold up traffic with the resultant queues and worsening air quality.</p> <p>The existing cycle path on the A143 adjacent to the proposed Severals site is dangerous as it has no protection from road traffic and is always covered in stones and grit thrown from passing traffic.</p>	<p>The Neighbourhood Plan does not have the powers to propose highway schemes such as a bypass.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
JB & RE Lebbon		ROAD SAFETY SAFE FOOTPATHS SPEED RESTRICTIONS CYCLE ROUTES SAFE PARKING PUBLIC TRANSPORT MINIMISE THE IMPACT OF NEW ROADS V. IMPORTANT FOR EVERYBODY - BE GREAT TO HAVE A "BY-PASS"?	Noted.	None.
P Horrobin		10.7 & 10.8 Dropped kerbs at junctions are needed in all existing and new footpaths to allow safe crossing for wheelchair/mobility scooter users and prams and pushchairs	Noted.	None.
B Maitland		Yes	Noted.	None.
A Graves		Para 10.4 There is also an urgent need for a much wider inter-village forum to share information, debate and monitor transport and highway issues and engage with all appropriate public sector authorities and agencies over the life of the plan. These villages should include Thurston, Pakenham, Ixworth, Stanton, Ingham and the Fornhams. Such dialogue was demonstrated between Great Barton and the Fornhams over WSOH - and can easily be replicated, modelled on the VCF (Villages Community Forum).	Noted.	None.
B Horrobin		10.3 We need traffic calming measures on the A143 at both ends of the village. A chicane type giving priority to vehicles leaving the village and slowing vehicles entering the village.	Noted.	None.
P & D Smith		YES Highway Aspirations A footpath in Livermere Rd between Fornham Rd and Mill Rd - Excellent Surfacing of path between School Rd & Downing Drive - (Please - as soon as possible)	Noted.	None.
A & J Mallett		Additional two roundabouts on A143 (Severals development) will add to traffic diverting on to Mill Road.	This is a matter for West Suffolk Council to consider in dealing with the current planning applications for The Severals.	None.
P Reeve		p10.3 Speeding traffic occurs from Thurston towards the Bunbury Arms crossroad p10.7 The key movement map (Map 12) is NOT below it is on the next page Map 12 needs to be larger to provide better location of the improvements stated p10.11 The footpath quality will also aid those with mobility issues to provide a greater segment of the population to have a better quality of life.	Noted. Paragraph 10.7 will be amended	Amend the final sentence of paragraph 10.7 as follows: <del>The Key Movement map, below, Map 12</del> identifies these areas and those locations where improvements are desired.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
<b>Chapter 11 – Other comments</b>				
B Lebbon		Increase emphasis on important views. - Fornham Road	Noted. The view north-west from Livermere Road will be added to the Village Centre Inset Map.	Amend Village Centre Inset Map to add the view north-west from Livermere Road
SE Lebbon		More emphasis on important views from Fornham road to Livermere Rd.	Noted. The view north-west from Livermere Road will be added to the Village Centre Inset Map.	Amend Village Centre Inset Map to add the view north-west from Livermere Road
P Stammers		We understand the sentiment of working together but the reality is a different matter.	Noted	None.
JB & RE Lebbon		VERY MUCH - GREAT TO KNOW THE 'PARISH COUNCIL' HAS OUR NEEDS AND SHALL REVIEW DATA etc - LIKE HAVING A "SAFETY BLANKET!"	Thank you	None.
B Maitland		Yes	Noted.	None.
P & D Smith		Yes	Noted.	None.
J Sefrin		"review" should be "public review"	Noted.	None.
A & J Mallett		The presentation by Barley Homes (Group) Ltd at the Parish Council Meeting of the 16th February 2020 stated that they are entrusted by West Suffolk Council for the development of Triangle project. The approval of the GBNP and support by the Parish Council should be dependent on a covenant between Barley Homes (Group) Ltd and West Suffolk Council that they are to remain in perpetuity wholly and solely owned by West Suffolk Council, e.g. remain in public ownership.	The Neighbourhood Plan cannot stipulate how ownership of land should be controlled.	None.
Planning Policy	West Suffolk Council	West Suffolk's Local Plan end date has been amended to 2040 to align with neighbouring LPAs and it is suggested that this is reflected in the submission neighbourhood plan.	Given that the Local Plan revised end date was published after the Neighbourhood Plan commenced pre-submission consultation, it is considered that the Neighbourhood Plan should continue to plan to 2041 to reduce any confusion in the local community.	None.
<b>Policies Map Comments</b>				
SE Lebbon		More emphasis on important views from Fornham road to Livermere Rd.	Noted. The view north-west from Livermere Road will be added to the Village Centre Inset Map.	Amend Village Centre Inset Map to include the view north-west from Livermere Road.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
C Gregory		settlement boundary seems unfair	Noted.	None.
WA & MM Jones		SOME OF MAPS IN THE BROCHURE ARE DIFFICULT TO READ WITH SMALL PRINT - SOME WOULD BE BETTER BLOWN UP TO FULL PAGE SIZE.	Noted. This will be reviewed in the next version	None.
A Sauvage		(1) further Important view livermere Road Bernkaste looking west & southwest (2) further Important view the green of hall park from all aspects.	Noted. The view north-west from Livermere Road will be added to the Village Centre Inset Map. The Green is protected as Local Green Space in the Neighbourhood Plan.	Amend Village Centre Inset Map to include the view north-west from Livermere Road.
R Webber		Smaller boundaries of proposed sites. Map 2 - Removal of sites on Mill Road near A143 and Conyers Green.  Map 1 - Plan Area too large so merges into other villages-  Figure 11 - Needs to be scrapped.	The sites identified on Map 2 were proposed by landowners but, with the exception of The Triangle site, have not been taken forward in the Plan.  The Plan Area is the Parish Boundary. It does not mean that the whole area will be developed.  Figure 11 plays an important role in identifying the features that need to be taken into account in developing The Triangle.	None.  None.  None.
JB & RE Lebbon		YES I THINK SO, I STRUGGLE WITH THIS TO BE HONEST, BUT I ASKED "YOUNGER EYES + MINDS" TO HELP ME! )my children!!) V. COMPREHENSIVE + MOST COLOURFUL!	Noted.	None.
B Maitland		Yes	Noted.	None.
P & D Smith		Yes	Noted.	None.
M Verzijl		Village Centre inset map does not show important views School Road/Conyers Way and views to the South East from the top of the triangle.	The Plan identifies what are considered to be the most important views.	None.
S Verzijl		Does not show important views to the southeast	Noted.	None.
P Reeve		Village Centre Inset Map, page 68 Important gap should be 1 field deep the whole length of Livermere road starting at the junction of Fornham road/Livermere road to B1106, Mill road. This protection supports the designated views as shown on the Village Inset Map and Map 7. The	The gap, as such is extensive countryside and it is not considered to meet the criteria for designation.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Local Plan Strategic Site (Severals) in the legend is different to the map.		
Planning Policy	West Suffolk Council	Village Centre Inset Map The demarcation of the strategic site boundary does not match that shown in the key.  Inset map of Barton Hamlet includes a settlement boundary (SB). Although some reference is made to settlement boundaries in policies GB1 and GB2, it is suggested a specific policy for proposed settlement boundaries should be considered.	The Village Centre Inset Map will be amended to address this error	Amend Village Centre Inset Map to ensure Strategic Site annotation is correct and consistent.
Carter Jonas on behalf of	Suffolk County Council West Suffolk Council	Yes, subject to clarification that extent of the Triangle site allocation covers the same extent of land as is set out in policy RV18 of the Development Plan.	The site boundary will be redrawn.	Amend site boundary on Figure 11, Figure 12 and the Policies Map to include Elms Wood to reflect the site allocated in Policy RV 18 of Rural Vision 2031.
<b>Appendices Comments</b>				
Mrs D Caley		All good - except Main Roads 143 & Mill Rd	Noted.	None.
D Caley		Re appendix 2, issue No. 1 Expand Neighbourhood Watch  I am N.W. Co-ordinator for The Park + a few other contacts.  I can forward 'police.connect' messages to a limited number of individuals if they email me via . These "key individuals" could then forward messages to their own neighbours - using Bcc (blind copy)	Noted.	None.
S E Lebbon		Car parking Solutions Garages of a sensible size are essential.	Noted.	None.
G Heftman		Re. Appendix 2 (5):- With an expanding population a facility such as the Post Office with general store as seen in Thurston would be useful to residents.	Noted.	None.
WA & MM Jones		1. SEE MY COMMENTS IN QUESTION 21 RE. APPENDIX 1 2. PAGE 17 (2.28) - "APPENDIX 1" SHOULD READ "APPENDIX 2"	Noted.	None.
JB & RE Lebbon		AGAIN - V. COMPREHENSIVE. PROVES TO ME HOW VERY LUCKY WE ALL ARE AS WE OBVIOUSLY HAVE A GREAT BUNCH OF PEOPLE WORKING V. HARD FOR US ALL.	Thank you	None.
B Maitland		No	Noted.	None.
P & D Smith		Can West Suffolk County Council please, genuinely - look at the Neighbourhood Plan and discuss the recommendations with the Parish	If passed at Referendum, West Suffolk Council will have to take	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Council. Don't waste money if you are going to ignore a whole community	note of the Plan in making decisions on planning applications.	
S Broughton		No reference to litter in the village, one litter pick per annum is not sufficient, the lanes and main A143 are full of litter and there is a need for a more thorough approach to litter.	Noted.	None.
M Verzijl		Appendix 2 point 4 is first mention in document of health service provision in the triangle. The Parish Plan should include an action for the provision of a mirror at the junction of School Road and Mill road to aid visibility when turning right out of school road.	Noted.	None.
D Doran		Appendix 'Village Centre Inset Map' refers to Policy GB12 as 'Important Woodland' this does not correspond with Policy GB 12 in the document. This should be referred to as Woodland only to be consistent.	It is acknowledged that Policy GB 12 does not specifically refer to woodland and it is proposed to amend the Policy	Amend Policy GB 12 as follows: 7. Relate well to local topography and landscape features, including <u>retaining and preserving</u> long distance views <u>and woodland</u> , as identified on the Policies Map;
MD & AL Jackson		11/ Wouldn't want speed bumps & similar 13/ All council owned land so why can't this be done!! Icepits Wood committee now up & running.	Noted.	None.
<b>General Comments</b>				
M Adkins		THE PLAN IS DIFFICULT TO COMPREHEND AS A RESIDENT OF OVER 40 YEARS MY ONLY CONCERN IS FOR SAFETY. THE PLANS AS ALWAYS LOOK OK. BUT IN REALITY WE HAVE SEEN A LACK OF COMPLIANCE OF PLANS IN THE PAST.	Noted.	None.
C Pettitt		The plan should include the potential for a bypass as repeatedly requested by parishioners. The increases in traffic over the developments in the plan make this necessary to forward plan a route around Great Barton. It is noted that all other villages on route from Lowestoft to Bury St Edmunds have already been bypassed.	The Neighbourhood Plan does not have the powers to propose highway schemes such as a bypass	None.
J Pritchard		VERY WELL DONE!	Thank you and noted.	None.
J Noble		I LIVE IN A VILLAGE, BECAUSE THAT IS WHAT I AND MY FAMILY WANT. TRY AND MAINTAIN THE IMAGE	Noted.	None.
P Humphry		Well considered.	Noted.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Will not concern me. I have lived within the village since Jan. 1956.		
J Wakerley		So complicated to answer questions, to fill in form. We do receive e-mails about village development. Roads not capable of having so much more traffic	Noted.	None.
M Byford		VERY GOOD AND INFORMATIVE DOCUMENT ONCE EXPLAINED TO ME BY MR. BULLEN. I TOTALLY SUPPORT THIS NEIGHBOURHOOD PLAN WHICH HAS BEEN THOUGHTFULLY AND PROFESSIONALLY CONSTRUCTED	Thank you and noted.	None.
J Byford		The overall plan for the village has been well thought out and gives us a clear and workable idea of future development. With regards to the development of "The triangle" initially I was opposed to this being overdeveloped and in essence I still am. However after speaking to MR. Bullen I am fully in support of the proposed plans. I do feel however that we were supplied with too much written information which perhaps overwhelmed the majority of residents I spoke to. Once explained verbally I could imagine how the development would "look". Unfortunate that this was not achieved by the immense volume of posters and very similar looking brochures. My one reservation would be in regards to the Severalls development in that I would not like to see the village swallowed up in to some kind of satellite/suburb of Bury/Moreton Hall.	Thank you and noted.	None.
M Murray		Just to say a big thank you to those people working on our behalf on the Neighbourhood Plan. Such a comprehensive plan takes much time & effort. Thank You.	Thank you.	None.
D Murray		Of primary importance to me is the provision of low cost starter homes for local youngsters to ensure the sustainability of the village and school.	Noted.	None.
J Brown		We need more of a community feel in Great Barton - Does not feel as much a village as an extension of Bury St Edmunds. I lived in Hessett for 25 years prior to moving 2 years ago. Much more of a community. Appreciate that Great Barton is very "spread out" and everyone has busy lives  Essential More safe walk ways / cycle paths into town	Noted.	None.
D Caley		Where 'no opinion' has been indicated it is because there has been no time for further consideration.	Noted.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
M Adkins		THE PLAN IS DIFFICULT TO COMPREHEND AS A RESIDENT OF OVER 40 YEARS MY ONLY CONCERN IS FOR SAFETY. THE PLANS AS ALWAYS LOOK OK. BUT IN REALITY WE HAVE SEEN A LACK OF COMPLIANCE OF PLANS IN THE PAST.	Noted.	None.
S E Lebbon		Absolutely NO development to Livermere road area.	The Plan is not proposing any development in this area.	None.
S St John		<p>- suggest work on transport links before starting development. Road capacity. Safety of children and residents.</p> <p>- suggest development must not be high density such as Moreton Hall, but must be in keeping with the local character of the village.</p> <p>-I grew up in Great Barton and my mother still lives here and having travelled extensively think that the local character, history and heritage that Gt Barton offers should be respected, cherished and maintained.</p> <p>-my mother lives in a listed building, Grade II and has chosen to live here for 64 years, because of the strong character of the community, friendships formed, her community involvement and beauty of the area. Please maintain this for future generations!</p> <p>Thank you for your consideration.</p>	Noted.	None.
M Clarke		Just a general comment. The Plan has obviously taken much time and thought to develop and construct. However, it has not been easy or straightforward to complete. MC	Thank you and noted.	None.
G James		Overall, I was very impressed with the plan, the presentation & how you are trying to communicate & involve the local community.	Thank you.	None.
Y Heftman		I would like to congratulate the writers of this detailed and comprehensive report which makes interesting reading.	Thank you.	None.
WA & MM Jones		<p>PAGE 37 (6.22) categorically says "there does not appear to be a requirement to set its own (neighbourhood Plan) affordable housing target, so WHY DOES GB3 SPECIFY 30% AFFORDABLE HOUSING IF THE RESIDENTS (ME FOR EXAMPLE) DEEM THIS TO BE TOO HIGH??</p> <p>PAGE 38 (6.24) HOUSING MIX. I BELIEVE THE DATA CONTAINED ON THIS PAGE SHOULD BE INTERPRETED WITH CAUTION, SINCE THE HOUSE SIZES COMPARISON CHART RELATES TO CENSUS</p>	<p>The 30% figure is contained in the Local Plan and is based on evidence of need. Great Barton has high house prices which makes it difficult for those that need to live here to afford houses.</p> <p>The 2011 Census is the best data available for the village but given</p>	<p>None.</p> <p>None.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>INFORMATION FROM NEARLY A DECADE AGO (2011). ADDITIONALLY, I WOULD CONTEND THAT THE CURRENT RESIDENTS CHOOSE TO LIVE IN GREAT BARTON BECAUSE OF THE RELATIVELY HIGH PROPORTION OF LARGER PROPERTIES (CONSIDER GREAT BARTON V. STANTON). WE SHOULD NOT BE LOOKING TO MANIPULATE THE HOUSING MIX TO SATISFY THE VIABILITY NEEDS OF THE SCHOOL - THIS WOULD BE 'THE TAIL WAGGING THE DOG'. WE DO NOT LIVE IN AN EGALITARIAN OR UTOPIAN STATE! [NB THE LATTER COMMENTS EQUALLY APPLY TO 6.25]</p> <p>6.26 SEE MY COMMENTS RE. BUNGALOWS IN QUESTION 7</p> <p>6.30 WHERE IS THE SUPPORTING EVIDENCE FOR THE STATEMENT "---- OLDER RESIDENTS AND THEIR EXPRESSED DESIRE TO DOWNSIZE TO SMALLER DWELLINGS WITHIN THE VILLAGE"? MY WIFE AND I ARE IN OUR LATE 70S AND HAVE NO WISH TO DOWNSIZE FROM OUR 4 BEDROOMED HOME - NEITHER DO WE KNOW OF ANYONE OF A SIMILAR AGE WHO DOES!</p> <p>ALTHOUGH RECYCLING (GENERALLY) IS NOW OF PARAMOUNT IMPORTANCE WE MUST BE AWARE THAT THE NEW COUNCIL 'HUB' IS NOW SUFFICIENTLY NEAR TO THE VILLAGE TO OVERCOME THE NEED TO PROVIDE A SMALL FACILITY WITHIN GREAT BARTON, THEREBY SAVING MONEY AND ANY ENSUING LOCAL 'POLLUTION'. WE WOULD ENDORSE THE NEED TO THOROUGHLY ADDRESS THE ARCHAEOLOGY OF ANY LARGE SITES PRIOR TO PRESENTING PLANNING APPLICATIONS. WITH SO MANY ARCHAEOLOGICAL FINDS LOCALLY AND CONSIDERING THE EXTENSIVE AND INTERESTING HISTORY OF OUR AREA THIS IS VITAL, PARTICULARLY AT THE LARGE "TRIANGLE" SITE.</p> <p>FINALLY: ALTHOUGH COMPLETION OF THIS DOCUMENT TOOK CONSIDERABLE TIME TO COMPLETE THOROUGHLY WE WOULD LIKE TO SAY THAT IT IS EASY TO CRITICISE OBJECTIVELY. WE WOULD, HOWEVER LIKE TO CONGRATULATE AND COMMEND THOSE VOLUNTEERS WHO GAVE OF THEIR TIME AND EFFORT FREELY TO COORDINATE, COMPILER AND ISSUE THE "PRE-SUBMISSION DRAFT PLAN". ADMIRABLE.</p>	<p>the long term trend of decreasing household sizes, it is considered unlikely that occupancy levels have increased in larger homes. The housing mix is not being manipulated for the school but is based upon reliable and tested methodologies to identify local housing need.</p> <p>The Neighbourhood Plan Household Survey results are published on the Parish Council website.</p> <p>Noted.</p> <p>Thank you.</p>	<p>None.</p> <p>None.</p> <p>None.</p>

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		<p>IN CHAPTER 10 (PAGE 60 - "TRANSPORT &amp; TRAVEL") ONLY A TINY PARAGRAPH IN 'OBJECTIVES' IS DEVOTED TO "ENCOURAGING NON-CAR MODES OF TRANSPORT". YET, WITH SUCH AN ELDERLY AND CONTINUOUSLY AGEING POPULATION IN THE VILLAGE THESE ALTERNATIVE TRANSPORT SYSTEMS MUST BE EXPLORED AND ADEQUATE PROVISIONS PROVIDED (BUSES, MINIBUSES, TAXIS, AND GROUP ORGANISATIONS)</p> <p>MY CONCLUSIONS/SUMMARY THE NEIGHBOURHOOD PLAN NEEDS TO ADDRESS THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. 80% DO NOT WANT VILLAGE GROWTH BEYOND CURRENT PROPOSALS</li> <li>2. WITH SUCH AN ELDERLY POPULATION (WHICH CAN ONLY INCREASE) FUTURE PLANS MUST CATER FOR THE 54% PLUS OF RESIDENTS OVER 60. (HOUSING, HEALTH, CARE, TRANSPORT ETC)</li> <li>3. DETAILED PLANS FOR 'THE SEVERALS' SITE NEED TO BE ACCOUNTED FOR BEFORE PLANS FOR OUR VILLAGE CORE (PARTICULARLY 'THE TRIANGLE') ARE CRYSTALLISED (RETAIL, HEALTH AND CARE FACILITIES, LEISURE AND RECREATION ETC)</li> <li>4. ROAD SAFETY (SPEED LIMITS PARTICULARLY) MUST BE CONFRONTED AND RESOLVED.</li> <li>5. PLANNING MUST BE RIGOROUSLY ENFORCED AT ALL LEVELS, PARTICULARLY THE NEED FOR COMPATIBLE HOUSING STYLES AND THE NEED TO PRESERVE THE HISTORICAL ARBOREAL IDYLL OF THE VILLAGE BY RESTRICTING THE DEMISE OF EXISTING TREES AND THROUGH UBIQUITOUS REPLANTING (BOTH FOR AESTHETICS AND TO COMBAT GLOBAL WARMING)</li> <li>6. WITH A MERE 30% OF RESIDENTS WORKING, PAROCHIAL EMPLOYMENT MUST BE VERY LOW PRIORITY.</li> <li>7. 90% WISH TO PERPETUATE GREAT BARTON AS A PEACEFUL AND SAFE PLACE IN WHICH TO LIVE.</li> </ol> <p>03.02.20 Note - 2 Sheets identifying grammatical errors in the draft Neighbourhood Plan were also submitted.</p>	<p>Agree but the Neighbourhood Plan cannot deliver such aspirations as it has to relate to development.</p> <p>Noted.</p> <p>Noted.</p> <p>A planning application is currently being considered by West Suffolk Council</p> <p>Noted.</p> <p>Noted.</p> <p>It would be preferable for the village if there were a better mix of residents rather than the majority being retired.</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>
B Surti		<p>The following issues are detrimental to the Population and must be addressed prior to the realisation of further housing development.</p> <ul style="list-style-type: none"> <li>- Pedestrian paths throughout the village + into Bury St Edmunds town</li> <li>- Cycle paths throughout the village + into the town.</li> </ul>	Noted.	None.

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		<ul style="list-style-type: none"> <li>- A local GP Surgery</li> <li>- An accessible post office with onsite parking</li> <li>- 4G/5G broadband width</li> <li>- Improved transport links - bus services directly within the village.</li> <li>- Improved train links to the east coast/west of Bury St Edmunds and into Central London.</li> <li>- Improved mobile phone signal</li> </ul> <p>I do not believe the current infrastructure can support any additional housing as it does not currently meet the requirements of the current population.</p>		
Dr Surti		<ul style="list-style-type: none"> <li>- DESPERATE NEED FOR FOOTPATHS &amp; CYCLE LANES INTO BSE</li> <li>- GP SURGERY OR HEALTH CLINIC</li> <li>- IMPROVED MOBILE &amp; BROADBAND COVERAGE.</li> <li>- IMPROVEMENTS TO A143</li> </ul> <p>WITHOUT THESE FUNDAMENTAL SERVICE IN PLACE IT WOULD BE IMPOSSIBLE FOR THE VILLAGE TO SUPPORT 1250 HOMES. ROUGHLY INCREASING THE POPULATION BY 2000 PEOPLE &amp; DOUBLING THE NUMBER OF CARS GOING THROUGH THE VILLAGE.</p>	Noted.	None.
A Sauvage		<p>A lot of work has clearly gone into this. thank you. AS</p>	Thank you.	None.
R Webber		<p>It seems to be forgotten that we are a "village" The pressures on the A143 are already horrendous in peak times and no cycle routes, roundabouts or public transport will make things easier with the amount of housing proposed. I like village life but your spoiling things. No thought about wildlife in the areas proposed. it's all about money rather than the impact of wildlife, pollution and village life.</p> <p>There's also too much to consider in one go in this plan. It should come out in stages so people have the proper time to read and digest it before commenting. There should also be more meetings on this before having to comment on 2nd March.</p>	Noted.	None.
Anonymous		<p>Thank You! A very comprehensive and well put together plan. Would only say if one roundabout was moved to include the Avenue there would only be 2 junctions instead of 3.</p>	Thank you	None.
M Corcoran		<p>The Plan has many worthy aspirations however the major impacts on delivering the plan appear to be outside the control of the Parish council and rely greatly on the support of the Borough Council.</p>	Noted.	None.

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		<p>The main influences on Gt Barton developing and surviving as a village (not part of BSE) are;</p> <p>Major developments around Bury St Edmunds and especially at The Severals</p> <p>The resulting increase in traffic from these developments on the A143 but also on smaller backroads (Fornham Road and Livermore Road - both narrow and unmarked- already have increased traffic)</p> <p>A new Transport Plan and how it deals with the A143</p>		
D Salvage		<p>I am really concerned that the relentless drive to build more and more houses adjoining Bury St Edmunds and its surrounding villages is destroying the fundamental qualities of life for those who have previously chosen to live here for just those qualities. The lack of capacity, in particular, of our roads (and the state of them) which are clogging up for longer and longer periods of the day and the capacity shortfalls of health services in our area is a major concern.</p> <p>The Great Barton plan, in its own isolated way, has attempted to recognise and cater for some of these pressures but the bigger picture is the elephant in the room. At some point we will need to say "Enough" but can Suffolk C.C. and West Suffolk C. recognise this?</p>	Noted.	None.
JB & RE Lebbon		<p>THANK YOU.</p> <p>WITHOUT YOU ALL TAKING THE TIME AND EFFORT TO DO THIS V. EXTENSIVE PLAN AND BOOKLET OUR VILLAGE COULD END UP LIKE MANY OTHER VILLAGES (eg. Thurston) SO WE WOULD LIKE TO THANK YOU.</p> <p>WE HAVE BEEN IN THE VILLAGE SINCE 1992. CHILDREN EDUCATED HERE, WE ALL WORK LOCALLY AND REALLY DO ENJOY LIVING HERE. CLOSE TO BSE, BUT STILL SAFE, PEACEFUL AND 'VILLAGE LIFE' IS ENJOYED BY US ALL. I UNDERSTAND THE NEED TO BUILD MORE HOUSES FOR THE NEXT GENERATION (we have 2 children 26/23 yrs) BUT AT WHAT COST? HOPEFULLY WITH THESE CAREFULLY THOUGHT OUT CONSIDERATIONS WE MAY ALL BE ABLE TO BENEFIT.</p> <p>Thank You.</p>	Thank you	None.
P Horrobin		Impressive document in scope and detail - congratulations to all involved.	Thank you	None.
B Maitland		<p>Obviously a great deal of hard work has gone into producing this excellent plan</p> <p>I hope some notice is taken of it -in particular the need to stop Great Baron becoming part of Bury St Edmunds</p>	Thank you	None.

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S&L Gough		We would like to see a 20 MPH speed limit on all roads through the village, especially the A143  Thank you to the Parish Council for undertaking this huge project on behalf of the residents of Great Barton.	Noted.  Thank you	None.
B Horrobin		5. Fig 10 The adopted masterplan for the Severals development is out of date. The current masterplan has moved an access roundabout from SE of the junction with The Avenue to NW of The Avenue.  Overall this is a superb document and a credit to all who had a part in creating it.	This is the currently adopted masterplan. The recent masterplan prepared by the developers has not been adopted by West Suffolk Council  Thank you	None.
J Watson		The plan is very comprehensive with clear outlines of what the village expects of developers. We can only hope they agree.	Thank you	None.
S Broughton		Page 41 - Design guidelines to east of Manor Farm cottages large area identified as green space/large garden - this is actually a pond/water. To south of Manor House, Church Road - same as above - pond/water.	Noted.	None.
P & W Jones		AS STATED BEFORE WHEN I RETURNED THE "BOOK" A VERY WELL RESEARCHED /FACTUAL/ & WELL PRESENTED DOCUMENT MY THANKS TO ALL CONCERNED	Thank you	None.
Anonymous		We think it's been very carefully considered and it would be lovely if all the ideas came to fruition in the manner the Parish Council wishes!	Thank you	None.
P Fisk		Well done and very thorough .	Thank you	None.
M Dunn		Great to see a well thought out plan that is looking after the Great Village of Great Barton.	Thank you	None.
A Fisk		Well planned and well prepared	Thank you	None.
A & J Mallett		The authors and contributors are to be congratulated on the excellent quality and content. The Plan is very well presented and informative encompassing the challenges faced by the complex issues of the next 20 years.	Thank you	None.
S Verzijl		Appendix 2 pt 4 is first mention of health service provision	The provision of health services is for the NHS and Clinical Commissioning Group to provide.	None.
D Doran		Perhaps a problem with all Neighbourhood Plans, but comments are	Noted.	None.

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		<p>disproportionately from members of the community over 60 (54%). This is perhaps more pronounced in Great Barton as it has a disproportionately high population of people over 65, 28% as compared to 19% on average in West Suffolk.</p> <p>A range of development should be encouraged within the village to accommodate a younger demographic who may not have been able to devote time to the neighbourhood plan consultation process. Housing growth should include sensitive, but efficient use of land within the village boundary including self-build and infill plots within the settlement and starter homes on any larger developments currently outside the settlement.</p>		
D Clarke		The village needs to have better public transport links. A few buses each day at one bus stop is not enough. New housing needs to have good links to transport.	Noted.	None.
H Clarke		<p>I am concerned about the following:</p> <ol style="list-style-type: none"> <li>1. Amount of traffic on Mill Road and The Street, it's bad enough as it is at Peak times.</li> <li>2. Can Great Barton Primary School support the additional children from this development?</li> <li>3. Will there be more frequent public transport available? Otherwise number of cars on the road will increase.</li> <li>4. Wear &amp; tear on Condition of the current roads (from pot holes to drainage - leaves not cleared causing blocked drains).</li> </ol>	These matters are addressed, where appropriate, in the Plan	None.
MD & JL Jackson		<p>As a general note:- Traffic at peak times flow is poor into &amp; out of BSE. Can't the railway bridge be up-graded and go back to two way. This bridge was probably built in the 1800's when there was no idea of the volume &amp; size of traffic that would use it. As someone who is at work I feel the traffic must flow so we may get around, not seek out "rat Runs" and not be all polluting stop start.</p>	This is not something within the gift of the Neighbourhood Plan	None.
A Reeve		This is a well researched and thorough document. The Great Barton Neighbourhood Plan Working Group have prepared a substantial Plan with the aspirations of those who choose to live and work in the special village of Great Barton at the core.	Thank you	None.
J Millen		<p>This plan is a very good piece of work. In particular it is to be commended for the effort to gather views from local people and to take account of the findings.</p> <p>The most important issue for the parish in the period covered by the</p>	Thank you and noted.	None.

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		<p>plan is the development of the land known as the Triangle. I confine my comments to this.</p> <p>It is a major concern that this land is being acquired by the planning authority, West Suffolk Council (WSC). This creates a potential conflict of interest between two roles, those of landowner and regulator. In such circumstances WSC should take special care to be seen to take account of the views of the local community in so far as these views conflict with its own interests as landowner. The plan should draw attention to this, which has come into the public domain since the draft plan was published.</p> <p>The plan does not make the point that a community can be thriving without expanding. This point is important to an understanding of the preference of many local people to see little or no development on the Triangle in the plan period.</p> <p>It appears that the housing team at WSC has it in mind that around 250 houses should be built on the Triangle. If this were to be allowed it would imply a housing density well in excess of that currently found in the village and it would go against the wishes expressed by local people. It would imply that the first phase of development would have to conform to this higher density to leave room for later phases. It is not at all clear that there is a local demand for such higher density housing, and to the extent that such housing will attract buyers from a wider area, that demand could be fully satisfied by the Severals and the similarly large-scale development (1000 or so houses) at nearby Thurston.</p> <p>The scale of those nearby developments is such that there is a case to be made for suspending any development of the Triangle. However, because of the terms of the existing Local Plan, this draft plan does not do so, and is framed in terms which seek to exert a moderating influence on the density of housing in the Triangle, and to ensure a mix of housing types. This may be pragmatic, and I welcome the ambition to restrict the overall density of development to reflect that in the adjacent Conyers Way area. That said, I would have preferred a proposal that parts of the Triangle should be at the density of Conyers Way, while other parts should be at a somewhat lower density, giving buyers more choice over plot size. This variation on the current draft would also be</p>	<p>While this is noted, it is not a matter for the Neighbourhood Plan</p> <p>The Neighbourhood Plan has sought to influence how The Triangle will be developed rather than leave it to West Suffolk Council to tell the village.</p> <p>The Neighbourhood Plan does not support the construction of 250 homes on The Triangle.</p> <p>The Neighbourhood Plan has sought to influence how The Triangle will be developed rather than leave it to West Suffolk Council to tell the village,</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>

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		<p>consistent with the plan's proposal to allow for some selling of plots for self-build, which I commend.</p> <p>I also regard it as a matter of concern that WSC appears to have no intention of inviting tenders from private companies for the development of the Triangle, and plans instead to exclude them by relying on an entity it owns, which has no track record. This imperils the chances of securing the best possible quality of housing and value -for- money in order to maximise the financial return to WSC. This makes it even more important that the long term plan for this site should be restricted to a number of houses in the range 100-150, with no more than 40 of those being built in the period to 2031.</p>	<p>This is a matter for the County Council.</p>	<p>None.</p>
P Reeve		<p>Comments are in the main stated, where applicable within this document. The contributions from other members of the Neighbourhood Working Group are to be applauded. A testament to their hard work and thoroughness was the record attendance at the drop-in,(18th January 2020) and for any drop in topic over the last 12 years for Great Barton. The consultation mechanisms employed by the working group from the questionnaire, to the evaluation of development sites to this pre-submission drop-in have fully engaged the Parish and that's extremely satisfying. The supplementary support from AECOM has been invaluable in producing a fully researched comprehensive Neighbourhood Plan for Great Barton that truly reflects the aspirations of the residents and how this can be implemented into a high quality development for the Parish</p>	<p>Noted.</p>	<p>None.</p>
A Stupak		<p>It is clear that a great deal of time, effort and care has gone into the draft plan. With my wife and I living on School Lane for the past 2 years, and expecting a baby in the next month, we are excited to see the proposed development of the triangle area. We see the proposed ideas as a big improvement for the village, for School Road and our daily life. As a relatively young couple in the village, the proposed developments will greatly encourage us to remain in the village and raise our child or children here. I'm sure it will also attract other younger couples and families. We hope green spaces, biodiversity, walking paths, and sustainable development are all respected as the plan portrays. Thanks for all of your efforts in making Gt Barton a great place to live. On a separate less positive note, I found the drop in consultation event on 18th January very frustrating, as did my father in law who attended separately. We found it very difficult to actually see any of the boards as</p>	<p>Noted.</p> <p>Procedures for drop-in events will be reviewed to ensure that such difficulties do not occur at future events.</p>	<p>None.</p>

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		<p>stubborn and implolite attendees insisted on standing two abreast directly in front of the information boards. One village counselor also sat on one of the display tables in front of a board while speaking with attendees. I politely asked people to move so I could read the information, but I believe poor eye sight meant they weren't going anywhere. I left after about 10 minutes realising I was wasting my time and have left it until the 2nd of March to finally read the plan online. May I suggest trying a different setup at future consultation sessions so it's easier for more people to view the information?</p>		
G Luton	Bury St Edmunds Town Council	<p>This document represents considerable effort and we will consider it, as part of the planning process. Thank you for notifying us of your work.</p>	Noted.	None.
	Sport England	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>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.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. 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.</p> <p><a href="http://www.sportengland.org/playingfieldspolicy">http://www.sportengland.org/playingfieldspolicy</a></p> <p>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</p>	Noted.	None.

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		<p>base on which it is founded.  <a href="http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/">http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</a></p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 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.</p> <p>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.  <a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a></p> <p>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.  <a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p> <p>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</p>		

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		<p>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.</p> <p>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.</p> <p>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.</p> <p>NPPF Section 8: <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p> <p>PPG Health and wellbeing section: <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a></p> <p>Sport England's Active Design Guidance: <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a></p> <p>(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.)</p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p>		

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
V Waples, Clerk	Thurston Parish Council	<p>The Parish Council of Thurston in responding to the GREAT BARTON (SUFFOLK) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14) would like to commend those involved in the production of the pre-submission consultation document which is comprehensive with detailed cross-referencing to higher level planning documents and government policies.</p> <p>The Parish Council supports the Vision and Objectives as outlined in the document and notes that the revised designated Neighbourhood Plan Area is that shown at Map 1 dated January 2019.</p> <p>The comments below are focused on those areas which could affect cross boundary planning and infrastructure issues in the parish of Great Barton in West Suffolk and the neighbouring parish of Thurston, in Mid Suffolk. From a Thurston Parish Council perspective, a meeting to discuss issues of mutual concern would be welcome.</p> <p>The main issue arising from the Plan that impinges on Thurston is the future of the A143. Great Barton has understandable concerns about the immediate air quality. For Thurston, whilst acknowledging these anxieties, from a planning and community perspective, it is traffic flow which is, above all, of interest.</p> <p>With the future housing developments adjacent to Bury St Edmunds, developments in Ixworth and Stanton, along with the current and possible future housing growth of Thurston, the A143 and its junctions, particularly with Brand Road/Thurston Road ('The Bunbury Arms Junction') will definitely impinge on Great Barton ahead of any possible future housing growth within the village identified within the Plan. Resolution of the issues, or a recognition that nothing more can be done, should influence future growth in Great Barton and the surrounding area.</p> <p>The Plan states 10.1 Neighbourhood planning regulations do not allow the consideration of strategic highway matters, such as the provision of a bypass, as policies in a Plan and therefore this Plan can only support future consideration of improvements to the transport network around the village.</p>	<p>Thank you and noted.</p> <p>Noted.</p> <p>Noted..</p> <p>It is not considered that the growth planned in the Neighbourhood Plan would impinge significantly on the Bunbury Arms junction. Any further detrimental impact on traffic at this location is likely to be caused from developments elsewhere, as highlighted by Map 11 of the Plan.</p> <p>It is not considered that the Neighbourhood Plan is the place to raise such issues but that direct lobbying of the County Council during the preparation of its next</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>

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		<p>However, raising the impact of traffic growth and seeking possible solutions at this stage with the relevant authorities might be considered appropriate given issues raised during the consultation period of the Thurston Neighbourhood Plan (made October 2019).</p>	Transport Plan is likely to be more beneficial.	
		<p>Paragraph 2.1 relates to growth along the A143 with reference to Thurston's Neighbourhood Plan which acknowledges that growth from approved planning applications will place additional pressures on the A143. Furthermore, Suffolk County Council has advised that there will be a need for improvements to be made to the Thurston Road junction with the A143.</p>	Noted.	None.
		<p>As reference, in October 2017, Suffolk County Council Highways Department stated that any further increases in highway capacity are not considered to be practical within the constraints of the highway boundary for the A143/Thurston Road (Bunbury Arms) Junction.</p>	Noted.	None.
		<p>In January 2020, following further assessment, the Highways Department stated that they believed there was scope to improve the proposed preliminary design of the signals using better software and monitoring systems to improve capacity. However, no further mitigation, in terms of highway layout, was still considered possible within the highway boundary.</p>	Noted.	None.
		<p>It is suggested that the provision of a signal junction at the A143 junction will potentially result in a redistribution of traffic due to the additional delay for left turn out movements.</p>		
		<p>Thurston Parish Council is supportive of the Transport Objectives as identified on page 23 of the document and would welcome identifiable policies and dialogue to achieve the objective:</p>	Noted.	None.
		<p>To promote measures to improve the safety of the roads and footways through the Parish and beyond.</p>		
		<p>Paragraph 10.5 on page 62 refers to further growth and associated traffic issues along the A143 corridor to the north-east. It is suggested that reference should be made to the growth patterns of not only neighbouring villages but also that of other Key Service Centres so that</p>	Noted.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>the need for a resolution to remove traffic away from the village centre is given further consideration.</p> <p>Map 11 – Growth points in the area – in relation to the sites with planning permission for neighbouring parish Thurston, an amendment is required as there are five sites that have full planning permission (December 2019); and four sites that have been further identified in the emerging Draft Local Plan for Babergh and Mid Suffolk.</p> <p>Paragraph 10.8 – Perhaps the desired improvements to the footpath network should be added to the Policy Maps and be identified as Key Movement Routes to reflect the overall desire of the community to have an improved network and safety of footways and cycleways to support links to destinations beyond the Neighbourhood Plan Area. This would help meet the requirements of the NPPF in promoting sustainable transport and widening transport choice and for providing high quality cycling networks.</p> <p>Paragraph 10.10 on page 63 – it should be noted in a letter dated 7 January 2020 in relation to the application for further development in neighbouring village Thurston that Suffolk County Council Highways Department has stated that no more can be done (other than quoted software use) at the A143/Brand Road/Thurston Road.</p> <p>We hope that these comments are helpful.</p>	<p>Further research indicates that MSDC Planning Committee recently granted planning permission for two sites, but the permissions have yet to be issued, therefore they remain as being identified in the Draft Local Plan.</p> <p>It is not appropriate to include these on the Policies Map as there are no planning policies that refer.</p> <p>Noted.</p>	<p>None.</p> <p>None.</p> <p>None.</p>
Chris Crisell Estates Planning Manager	Suffolk Clinical Commissioning Group	Thank you for communicating with West Suffolk Clinical Commissioning Group (CCG) regarding the Great Barton Parish Council's Neighbourhood Plan (NP). The CCG is encouraged to see mention of healthy lifestyles reducing the impact on local healthcare facilities and welcomes this inclusion in the NP. The CCG is aware of the constraints placed on residents of Great Barton when trying to obtain primary care. Work is being undertaken between all healthcare providers and the local council to look at how we can collaboratively work in providing healthcare in and around Bury St Edmunds of which Great Barton is included. The CCG is pleased to see that plans for healthcare provision will be strongly supported as this will help with any work we have with West Suffolk Council going forward.	Noted.	None.

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		<p>The Neighbourhood Plan provides for up to 150 dwellings in the parish. West Suffolk CCG would like to make the Parish Council aware that smaller developments make it more difficult to gain mitigation through CIL or Section 106 for healthcare than larger developments done in one go. The number of residents will result in a not insignificant increase of patients on the local primary care provider patient list and options might need to be looked at to mitigate against the impact.</p> <p>We would welcome the addition of a simple statement, to confirm that Great Barton Parish Council will support West Suffolk CCG in ensuring suitable and sustainable provision of Primary Healthcare services for the residents of Great Barton. West Suffolk CCG would welcome the opportunity to discuss with the Parish Council potential solutions to ensure sustainable Primary Care services for the local community going forward.</p> <p>If you have any queries or require further information, please do not hesitate to contact me.</p>	<p>The plan for 150 homes is in excess of the current requirement in the adopted Local Plan. It is not necessary or sustainable to plan for numbers in excess of this figure.</p> <p>This request is agreed and paragraph 8.7 will be amended accordingly.</p>	<p>None.</p> <p>Amend paragraph 8.7 to add the following to the end:  <u>Great Barton Parish Council will support West Suffolk Clinical Commissioning Group in ensuring suitable and sustainable provision of Primary Healthcare services for the residents of Great Barton.</u></p>
<p>Georgia Teague  Planning Officer  Growth, Highways, and Infrastructure</p>	<p>Suffolk County Council</p>	<p>Thank you for consulting Suffolk County Council (SCC) on the pre-submission version of the Great Barton 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:</p> <ul style="list-style-type: none"> <li>- Archaeology</li> <li>- Education</li> <li>- Fire and Rescue</li> <li>- Flooding</li> <li>- Health and</li> <li>- Libraries</li> <li>- Minerals and</li> <li>- Natural Environment</li> <li>- Public Rights of Way</li> <li>- Transport</li> </ul> <p>This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.</p> <p>Suffolk County Council is supportive of the vision for the Parish. In this</p>	<p>Noted.</p>	<p>None.</p>

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		<p>letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised.</p> <p>Where amendments to the plan are suggested added text will be in italics and deleted text will be in strikethrough.</p> <p><u>Education</u>            Early years and childcare            Great Barton is in The Fornhams and Great Barton Ward. In response to the development of The Severals, land and developer contributions have been requested for 2 new Early Years provisions, one of which is to be sited with the Primary school. These new sites will also need to accommodate the expected 15 children from the new development at The Triangle.</p> <p>Primary School            The Great Barton Church of England Primary school has a total capacity of 210 places. However, for planning purposes, SCC uses the 95% capacity of the school as the threshold for collecting planning contributions; this capacity is 200 places. When taking account of permitted but not completed development it is currently expected that there will be a surplus of 7 places at the school by 2023/24, not the 25 places the plan currently states in paragraph 2.15. When the proposed allocation of 150 dwellings (GB 3) within the Neighbourhood Plan is included it is expected there would be a deficit of 31 places. This deficit is a challenging issue to resolve. Unfortunately, the deficit is too small to justify the expansion of the primary school, due to the level of funding received being not enough to be cost effective. The minimum number of additional places we would look to add to a 210 place primary is a further 105 places, to 315 places in total. This means the school would go from offering 30 places to 45 places in each year group.</p> <p>We also need to take into account the current level of out of catchment pupils attending the school. Based on information from the October 2019 census, 56% attend from within the school's catchment area, 43% attend from outside the school's catchment area and 1% attend from out of county.</p>	<p>Noted.</p> <p>Noted.</p> <p>The Neighbourhood Plan will be amended to reflect the up-to-date primary school roll figures and forecasts.</p> <p>Given the high level of children attending from out of catchment and the level of planned growth at Thurston, in particular, it is to be hoped that the County Council will</p>	<p>None.</p> <p>None.</p> <p>Amend last sentence of paragraph 2.15 as follows:            The County Council Education Department has indicated that the primary school is forecast to have spare capacity <u>for around of 7 places by 2023/24. Taking account of the proposal in Policy GB 3 of this Neighbourhood Plan, it is expected there would be a deficit of 31 places.</u></p> <p>None.</p>

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		<p>There is the potential that the primary school proposed as part of The Severals development could alleviate some of the pressure on Great Barton Primary, by reducing the number of out-of-catchment pupils and allowing an increase of in-catchment pupils gained through the development of the site at GB3 The Triangle.</p> <p>Based on the known future children, which are only the next three years' intakes, we cannot foresee any problems with accommodating all the village children in Great Barton. However, should the catchment population increase over the next few years then it we would be in a different situation.</p> <p>Inclusion of land in The Triangle allocation to enable the school to expand is supported. The existing site at Great Barton Church of England Primary Academy is small for the existing capacity of 210 places. If the school is to expand to 315 places while meeting recommended space standards (set out in Building Bulletin 103) an area of land 0.65ha is required for the expansion. We recommend that the policy allocating the Triangle Site (GB3) specifically allocates this area of land to expand the school.</p> <p>SCC would be requesting Section 106 contributions for the development arising within the Neighbourhood Plan proposals to expand primary school provision.</p> <p>Secondary School Based on approved and potential growth it is expected that either Thurston Community College or Ixworth Free School will be expanded. On this basis SCC would be requesting Section 106 contributions for the development arising within the Neighbourhood Plan proposals.</p> <p><u>Fire and Rescue</u> Suffolk Fire and Rescue Service has considered the plan and are of the opinion that, given the level of growth proposal, we do not envisage service provision will need to be made to mitigate the impact. We would however request that any new proposal regarding build for</p>	<p>be making additional provision in that village to meet the forecast growth in primary school aged children.</p> <p>Noted.</p> <p>The policy will be amended to require at least 0.65 hectares of land for the expansion of the primary school.</p> <p>Noted.</p> <p>Noted.</p> <p>This is a matter for the detailed planning application stage.</p>	<p>None.</p> <p>Amend Policy GB 3 as follows: iii) <u>at least 0.65 hectares of land for</u> the expansion of the primary school.</p> <p>None.</p> <p>None.</p> <p>None.</p>

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		<p>access or water for firefighting provision is submitted to the Suffolk Fire and Rescue Service via the normal consultation process.</p> <p><u>Flooding</u> Great Barton village generally has a central high plateau in the centre of the village. Surrounding land then falls away gently to the South West and South East. Overall the village is situated in Flood Zone 1 hence the risk of river flooding is very low.</p> <p>However, some areas of the village are at risk from surface water as can be seen by the RoFSW (Risk of Flooding from Surface Water) national maps. Local records highlight that School Road, Livermere Road and East Barton Road are hotspots which correlates well with the local topography. Any proposed developed must consider existing overland flow corridors and surface water flood risk especially any site proposed around the periphery of the village where land falls away.</p> <p>The British Geological Survey (BGS) records indicate the village is underlain with a mixture of chalk bedrock and boulder clay surficial deposits. The boulder clays are noticeably thick (10m) which would not promote the use of infiltration type SuDS in the village and surrounding areas, however geotechnical investigations should confirm this.</p> <p>Furthermore, the chalk strata is designated a principle aquifer and is classified a Source Water Protection Zone (outer zone) and therefore any development must comply with the EAs Groundwater Protection Policy (GPP). But as the capping clay is likely to discourage infiltration, a positive drainage system to local watercourses or public sewer will likely be the only option using sustainable drainage principle i.e. attenuating at source.</p> <p>Adequate levels of treatment are required for all runoff regardless if discharging to ground, a watercourse or public sewer. SuDS</p> <p>SCC recommends that the Neighbourhood Plan refer to the NPPF Paragraph 165, which states: "Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate."</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>It is not considered necessary to repeat the NPPF in the Neighbourhood Plan.</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>

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		<p>Policy DM6 of the West Suffolk Core Strategy states:            Flooding and Sustainable Drainage Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage will be managed so as not to cause or exacerbate flooding elsewhere. Examples include: rainwater harvesting and greywater recycling, and run-off and water management such as Sustainable Urban Drainage Systems (SUDS) or other natural drainage systems.</p> <p>Therefore, the Great Barton Neighbourhood Plan should include reference to this policy, to ensure that new developments consider suitable drainage solutions.</p> <p>Major development is defined as 10 homes or 0.5ha, and whilst smaller sites are recommended to also consider SuDS, they are not duty bound to do so.</p> <p>Therefore, within the Development Principles Sustainable Design section (p33), the following amendment is suggested:            "The need to manage surface water drainage in a suitable manner including, where possible, Sustainable Urban Drainage Systems (SUDS);"</p> <p>The "Urban" from SuDS should be removed, as the definition was recently changed to ensure that sustainable drainage systems were available in all areas and not limited to just urban environments.</p> <p>It is suggested that Policy GB12 part 13 is reworded, to clarify what are retained features, and how could they be harmed by drainage infrastructure.</p> <p>The following statement should be added to the Development Principles, within the Landscaping section:            "Any existing watercourses should be protected and retained on any new housing development."</p>	<p>It is not considered necessary to refer to the Local Plan policy given that it is a strategic policy that has to be taken into account for all relevant proposals.</p> <p>The Neighbourhood Plan will be amended in accordance with the suggestion.</p> <p>Rewording to clarify what are "retained features" is not considered necessary as these are likely to vary on a site by site basis and specifying them risks missing other examples.</p> <p>It is believed that this comment relates to the Development Principles for The Triangle. There are no watercourses on the site other than the pond, which is already referenced.</p>	<p>None.</p> <p>Amend bullet point 2 of the Sustainable Design section on page 33 to:            The need to manage surface water drainage in a suitable manner including, where possible, Sustainable Urban Drainage Systems (SUDS);</p> <p>None.</p> <p>None.</p>

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		<p><u>Health and Wellbeing</u>            There are 4 themes in relation to planning and health and wellbeing, and should be considered in the Neighbourhood Plan:</p> <ul style="list-style-type: none"> <li>- Healthy Neighbourhoods</li> <li>- Healthy Housing</li> <li>- Healthy Environment</li> <li>- Active</li> </ul> <p>Vision for Great Barton            The vision is inclusive of a wide range of areas, however, is missing the concept of health and wellbeing of residents. This vision could be expanded to include an additional sentence about 'promoting the health and wellbeing of local residents.'</p> <p>Housing for older people</p> <p>Due to the aging population as highlighted in the plan, SCC recommends the plans supports proposals for specialist dwellings for the needs of older people out of which the breakdown could include: sheltered housing, extra care housing, care home facilities and specialist dementia care homes. In particular SCC is keen to promote extra care housing.</p> <p>The design of housing developments should consider dementia-friendly planning to meet the needs of an aging population. This could be incorporated into Policy GB12. The Royal Town Planning Institute has produced guidance on creating better environments for people living with dementia<sup>2</sup>.</p> <p>SCC welcomes the mention of Lifetime Homes standard in the Neighbourhood Plan, and the inclusion in Policy GB5.</p> <p>Community Facilities            The Neighbourhood Plan designates 11 Local Green Spaces in Policy GB9, and identifies sport, recreation and community facilities in policies GB7 and GB8, and on the Policies Map. SCC welcomes these details, as these facilities are clearly linked to improvements to health and wellbeing within a community, particularly for the older generation, as social inclusivity is an essential factor in leading healthy and happy lives.</p>	<p>Noted.</p> <p>Noted but the Neighbourhood Plan doesn't have to cover every possible topic especially where the Local Plan or NPPF adequately covers the matter.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>

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		<p>Active travel: Changing the modes of transport can have a positive impact on the health of a population. A shift towards more sustainable transport, such as cycling and walking, can lead to an increase in physical activity and therefore a reduction of obesity. Air Quality is referenced to throughout the plan, and a reduction of road traffic can help reduce the level of emissions, thus leading to better quality of life. Increasing trips by active travel can help to reduce trips made by car. Please see Public Rights of Ways and Transport sections below for further comments regarding modal shift.</p> <p><u>Minerals and Waste</u> Suffolk County Council is the Minerals and Waste Planning Authority in Suffolk, meaning it makes local plans and decides planning applications in regards to minerals and waste proposals. The currently adopted development plans are the Waste Core Strategy and the Minerals Core Strategy, however the county council will be adopting the new Suffolk Minerals and Waste Local Plan (SMWLP) this year, so this response will have regard to current and emerging plan documents.</p> <p>Minerals Resource Safeguarding Minerals resources in Suffolk consist primarily of sand and gravel, used for aggregates. Policies are in place in both the Minerals Core Strategy and SMWLP which protect minerals resources from been made unnecessarily made inaccessible (sterilised) by development. This is done through the Minerals Consultation Areas (MCA), which indicate locations of potential mineral resources, based on data from the BGS. Large areas of the Great Barton parish is within the MCA of both the Minerals Core Strategy and SMWLP, including the site allocated through policy GB3.</p> <p>As a result, as part of a planning application on this site SCC may request that the minerals resource on the site is surveyed, to identify if the resource is of good quality and can be extracted prior to development of the site, or some of the material can be used within the construction of the development. As the adjacent to existing residential areas and educational uses, at this stage it seems unlikely to be suitable for full prior extraction before development. If there is viable resource,</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>

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		<p>use of the mineral within the development is more likely to be the outcome. This can have benefits during construction, as using the mineral on site means that less is required to be brought to the site, which could reduce construction traffic.</p> <p>This does not necessarily require any change to policies in the plan, however it would be helpful if the following text could be included in the explanatory text of the plan. A logical place for this text to be included is paragraph 6.13, describing the site characteristics.            "This site falls within the Minerals Consultation Area of the Suffolk Minerals and Waste Local Plan. As such the quality of minerals resources in the site may need to be assessed to determine if minerals safeguarding policies apply."</p> <p><b>Waste Facility Safeguarding</b>            Waste facilities sit on the edge of the parish boundary to the east to the south of Fornham Road where it meets the A134, including the Bury St Edmunds Household Waste Recycling Centre. Policies in the Waste Core Strategy and the SMWLP protect waste sites from being prejudiced by new development. As these facilities are some distance from the village itself and from the proposed development in the neighbourhood plan, SCC do not foresee any waste facility safeguarding issues.</p> <p><u>Natural Environment</u>            Whilst biodiversity and natural environment is referenced throughout the plan, there is not any policies that directly link to the preservation and creation of biodiversity or wildlife corridors.</p> <p>Although Policy GB9 does designate Local Green Spaces, SCC recommends the creation of a "Biodiversity Policy", in keeping with NPPF paragraphs 8, regarding the achievement of sustainable development, and 170, conserving and enhancing the natural environment. This new policy should explicitly encourage enhancement of the natural environment, by preservation of Great Barton's existing woodland areas and hedgerows, wildlife sites and nature reserves, and the addition of planting further trees and hedgerows in order to create wildlife corridors. Whilst section 6.19 (p34) of the Great Barton Neighbourhood Plan draft does refer to habitat creation and</p>	<p>Paragraph 6.13 will be amended to reflect this request.</p> <p>Noted.</p> <p>Noted but the Neighbourhood Plan doesn't have to cover every possible topic especially where the Local Plan or NPPF adequately covers the matter.</p>	<p>Amend paragraph 6.13 by adding the following to the end:  <u>This site falls within the Minerals Consultation Area of the Suffolk Minerals and Waste Local Plan. As such the quality of minerals resources in the site may need to be assessed to determine if minerals safeguarding policies apply.</u></p> <p>None.</p> <p>None.</p>

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		<p>biodiversity, such as bat boxes and woodland belts, it could still be worthwhile to put these details into a policy.</p> <p>Sustainable Drainage Systems (SuDS) could also be included in this policy, as they can be both attractive as well as functional, for example, ponds within greenspaces.</p> <p>Overall, these measures would result in an increased biodiversity network, and protection to important natural environments. SCC is in support of biodiversity policies, as part of the Greenest County Initiative<sup>3</sup>.</p> <p>For guidance, please see Thurston Neighbourhood Plan<sup>4</sup>, Policy 11 – provision for wildlife in new development, in particular part C, which states:  “Planting, landscaping and features which encourage wildlife in new development should connect wider ecological networks where possible.” (p73)</p> <p><b>Important Views</b>  It is recommended that Map 7 is annotated with each of the views listed in the Appraisal of Important Views. The Appraisal of Important Views would be a more robust piece of evidence if each view was given a more detailed description, including:  - An explanation of what elements make it special  - Why it would be sensitive to development; and  - Are there potential measures which would mitigate the impacts on views.</p> <p><b>Public Rights of Way</b>  Many of the references to public rights of way are very welcome and it is encouraging to see their inclusion. This highlights the importance of the public rights of way network and green access, and aligns with SCC’s corporate policy ‘Suffolk Green Access Strategy’.</p> <p>Section 2 “Great Barton - History and Now” describes various aspects of the parish including the natural environment and transport. The section omits any reference to public rights of way but could reference the</p>	<p>Noted.</p> <p>Noted.</p> <p>Map 13 will be amended to include the omitted public</p>	<p>None.</p> <p>None.</p> <p>Amend Map 13 – Public Rights of Way Network to include Bridleway 15</p>

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		<p>network to highlight non-vehicular movements within the parish. The plan of Public Rights of Way on p64 omits Great Barton Public Bridleway 15, which links BR1 and BR8, creating a continuous link between the B1106 (Mill Road) and Brand Road. BR15 should be added to the plan.</p> <p>Paragraph 10.11 Public Rights of Way (p64) should also recognise the importance of public rights of way as routes for accessing for services &amp; facilities, and as commuting routes for work and school, not just as routes for leisure &amp; dog walking. The following wording is suggested: "Public rights of way can help achieve modal shift, in which traditional vehicular travel is reduced, and more sustainable modes of transport is encouraged – such as walking and cycling, for both leisure and commuting purposes. This leads to a reduction of traffic congestion on roads, and therefore an improvement to air quality, as well as on residents' health and wellbeing."</p> <p>Paragraph 10.11 could be amended to include that in particular, creation of new bridleways would be supported.</p> <p>Policy GB15 has an emphasis on biodiversity and conservation. As with the suggested amendments to paragraph 10.11 policy should consider the beneficial gains from increased walking and cycling, such as improvements to physical activity and health and wellbeing, as well as the reduction of dependency on vehicles, and consequently has positive impacts on the environment in balance with potential negatives. See above section "Natural Environment" for comments and suggestions regarding biodiversity.</p> <p>In addition, the Neighbourhood Plan for Great Barton should have consideration to adjoining developments. The proposed site of The Severals contains plans to develop the public rights of way network, including the creation of a bridleway to enable cycling between Green Lane Cattishall and the A143 near the junction with Fornham Road, Great Barton.</p> <p>Therefore, aspirations to connect to these new routes between Great Barton and this cycle path with a safe crossing of the A143 by Fornham Road could be included in the Neighbourhood Plan. This would help</p>	<p>bridleway.</p> <p>Noted. This is not considered necessary.</p> <p>Noted. This is not considered necessary.</p> <p>Noted. This is not considered necessary.</p> <p>Noted.</p> <p>This aspiration is included on Map 12.</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>

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		<p>enable the community of Great Barton to connect with cycle and walking commuting routes into Bury St Edmunds. It could also enable access to the rights of way network eastwards towards Thurston.</p> <p><u>Transport</u> Transport and travel are included in objectives, however there is no actual policy regarding the issues raised.</p> <p>There are already objectives regarding footpath and cycling connections, and encouraging modal shift, but addition to policy would assist in securing these objectives in new developments.</p> <p>It is suggested that Policy GB12 should encourage alternative modes of transport to travel within Great Barton and the surrounding areas, such as cycling and walking, as well as public transport. This would therefore reduce traffic congestion at peak times, particularly near to the school, and would also help to reduce emissions, and improve air quality. Modal shift to non-car usage will help to reduce the level of traffic on the roads, and encourage sustainable travel methods of walking and cycling, thus leading to improved health. It is recommended the following wording is added <i>"The design and layout of development should prioritise the movement of pedestrian and cyclists through the provision of safe, attractive and convenient routes, which connects to existing pedestrian and cycle networks and public transport."</i></p> <p>SCC supports the inclusion of current parking standards in policy GB5, however it would be helpful if the explanatory text of the policy referenced Suffolk Guidance for Parking (2019) as the current standards.</p> <p>Policy GB12 part 17, should be amended as it currently restricts the inclusion of on-street parking, which is contrary to the Suffolk Guidance for Parking (2019)<sup>5</sup>. The desire to have all parking within plots is understandable, as there is a perception that on street parking can cause obstruction and safety issues, which can occur in some cases. However, a certain amount of parking on the street is inevitable. Visitors, deliveries and trades people often park on the street and in some cases residents can prefer to park on the street. Since the policy</p>	<p>Noted. This is not considered necessary as it is addressed in general terms in the adopted Local Plan.</p> <p>It is not considered necessary to reference the 2019 standards as they are regularly changed and might lead to confusion.</p> <p>This is not supported as inconsiderate on-street parking on residential roads can cause significant obstructions, particularly to refuse and emergency services vehicles.</p>	<p>None.</p> <p>None.</p> <p>None.</p>

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		<p>as written prevents the inclusion of on street parking it could inadvertently cause the obstruction and safety issues it seeks to avoid by not allowing for this. If on street parking can be designed in such a way that it is well integrated into the development these issues could be minimised or avoided. Good examples of on street parking design is included in the Suffolk Guidance for Parking (2019). It is recommended part 17 of the policy is amended as below.</p> <p><i>"On-street parking should be well incorporated into the development layout in order to avoid obstruction of routes and visibility for all users of the highway, but particularly pedestrians and cyclists."</i></p> <p>SCC approves of the consideration for provisions for electric cars, in the Development Principles section and in Policy 5.</p> <p>The mention of the Suffolk Local Transport Plan and the air quality issues in Great Barton are noted. The local transport plan is currently under review. A scheme was recently completed in an effort to reduce air quality issues in the village. The results of this schemes effects on air quality should become apparent in West Suffolk Councils monitoring of air quality.</p> <p>General 6.24: minor spelling typo - "...occupied by two <del>of</del> or less people ..." -----</p> <p>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 I have raised you would like to discuss, please use my contact information at the top of this letter.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. This will be amended.</p> <p>Thank you.</p>	<p>None.</p> <p>None.</p> <p>Amend first sentence of paragraph 6.24 as follows: Research in preparing the Neighbourhood Plan identified that 65% of all houses in the village are occupied by two <del>of</del> <u>or</u> less people while 80% of the homes have three or more bedrooms.</p>

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		<p>1 <a href="https://heritage.suffolk.gov.uk/hbsmrweb/Results.aspx?pageid=16&amp;mid=9&amp;parish=Great%20Barton&amp;queryguid=df3bd5cf-4569-498c-b764-459f21853669&amp;firstrec=1&amp;lastrec=20">https://heritage.suffolk.gov.uk/hbsmrweb/Results.aspx?pageid=16&amp;mid=9&amp;parish=Great%20Barton&amp;queryguid=df3bd5cf-4569-498c-b764-459f21853669&amp;firstrec=1&amp;lastrec=20</a></p> <p>2 <a href="https://www.rtpi.org.uk/knowledge/practice/dementia-and-town-planning/">https://www.rtpi.org.uk/knowledge/practice/dementia-and-town-planning/</a></p> <p>3 <a href="https://www.suffolk.gov.uk/planning-waste-and-environment/greenest-county/">https://www.suffolk.gov.uk/planning-waste-and-environment/greenest-county/</a></p> <p>4 <a href="https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-midsuffolk/thurston-neighbourhood-plan/">https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-midsuffolk/thurston-neighbourhood-plan/</a></p> <p>5 <a href="https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking">https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking</a></p>		
	National Grid	<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) 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.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets:</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Grid provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> <li>• <a href="http://www2.nationalgrid.com/uk/services/land-anddevelopment/planning-authority/shape-files/">www2.nationalgrid.com/uk/services/land-anddevelopment/planning-authority/shape-files/</a></li> </ul> <p>Please also see attached information outlining guidance on</p>	Noted.	None.



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		<p>or improving the heritage and landscape character of an area, SPS are supportive of plans being drawn up in Suffolk. Having read the draft plan we would like to make the following observations.</p> <p>We congratulate the Neighbourhood Plan team on the outstanding draft document and the thorough assessment work that has been undertaken in particular on landscape, design and heritage. The SPS strongly endorse the efforts to safeguard the special heritage and landscape qualities of Great Barton. We are particularly impressed that you have identified and drafted a policy for the protection of Non Designated Heritage Assets. You are one of small minority of plans in Suffolk to date that has recognised the importance of this area of heritage management from the outset and we applaud you for your insight. We also consider that the identification of Local Green Spaces, The characterisation of Areas and in particular policies GB10 and GB11 which seek to safeguard the special character and landscape features. We are also pleased to note the inclusion of the development design policy GB12 which will help to guide and promote appropriately located and high quality design going forward. The Society fully supports the Great Barton Neighbourhood Plan.</p>		
Edward James Historic Places Advisor, East of England	Historic England	<p>Thank you for consulting Historic England about your draft Neighbourhood Plan. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We are therefore pleased to have the opportunity to review your neighbourhood plan at this early stage.</p> <p>Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers - be they interested members of the public, planners or developers - regarding how the place should develop over the course of the plan period.</p> <p>Paragraph 185 of the National Planning Policy Framework (2019) sets out that Plans, including Neighbourhood Plans, should set out a positive</p>	Noted.	None.

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		<p>strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place.</p> <p>It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.</p> <p>The conservation officer at West Suffolk District Council will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets. Although the neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below.</p> <p>The NPPF (paragraphs 124 - 127) emphasises the importance placed by the government on good design, and this section sets out that planning (including Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of an area, in this case the Parish of Great Barton. The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place - for instance through the use of appropriate materials, and attractive design.</p> <p>The government's <a href="#">National Planning Practice Guidance</a></p>		

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		<p><a href="https://www.gov.uk/guidance/neighbourhood-planning--2">https://www.gov.uk/guidance/neighbourhood-planning--2</a> on neighbourhood planning is clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a <i>neighbourhood</i> scale. Your Neighbourhood Plan is therefore an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. Your plan could, for instance, include a list of locally important neighbourhood heritage assets, (e.g. historic buildings, sites, views or places of importance to the local community) setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan. We refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: <a href="https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7">https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7</a></p> <p>The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement. We would refer you to our guidance on writing effective neighbourhood plan policies, which can be found here: <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/</a></p> <p>If you have not already done so, we would recommend that you speak to the staff at Suffolk County Council who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway</p>		

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		<p>(<a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a> &lt;<a href="http://www.heritagegateway.org.uk">http://www.heritagegateway.org.uk</a>&gt;). It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages.</p> <p>Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: &lt;<a href="http://mycommunity.org.uk/funding-options/neighbourhood-planning/">http://mycommunity.org.uk/funding-options/neighbourhood-planning/</a>&gt;.</p> <p>The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and these policies could be underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: <a href="https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/">HE Advice Note 1 - conservation area designation, appraisal and management</a> &lt;<a href="https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/">https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/</a>&gt;, and here: &lt;<a href="https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/">https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/</a>&gt;.</p> <p>The funding opportunities available from Locality discussed above could also assist with having this work undertaken.</p>		

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		<p>Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them, or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here:  <a href="https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces">https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces</a>.</p> <p>You can also use the neighbourhood plan process to identify and designate potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here:  <a href="http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid">http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid</a> .</p> <p>Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here:</p>		

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		<p><a href="https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/">https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/</a></p> <p>Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful. These can help you to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. This can be found here:</p> <p><a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>. Historic England Advice Note 11- Neighbourhood Planning and the Historic Environment, which is freely available to download, also provides useful links to exemplar neighbourhood plans that may provide you with inspiration and assistance for your own. This can be found here:</p> <p><a href="https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/">https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/</a></p> <p>The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan:</p> <p>HE Advice Note 2 - making changes to heritage assets:  <a href="https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/">https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/</a></p> <p>HE Good Practice Advice in Planning 3 - the setting of heritage assets:  <a href="https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/">https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</a></p> <p>If you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, we would recommend</p>		

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		<p>you review the following two guidance documents, which may be of use:</p> <p>HE Advice Note 3 - site allocations in local plans:  <a href="https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans">https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans</a></p> <p>HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment : <a href="https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/">https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</a></p> <p>We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.</p> <p>Finally, we should like to stress that this advice is based on the information provided by Great Barton Parish Council in your correspondence of 17 January 2020. To avoid any doubt, this 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 neighbourhood plan, where we consider these would have an adverse effect on the historic environment.</p> <p>If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.</p>		
Planning Policy	West Suffolk Council	<p>Thank you for consulting West Suffolk Council on the Pre-Submission Draft Great Barton Neighbourhood Plan.</p> <p><b><u>Assessment of the Plan Proposals</u></b></p> <p>Please find attached a response on behalf of the Local Planning Authority (LPA). 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.</p> <p>In addition, the Pre-Submission Plan policies were considered in relation</p>	<p>Noted.</p> <p>Noted.</p>	<p>None.</p> <p>None.</p>

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		<p>to the 'Basic Conditions' required of a Neighbourhood Plan, which include:</p> <ul style="list-style-type: none"> <li>• Having regard to national policies and advice contained in guidance issued by the Secretary of State;</li> <li>• Contribute to achieving Sustainable Development;</li> <li>• Be in general conformity with the strategic policies of the development plan; and</li> <li>• Be compatible with European Union and European Convention on Human Rights obligations.</li> </ul> <p>Notwithstanding the above, it is also considered that some of the emerging policies do need further work to be worded appropriately. Some potentially conflict with local strategic or national policy.</p> <p>Where issues of general conformity with strategic local policies are raised, we would suggest further discussions with your consultant, and West Suffolk as Local Planning Authority, to see if an acceptable policy can be formulated, which meets the neighbourhood planning group's aspirations.</p> <p><b><u>SA and HRA Screening</u></b> The Screening Report requested by Great Barton Parish has been prepared and consultation with the appropriate bodies will be completed by 2nd March 2020 with all responses forwarded to you for information. If any further amendments are made to the plan that allocate additional land for development this Screening Report will need to be reviewed.</p> <p><b><u>Demonstrating an effective Pre-submission Plan consultation</u></b> 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.</p>	<p>Noted.</p> <p>Noted with thanks</p> <p>The Consultation Statement provides evidence of the consultation undertaken to date, which is in accordance with the Neighbourhood Planning Regulations.</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>

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		<p>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.</p> <p>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.</p> <p>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 Ann-Marie Howell who is the principal planning policy contact for this neighbourhood plan.</p>	<p>Noted.</p> <p>Noted. The Qualifying Body are of the opinion that the policies and proposals in the submitted Neighbourhood Plan have not been “significantly amended” to those contained in the pre-submission Draft Neighbourhood Plan.</p> <p>Noted.</p>	<p>None.</p> <p>None.</p>
Planning Policy	West Suffolk Council	<p><b>General Comments</b></p> <p>Please note that references to the council should refer to ‘West Suffolk’ or ‘the former St Edmundsbury’ instead of ‘St Edmundsbury’.</p> <p>The references to the Joint Development Management Policies Local Plan document (2015) within the text and policies are noted, but these may quickly become dated as the new West Suffolk Local Plan is progressed.</p>	<p>Noted. References will be amended.</p> <p>The Neighbourhood Plan will be examined against these policies and, given that West Suffolk Council has identified these as “strategic” they remain relevant to the Neighbourhood Plan.</p>	<p>Various amendments throughout Plan are made to clarify references to St Edmundsbury.</p> <p>None.</p>
Planning Policy	West Suffolk Council	<p><b>All policies</b></p> <p>The Local Plan Severals strategic site allocation, identified in the adopted former St Edmundsbury area Core Strategy and Bury St Edmunds Vision 2031 documents, falls within the Great Barton neighbourhood plan area. The references to this site are noted in</p>	<p>Noted.</p>	<p>None.</p>

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		<p>various places within the pre-submission neighbourhood plan.</p> <p>The application of each policy in the pre-submission neighbourhood plan therefore applies to the Severals site, unless otherwise stated. An example of this is in Policy GB5 Housing Design, where it is stated in point ii that 'except within The Severals Strategic Site, (proposals should) not be in excess of 2 storeys.' This implies that all other parts of this policy do apply to the Severals, including details on back to back separation distances between properties and where affordable housing should be situated within a site. This would clearly be in conflict with current planning policy and the adopted masterplan.</p> <p>It is therefore suggested that each policy is reviewed looking at the currently adopted wording allocating the Severals site in the council's local plans to ensure that they are compatible and avoid any conflict.</p> <p>One way this issue could be resolved is by inserting some words at the beginning of each policy exempting the Severals site from being included where this is applicable. It would be helpful to arrange a meeting with yourselves and your planning consultant to discuss how best to progress this at your earliest convenience prior to working up the submission draft plan.</p>	<p>The policies in the Neighbourhood Plan have been reviewed following receipt of this comment and it is considered that the Plan has stipulated where the policies would not apply to The Severals strategic site and that the policies remain in conformity with the strategic policies of the Local Plan.</p>	<p>None.</p>
Planning Policy	West Suffolk Council	<p><b>Housing need</b></p> <p>Where a neighbourhood plan chooses to address housing need it is necessary to identify the housing needs for the area during the plan period. The housing needs assessment undertaken by AECOM in April 2019 is noted, as is the fact that the current local plan allocation dwellings generate a 'de facto' housing needs figure of 1290 dwellings, as generating an alternative figure would fall significantly below this figure.</p> <p>The Planning Practice Guidance (PPG) on Neighbourhood Plans expects LPAs to provide a housing requirement figure for neighbourhood planning bodies. This is either determined through strategic policies or as an indicative figure. Where the LPA is not able to do this, the neighbourhood plan may use the neighbourhood planning toolkit for</p>	<p>The comment acknowledges that generating a housing need figure in accordance with the spatial strategy and strategic policies of the adopted Local Plan would generate a smaller figure than is provided for in the Neighbourhood Plan. While it is acknowledged that the Planning Practice Guidance identifies methodologies for calculating a housing need for a neighbourhood plan, it does not expect the Local Planning Authority to provide one.</p>	<p>Add new paragraph following paragraph 6.4 as follows:</p> <p>The Government's Planning Practice Guidance (May 2019) states that "Neighbourhood planning bodies are encouraged to plan to meet their housing requirement, and where possible to exceed it." It further states that the NPPF expects local planning authorities "to set housing requirement figures for designated areas as part of the strategic policies." The strategic policies for the former St Edmundsbury area were adopted</p>

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		<p>this purpose. The calculation of 150 dwellings for this neighbourhood plan does not follow either of these approaches so it is therefore important for the neighbourhood plan group to understand that their assessment of housing need will be subject to testing against the methodology set out in para 6.2 to 6.8 of the neighbourhood plan at the examination.</p> <p>Should you and your planning consultant wish to discuss the housing numbers with the council, we would be willing to meet prior to you working up the submission draft plan.</p>	<p>The current adopted Local Plan provides for growth to 2031. A new Local Plan is to be prepared for the new West Suffolk area, but this is at a very early stage and consultation has yet to be undertaken on the Issues and Options. The latest published Local Development Scheme (January 2020) identified that this would have taken place in May 2020, but this has subsequently been postponed due to the COVID-19 situation.</p> <p>There is, therefore, no published housing requirement for West Suffolk as a whole or preferred strategy as to how the housing numbers will be distributed across the Local Planning Authority area. Until such a time as the new Local Plan reaches a more advanced stage, it is not considered that housing numbers from the Local Planning Authority can be relied upon.</p> <p>The current Local Plan makes provision for 1,290 new homes in the Neighbourhood Plan Area, but recognises that The Triangle site (Policy GB 3) has the capacity for additional dwellings but regard has to be had to the position of Great Barton in the Settlement Hierarchy in the current Core Strategy, is a Local Service Centre. Policy CS1 of the Core Strategy</p>	<p>prior to this expectation and work on the preparation of the West Suffolk Local Plan is at such an early stage that the housing requirements and strategy for the potential distribution of these have yet to be consulted on. As such it is considered that West Suffolk Council is not in a position to identify the housing requirements for the Neighbourhood Plan with any confidence. Once a housing requirement has been confirmed in the new Local Plan, it may be appropriate to review the Neighbourhood Plan should the Local Plan requirement be greater.</p>

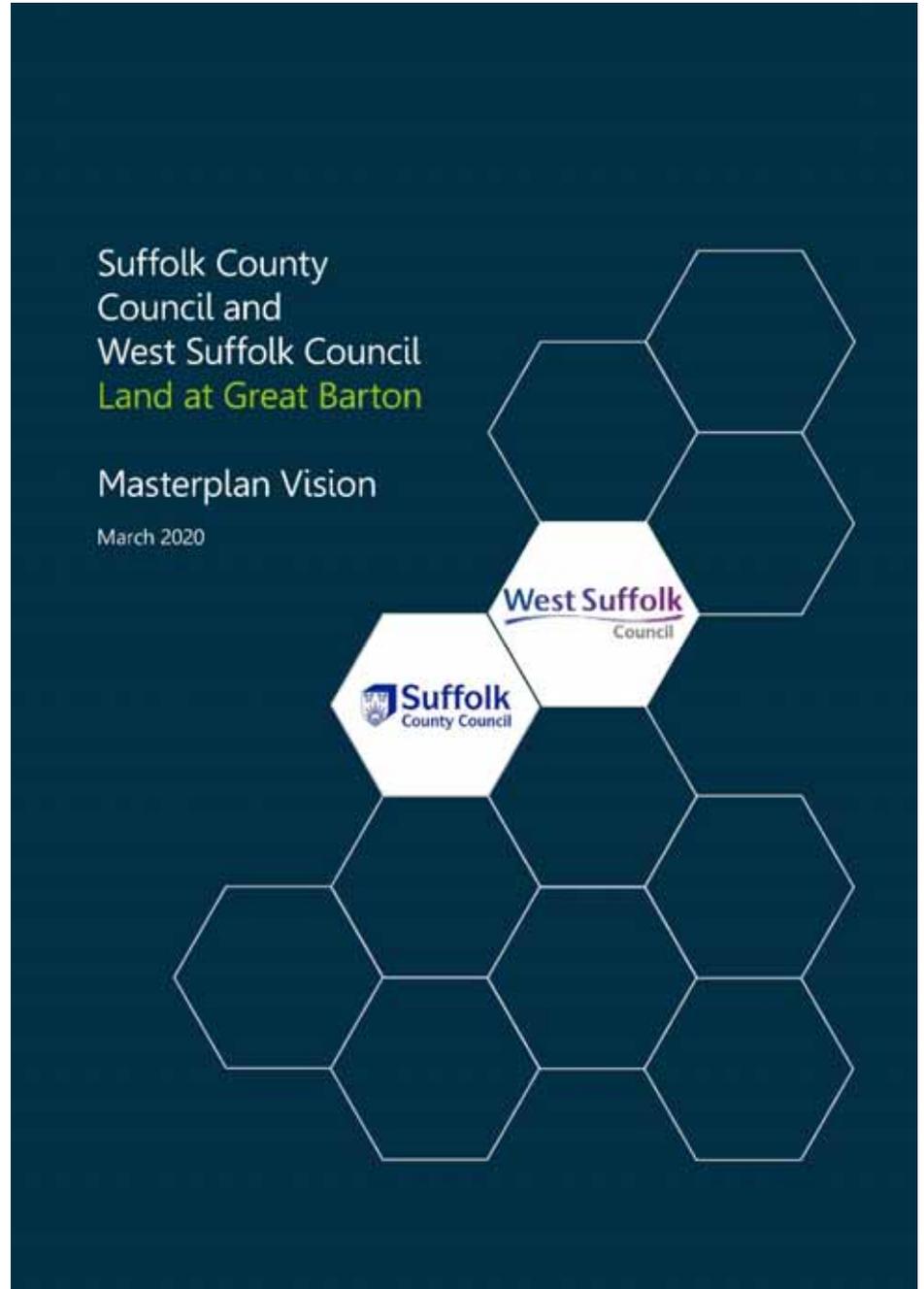
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			<p>only identified 14% of the growth in St Edmundsbury between 2001 and 2031 would take place in the rural area outside Bury St Edmunds and Haverhill, with Local Service Centres only taking a part of that growth.</p> <p>Paragraph 4.56 of the Core Strategy states that 13 Local Service Centres are identified where "some small scale housing and employment development will be encouraged. As a general guide, we consider that a limit of ten homes per development site would be appropriate, although more than one site might be identified in the village during the plan period. However, the scale of growth in the individual settlements will be dependent upon the local environmental and infrastructure capacity of the settlement concerned.</p> <p>Paragraph 9.16 of the subsequent Rural Vision 2031 Local Plan document notes that, "taking account of the higher rates of house-building since 2001, the number of new homes to be constructed in the rural area in the period 2012 to 2031 will be reduced to 13% of the borough total, or 1,490 homes, in order to conform with the Core Strategy."</p> <p>The Rural Vision 2031 document</p>	

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			<p>consequently allocates a sites for 40 dwellings (The Triangle) for development between 2012 and 2031 (a 19 year timeframe). The Neighbourhood Plan provides for a further 110 dwellings for the extended 10 year plan period. This, together with the currently planned additional 125 dwellings at The Severals Strategic Site in the planning application, means that the Neighbourhood Plan is, without any cause for doubt, meeting its housing requirement in accordance with the adopted Local Plan.</p> <p>An additional paragraph will be inserted in the Plan to explain that the background to the housing numbers provided for in the Neighbourhood Plan.</p>	
Carter Jonas on behalf of	St Joseph Homes Ltd	<p>These comments are submitted to the Great Barton Neighbourhood Plan (GBNP) on behalf of St Joseph Homes Ltd ('St Joseph'). St Joseph is a part of Berkley Homes Ltd and has control of land at North East Bury St Edmunds (which is referenced as 'The Severals Strategic Site' within the draft GBNP).</p> <p>St Joseph has lodged an application for planning permission (see local authority reference DC/19/2456/HYB) on land at North East Bury St Edmunds (NE BSE) land. Planning permission is sought for the following description of development:  <i>"Hybrid Application - i) Outline application (with all matters reserved except for access) - for up to 1375 dwellings, access (including two new roundabouts onto A143 and creation of new foot and cycleway links into the site which would include new cycle/pedestrian crossings of the A143 and cycle/pedestrian link through the existing railway underpass), public open space (including buffer to Cattishall and Great Barton) and landscaping; new local centre (which could include the following uses A1;</i></p>	Noted.	None.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p><i>A2; A3; A4; A5; B1; D1; or D2); primary school; and associated infrastructure and works (including access roads, drainage infrastructure and substations), and ii) Planning Application - Full details for Phase 1 of the outline application for 291 dwellings (which are part of the overall up to 1375 dwelling proposal), garages, access roads, parking, open space, drainage infrastructure and associated infrastructure and works".</i></p>		
	<p>Suffolk County Council West Suffolk Council</p>	<p>Carter Jonas have been appointed as planning consultants in relation to 'The Triangle Site', as referred to under Policy GB3 in the Great Barton Neighbourhood Plan Draft Plan.</p> <p>Carter Jonas will be submitting representations which will reflect the partnership working between Suffolk County Council and West Suffolk Council.</p> <p>Suffolk County Council, as landowner, has an aspiration to see the whole site brought forward with a residential led development scheme and is making representations accordingly.</p> <p>West Suffolk Council have agreement in principle to purchase a tranche of this site and are currently finalising an Option agreement for the remainder. As such, West Suffolk Council is setting out its representations as both the future owner, and as the future developer (through Barley Homes) of some or all of the site. As part of this, building on the work done under Policy GB3 in the draft Neighbourhood Plan, Carter Jonas have set out a future vision for the site. This is attached, alongside the representations. [ATTACHED TO THE CONSULTATION STATEMENT AT THE END OF THIS TABLE]</p> <p>The partnership identifies bringing forward initially the dwelling numbers allocated in the St Edmundsbury Rural Vision Local Plan (as set out in Policy RV18).</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>It is noted that Policy RV18 requires a development brief to be prepared for the larger site before development takes place. The Parish Council would not support the development of 40 homes on this site without an indication of how the whole site could be developed. The Neighbourhood Plan seeks to provide such guidance.</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Both Suffolk County Council and West Suffolk Council are keen to proactively engage with the local community and Parish Council to ensure the development is in keeping with the requirements of the Neighbourhood Plan.	The adopted Development Brief Protocol for West Suffolk requires engagement with the community as part of the preparation of such a Brief. It is noted that a scheme for the site has been submitted with these representations that has not been the subject of local community engagement as required by the protocol.	None.

Document submitted by Carter Jonas Ltd on behalf of the developer interests of Suffolk County Council and West Suffolk Council





## Suffolk County Council and West Suffolk Council Masterplan Vision

Carter Jonas

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Creating Sustainable Communities

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Version: 1  
Version Date: March 2020  
Comment: Final  
This Document Has Been Prepared And Checked In Accordance With Iso 9001:2000.

## Our Vision for Land at Great Barton

### Our Vision

Our vision is to produce a masterplan for the development of the site which balances the delivery of development which will reflect and enhance local character and environment whilst ensuring that we effectively utilise this greenfield land to deliver the right housing that our communities need.

### Our Approach

Our approach will be to include the community in the further detailed work required to produce an effective masterplan for the site.



Fig 1: Site location plan



Fig 2: View across site

## Creating Sustainable Communities

The development of land at the Triangle presents the opportunity to create up to 240 new homes and associated land uses with excellent linkages to the heart of the village and served via independent access from Mill Road. The graphic below outlines a series of development objectives which are synonymous with the creation of modern sustainable communities. These can form the basis for the development of a series of site specific objectives through the stakeholder consultation and engagement process.



Fig 3: Creating Sustainable Communities infographic

# 1.0 Introduction

## 1.1 Purpose Of The Document

This document has been produced on behalf of Suffolk County Council and West Suffolk Council to assist in representations to the Draft Great Barton Neighbourhood Plan and future development plan consultation events.

The document provides a vision to demonstrate how the overall development of land at 'The Triangle' in Great Barton might be delivered. This vision document has been informed by the conceptual design work undertaken as part of the emerging Great Barton Neighbourhood Plan.

Accordingly, a key purpose of the document is to demonstrate how an efficient use of the land can be achieved whilst fully reflecting the key development principles for the site as set out within the draft Great Barton Neighbourhood Plan

The purpose of this document is to explain the process that has led to the conceptual masterplan and in particular, the extent to which local context and planning policy has informed the conceptual masterplan.

The key role of the document is as follows:

- To illustrate the process that has led to the development proposal and explain the design principles and concepts that have been applied to the proposed scheme
- To introduce the conceptual masterplan and explain the rationale behind its development
- To set out broad design guidelines.



Fig 4: Views around the site

## 1.2 Document Structure

**Section 1: Introduction**  
Describes the purpose of the document, content and scope

**Section 2: Site**  
Characteristics of the site and description of the development

**Section 3: Context**  
An assessment of the area's history, character, transport links and facilities that inform the design process

**Section 4: Considerations**  
A review of the main opportunities and constraints for the site and the key proposals from the Great Barton Neighbourhood Plan as prepared by the Parish Council

**Section 5: Design**  
Setting out the vision process including public consultation, explaining the concept and design principles before introducing the masterplan

**Section 6: Conclusions**  
Conclusions of the study and next steps



## 2.0 Site

- 2.1 The Site
- 2.2 Description Of Development
- 2.3 Site Description



## 2.0 Site

### 2.1 The Site

The site is located at the intersection of three roads: the A143 to the southeast side; Mill Road to the north side; and School Road to the west side. The Great Barton CEVC Primary School and Pathways facility occupies most of the southern boundary along with detached residential properties immediately east of the school. The total site area is 12.4 Hectares.



### 2.2 Description Of Development

This document sets out a vision for the development of the site for up to 240 homes, including public open space, community facilities, play space and land for expansion of the Great Barton CEVC Primary School.



Fig 5: Views of Great Barton CE Primary Academy, Great Barton Pathways and site boundary



Fig 6: The Site

— Site Boundary

## 2.3 Site Description

The site is roughly triangular in shape, hence the name normally used to reference the property. The site currently comprises an agricultural field which appears relatively flat in respect of topography but is slightly higher on the west side of the site near School Road (at 63m AOD) and lower toward the A143 (55m AOD). There is an established plantation along the east side of the site adjacent the A143 and hedge/tree rows along the west and south boundaries with School Road, the primary school and adjacent residential properties.

The A143 is a busy regional road carrying traffic locally and through this part of Suffolk. Mill Road (B1106) is also a busy, but more local, road carrying traffic between Great Barton and the A134 and the Fornham villages. School Road is a relatively quiet, narrow local road and generally serves traffic either from adjacent residential streets immediately to the west or the Great Barton CEVC Primary School on the east side.

There are open views across the entire site in most directions, especially when seen from the west, north and south boundaries. The only notable feature is a small tree copse/pond located towards the southwest corner of the site. Residents of detached residential properties on the west side of School Road currently are provided with glimpsed views through the hedge/tree row on the east side of the same road. Corner Cottage is located at the extreme northwest corner of the site but is partly screened by hedges/trees along the common boundary.



1: View looking east along Mill Road at northwest corner of site



2: View looking southeast across site at northwest corner of site



3: View of Conyers Way from School Road



4: View looking south down School Road along the west side of the site



5: View across site from southwest corner including tree copse and pond in centre



6: View along southern boundary of site as seen from School Road



7: View of Great Barton Pathways from School Road



8: View looking west along Mill Road from the A143



Fig 7: Site photos and view locations.

## 3.0 Context

- 3.1 Wider Context
- 3.2 Transport & Access
- 3.3 Community Facilities
- 3.4 Environment & History



## 3.0 Context

### 3.1 Wider Context

Great Barton is identified as a Local Service Centre within policy CS4 of the Core Strategy 2010. The village is identified as having a good range of services and facilities and as exhibiting a close spatial relationship with the Main Town of Bury St Edmunds. The settlement is widely acknowledged to be a sustainable location for new growth.

The St Edmundsbury Rural Vision 2031 Development Plan Document identifies land at the north east edge of the settlement as an appropriate location for future growth within the settlement. This is the land known as 'The Triangle' and which is the subject of this Vision Document. The land is allocated for residential and community uses and extends to an area of 12.4 hectares (see Policy RV18 of the Rural Vision Development Plan Document).

Policy RV18 does not define the level of development that is expected to come forward on the site. Rather the policy states that the amount of land available for development, types and location of uses, access arrangements, design and landscaping will be informed by a Development Brief for the whole 12.4 ha site.

A number of relevant design related principles are set out within policy RV18, as follows:

- Access to the site will be from Mill Road (B1106).
- Development on the site must make provision for the potential expansion needs of Great Barton Primary School.

- Development on the site will need to respect and respond appropriately to issues of congestion, air quality and noise management.
- The development area must provide enhanced footpath and cycleway access to the village centre and areas of public open space.
- Strategic landscaping and open space must be provided to address the site's requirements and location.

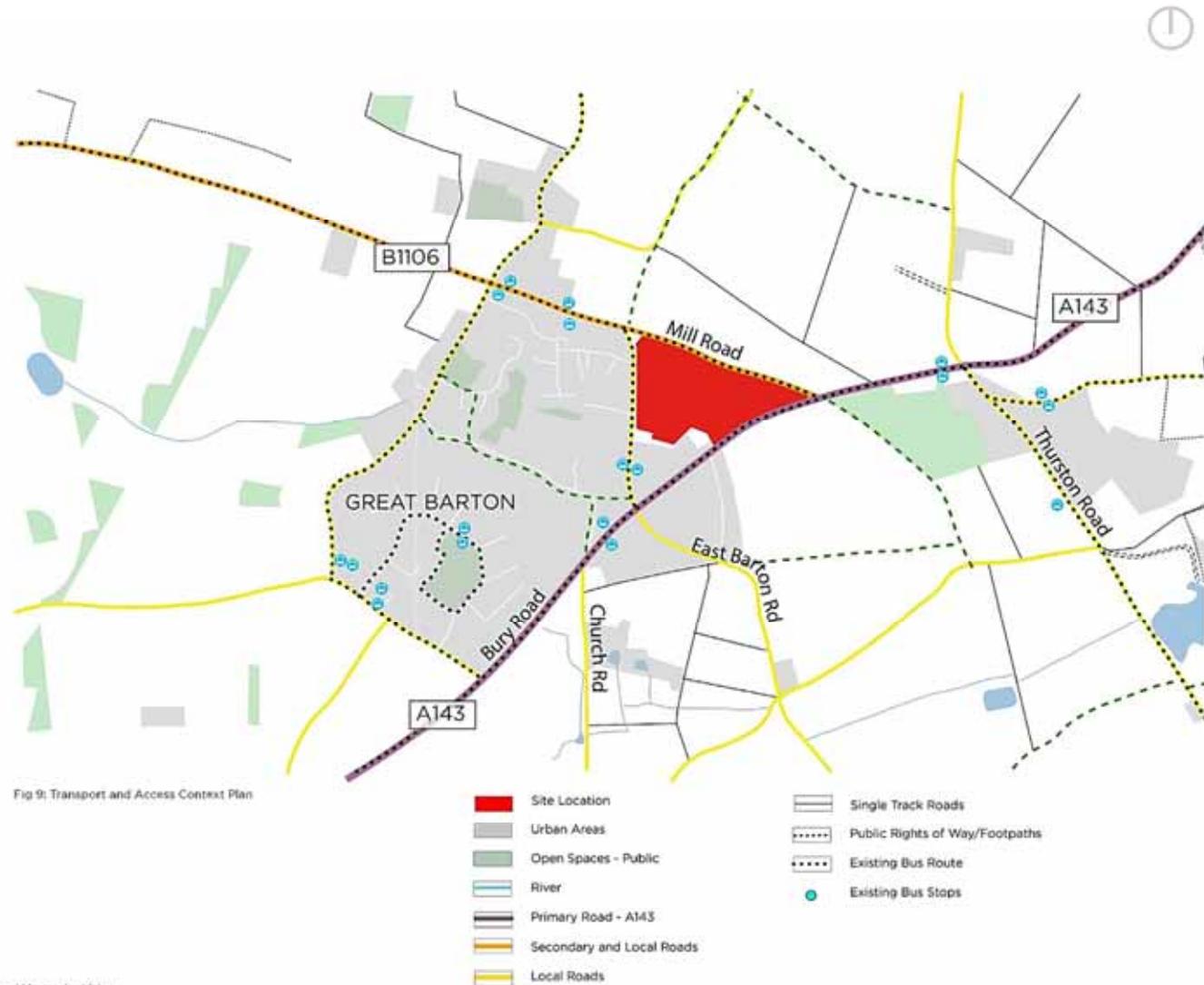


Fig 8: Wider Context

### 3.2 Transport & Access

Great Barton lies on the A143 north east of Bury St Edmunds. The road provides easy access to the wider service and facility provision in the area but is identified as contributing to environmental issues for residents of Great Barton, including; queuing traffic at peak times and air pollution.

Great Barton is served by the No. 304 and 338 buses which connect Bury St Edmunds and Ixworth and in some cases travel all the way to Diss. The service is provided between Monday to Friday



### 3.3 Community Facilities

The settlement is served by a number of facilities, including as follows:

- Post Office
- Petrol Station
- Village Hall
- Primary School/Pre-school
- Open Space and recreation space
- Religious facilities
- Public House/Restaurant

Work undertaken to inform the emerging Great Barton Neighbourhood Plan has identified local aspiration for additional specific services and facilities within the settlement, including as follows:

- local shops including farm shops
- A coffee shop or similar meeting place
- Expansion of the existing primary school and preschool facilities,
- The provision of school drop-off/pick-up facilities
- New and improved leisure facilities
- Healthcare provision



Fig 10: Local Facilities And Services Plan

 Site Location	 Primary Road - A3017
 Urban Areas	 Secondary and Local Roads
 Open Spaces - Public	 Single Track Roads
 River Granta	 Public Right of Way

1 Village Hall	9 Freedom Church
2 Scout Hut	10 Bunbury Arms PH
3 Recreation Ground and Play Area	11 Allotments
4 Primary School	12 Parish Church
5 Pre-School	13 Care Home
6 Catholic Chapel	14 Post Office
7 Bowls Club	
8 Petrol Filling Station	

### 3.4 Environment & History

The settlement does not have a designated Conservation Area. However, it does contain a number of designated heritage assets and the historic building stock within the village displays strong characteristics.

An Air Quality Management Area was declared within the village in 2017 on account of Nitrogen dioxide NO<sub>2</sub> exceedances. The designated area incorporates Gatehouse Cottage and 1 to 8 The Street (A143).

The Suffolk Landscape Character Assessment identifies that Great Barton lies within the classification of 'plateau estate farmlands', which is defined as a landscape of large regular fields with small woodlands. Typical characteristics of this landscape include the following

- Flat landscape of light loams and sandy soils
- Large scale rectilinear field pattern
- Network of tree belts and coverts
- Large areas of enclosed former heathland
- 18th, 19th & 20th century landscape parks
- Clustered villages with a scattering of farmsteads around them
- Vernacular architecture is often 19th century estate type of brick and tile

Great Barton contains a number of tree belts and woodland, redolent of some of characteristics identified above. One such tree belt, Elms Wood, falls within The Triangle site.

The village does not contain any formal habitat designations such as SPA or SSSI. However, it does contain a County Wildlife Site (Barton Shrub) and a Local Wildlife Site (British Sugar Lagoons).

#### History

The settlement is thought to date back to at least the Saxon times, when the settlement was known as Bertune. The Saxons held a local parliament at Cattishall, which continued after the Norman invasion as a court of the King's Justices.

Common to other similar settlements in this part of the country, the village originally grew slowly, with notable growth in the Victorian period followed by significant post war growth.

#### Photo references

1. Church of The Holy Innocents
2. The Street, Great Barton (date unknown)
3. Historic Map (1887-92)
4. Great Barton Village Sign
5. The Bunbury Arms
6. Hill Park (1971-2)



Fig 11: Historic features of the village

# 4.0 Considerations

4.1 Opportunities & Constraints

4.2 Great Barton Neighbourhood Plan Design Concept



## 4.1 Opportunities & Constraints

The site has several opportunities and constraints that will help inform the potential design approach for the site.

These include:

- The need to limit vehicular access to Mill Road only, this is a requirement set out in Policy RV18.
- School Road is not a wide road, measuring approximately 5.0m from curb to curb. Although it has footpaths on most of both sides of the road along the western boundary of the site, it is a local road only.
- There are established hedges and trees along the west, south and east boundaries of the site which should be retained in order to help provide immediate screening and/or softening of the appearance of development from the outset.
- Other requirements set out in Policy RV18 need to be taken into account in developing the concept design, including making provision for the potential expansion of the primary school; responding to issues of congestion, noise and air quality; the provision of enhanced footpaths / open space; and the provision of strategic open space to address the sites' requirements / location.
- Noise from the A143 needs to be considered in relation to development along the south eastern boundary.



Fig 12: Considerations Plan

- Site boundary - 12.4 Ha
- Potential access points
- Existing vegetation
- Open views of countryside
- Contours (5m intervals)
- Potential area for school expansion
- Narrow road (School Road)
- Views into site from existing properties
- GII listed building - Elms Farmhouse

## 4.2 Great Barton Neighbourhood Plan Design Concept

The Draft Great Barton Neighbourhood Plan Design Guidelines set out a number of requirements for the site and help articulate the vision of Great Barton Neighbourhood Plan Group for how development could be progressed.

The Concept Plan as set out in the Draft Design Guidelines document (Fig 13 overleaf) notes the following urban design principles:

- Community hub with facilities, parking and open space next to an expanded school;
- Active frontages adjacent to all types of public spaces;
- A high level of connectivity between existing and new residential areas, public rights of way and open spaces;
- A variety of building typologies and avoidance of repetition of dwelling types along the entirety of street; and
- Houses with both front and back gardens, sympathetic to the surrounding properties.

Following on from the Concept Plan, the Design Guidelines document sets out a framework for the site (Fig 14 overleaf) which sets out the following key features:

- One vehicular access from Mill Road;
- 0.63 ha of outdoor sport including Multi-Use Game Area with the standard dimension of 35m by 20m;
- The maximum building height of two-storeys;
- The mix of housing types which reflect the current housing types including detached, semi-detached, and bungalow;
- Provision of Pedestrian/ cycle path from School Road to The Street;
- Expansion of the school site by approximately 1 ha;
- Maintain vista from School Road residents;
- Potential provision of a new local centre

- including a post office, a convenience shop and a coffee shop;
- Adequate parking spaces in front of local centre and main car parking is accessed through new development just next to recreation space, local centre and next to the school facilities;
- Retention of the existing pond and community woodland areas adjoining A143; and
- Create a tree lined avenue with view to the open countryside.

The Draft Great Barton Neighbourhood Plan suggests that having allowed for the other uses, the land for housing development is around 7.5 ha - suggesting a maximum site capacity of around 150 homes at 20 dwellings per hectare. The Draft Great Barton Neighbourhood Plan suggests that the plan in Fig 14 should be viewed as a maximum development capacity.

The concept masterplan set out in this Vision Document accords with the principles and features set out in the Neighbourhood Plan Design Guidelines. The concept masterplan retains the principal east-west corridor through the site; it provides room for open space and school expansion at the southwest corner; it retains the easterly woodlands; it provides access from Mill Road only; and it roughly approximates the same block structure.

There are two areas where our concept masterplan suggests minor deviation from the draft Design Guidelines document that supports the draft Neighbourhood Plan; all streets are to be shared streets with low traffic speeds to promote an active and well overlooked public realm, and; the gross density of development is slightly higher than 20 dwellings per hectare, being between 20-25 dwellings per hectare (gross), but still very much in line with what might be expected at the edge of a village.

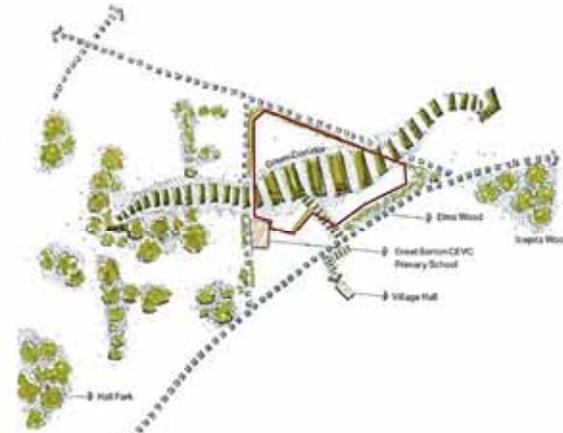


Figure 13: Green corridor along the existing green spaces to the Elm Wood.

Fig 13: Concept plan (extracted from Great Barton Neighbourhood Plan Design Guidelines document)



Figure 14: The concept framework for the site.

Fig 14: The concept framework for the site (extracted from Great Barton Neighbourhood Plan Design Guidelines document)

# 5.0 Design

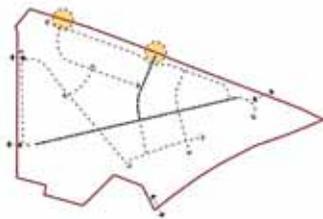
- 5.1 Rationale
- 5.2 Concept



## 5.0 Design

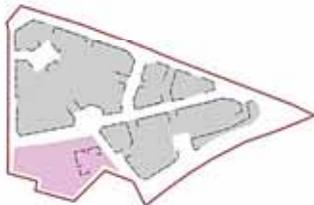
### 5.1 Rationale

The design rationale sets out the three key elements of the concept masterplan, specifically: access and movement; built form; and green infrastructure.



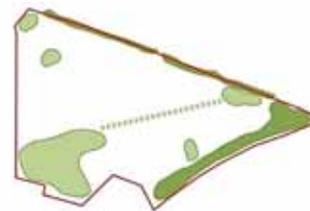
#### 1. Access and Movement

Two points of access from Mill Road. A series of short, well connected streets designed to slow speeds and based around the principle of shared streets. A central, wide green street bisecting the site from west to east and providing priority for pedestrians and cyclists is proposed.



#### 2. Built Form

Provision is made within the masterplan for 2 hectares of space to accommodate potential community uses, potential expansion of the primary school including pick up and drop off areas, a MUGA, and open space. This is as set out in the draft Great Barton Neighbourhood Plan.



#### 3. Green Infrastructure

A variety of character areas providing room for play, landscape and recreation as well as room for potential expansion of the primary school. Incorporation of the woodland along the A143 together with the copse and pond within the southwestern area of open space. Integration of existing trees and hedgerows to help provide immediate landscape character for the development



#### 4. Combined

The combined design rationale provides for a legible, but flexible, network of streets and open spaces across the site and adapts the Draft Neighbourhood Plan approach but at the same time promotes a more practical approach to accommodating vehicular traffic on all streets and a number of homes which will make best use of the site while respecting the character of the village overall.

Fig 15: Concept Design Breakdown

## 5.2 Concept Masterplan

The concept masterplan is based on the creation of a series of routes, open spaces and built frontages that largely respects the work already undertaken by the Great Barton Neighbourhood Plan Group. The main features of the plan are as follows:

- New access points from Mill Road that will act as an all-mode access for the site;
- A gross residential density (excluding the 2 hectares of community land identified in the Draft Great Barton Neighbourhood Plan) of between 20-25 dwellings per hectare and up to 240 homes. This density is considered appropriate in this location and not out of context for a village the size and scale of Great Barton which has varying development densities within the village;
- The use of shared streets, slow speeds and a central "boulevard" street running east-west through the site;
- A safeguarded area of land to explore the potential for feasible community uses;
- An area of open space on the south-west corner of the site which can provide for expansion of the Great Barton CEVC Primary School and for open space for both new and existing residents in the village;
- A series of footpath connections to the site from either School Road, Mill Road or via the A143;
- Views north and east towards open countryside;
- Public facing frontages to all streets with private rear gardens;
- A series of small greens around the site to provide small informal meeting

spaces and/or areas for community gardens or play;

- Retention and integration of boundary hedges and trees and the tree copse and pond within the new open space
- Retention of the woodland along the A143;
- Building heights limited to two-storeys in height to reflect the established character and built form in Great Barton;
- Potential for detached, semi-detached and terraced homes of a variety of sizes and tenures; and

The concept masterplan will be subject to further refinement once further, more detailed work is undertaken in relation to drainage, highways design, landscape and servicing/utilities, amongst others, to be undertaken at a future stage as part of planning application(s).



Fig 16: Concept Design

- Site boundary - 12.4 Ha
- Main site access
- Development parcels
- Key frontages
- Tree planting
- Open space
- Area to be initially developed for approximately 40 dwellings
- Pedestrian link
- Expansion to school area including pick up and drop off area
- MUGA
- Potential community facilities

# 6.0 Conclusions

## 6.1 Conclusions & Recommendations



## 6.0 Conclusions

### 6.1 Conclusions

The vision set out in this document demonstrates that the delivery of up to 240 homes on the site can be achieved in a way that respects the work already undertaken to articulate a vision by the Neighbourhood Plan Group and at the same time delivers a density, form and scale of development appropriate to the location, character and setting of the site.

Schedule Summary		
Element	Ha	No.
Total Site Area	12.4	
No. Dwellings		up to 240
Population		up to 576
Provided Open Space	4.0	



Up to 240 New Homes



30% Affordable Homes



Projected Population of up to 576 Residents



Overall delivery of 4 Hectares of Open Space & Community Facility Land



20 Minute Bus Trip into Bury St Edmunds

Fig 17: Scheme infographics

# Appendices



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## Appendix 7 - Schedule of Proposed Changes to Pre-Submission Consultation Plan following Regulation 14 Pre-Submission Consultation Stage

The table that follows contains details of all the changes made to the Pre-Submission Plan to form the Submission Plan. The changes include those required in response to comments received and those to bring the Plan up-to-date.

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition. Small changes are highlighted in yellow eg **A**

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
Cover		Insert and amend as follows: <u>SUBMISSION PLAN</u> <del>JANUARY-MAY 2020</del>	To bring the Plan up-to-date.
4	1.3	Amend first sentence as follows:  In 2012 the Parish Council, in reviewing projects coming out of the Parish Plan and public consultations during the <u>former</u> St Edmundsbury Borough Council (SEBC) Vision 2031 preparation processes, decided that there was ample evidence that the parishioners wished to support the preparation of a Neighbourhood Plan for the whole parish and not one sector of it.	In response to comments.
5	1.5	Amend paragraph as follows:  The Neighbourhood Plan Area, covering the whole of the parish, was originally designated by the <u>former</u> <del>then</del> St Edmundsbury Borough Council in June 2016. Due to changes to the Great Barton parish boundary following a community governance review, Great Barton Parish Council submitted a new application to designate a revised Neighbourhood Plan Area to cover the revised parish area. The <u>former</u> Borough Council confirmed the designation of the new area, as illustrated on Map 1, on 14 January 2019. This is the area that the Neighbourhood Plan covers.	In response to comments.
6	1.7	Amend second sentence as follows:  We have now reached the <del>Pre-Submission Draft</del> stage. <u>All comments received during the Pre-Submission consultation, held between 18 January and 2 March 2020, have been reviewed and amendments to the Plan have been made where considered necessary. The</u>	To bring the Plan up-to-date.

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		amended Plan has been approved by the Parish Council for formal submission to West Suffolk Council. <del>and, at the conclusion of this stage, all comments received will be reviewed and the Plan will be amended where necessary prior to the Parish Council making a formal decision to submit it to West Suffolk Council.</del>	
6	Figure 1	Amend Figure 1 to reflect that the Plan is now at the Submission Stage	To bring the Plan up-to-date.
7	1.9	Amend third sentence as follows:  In addition, some people completed a short questionnaire about their aspirations for development of the Triangle site, the area of land bounded by the A143, Mill Road and School Road allocated for development in the <u>former St Edmundsbury Rural Vision 2031</u> Local Plan document.	In response to comments.
8	Following paragraph 1.17	Insert the following paragraph: <b><u>Pre-Submission Consultation</u></b> 1.18 <u>Formal consultation on the "Pre-Submission Neighbourhood Plan took place between 18 January and 2 March 2020 in accordance with the Neighbourhood Planning regulations. A separate Consultation Statement provides details of the consultation, including all the comments received and the Parish Council's response to the comments.</u>	To bring the Plan up-to-date.
9	2.2	Amend second sentence as follows:  The <del>St Edmundsbury</del> Core Strategy Local Plan document <u>for the former St Edmundsbury area</u> made provision for over 5,000 additional homes to be built in the town by 2031.	In response to comments.
10	2.5	Amend third sentence as follows:  After his death his estate consisting of Manor Farm, Lodge Farm and Cattishall Farm were acquired by <del>Huddleston</del> <u>Huttleston</u> Broughton (later Lord Fairhaven) and his brother and remain in the family still.	In response to comments.
11	2.7	Amend final sentence as follows:  In 2011 28% of the population was aged 65 or over, compared with 19% across <u>the former St Edmundsbury area</u> .	In response to comments.

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
11	2.10	Amend paragraph 2.10 as follows:  The results of the 2017 Neighbourhood Plan Household Questionnaire recorded that 19% of those completing the questionnaire live alone and 51% live in a household of two people. Of the 1024 who provided their age 54% are aged 60 or over. 30% of people work in <u>either in</u> Great Barton (4%), Bury St Edmunds (15%) or within 25 miles (11%) <del>and</del> <u>while</u> 43% of residents are retired.	Typographic correction.
14	2.14	Amend first sentence as follows: Within the Plan Area, there are currently small areas of employment at Manor Park, Manor Barns, Barton Hamlet and East Barton Barns, as illustrated on Map 3.	In response to comments.
14	2.15	Amend last sentence of paragraph 2.15 as follows:  The County Council Education Department has indicated that the primary school is forecast to have spare capacity <del>for around</del> <u>of 7 places by 2023/24. However, taking account of the proposal for 150 dwellings in Policy GB 3 of this Neighbourhood Plan, it is expected there would be a deficit of 31 places.</u>	In response to comments.
14	Map 3	Amend annotation on Map as follows: Manor Barns	In response to comments.
17	2.23	Amend last line of Para 2.23 as follows: Archaeological <del>records</del> <u>sites</u>	In response to comments.
17	2.28	Amend last sentence as follows. An update of the actions can be found in Appendix <del>1</del> <u>2</u> .	Typographic correction.
18	3.3	Amend as follows:  At the time of the preparation of this Neighbourhood Plan the following Local Plan documents relevant to the area were in place: <ul style="list-style-type: none"> <li>• <del>Former</del> St Edmundsbury <u>area</u> Core Strategy (adopted December 2010)</li> <li>• Bury St Edmunds Vision 2031 (adopted September 2014)</li> <li>• <del>Former</del> St Edmundsbury <u>area</u> Rural Vision 2031 (adopted September 2014)</li> <li>• Joint Development Management Policies (adopted February 2015)</li> </ul> These were supplemented by the North East Bury St Edmunds Masterplan Planning Guidance document (adopted July 2014).	In response to comments.

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18	3.4	Amend sub-heading to:  <u>Former St Edmundsbury area</u> Core Strategy	In response to comments.
18	3.4	Amend first sentence as follows:  The Core Strategy primarily sets the strategic planning framework for the <u>former borough</u> identifying the scale and broad location of planned growth for the period to 2031.	In response to comments.
18	3.4	Amend final sentence to remove split in "cannot"	Typographic correction.
19	3.5	Amend first sentence as follows:  Policy CS11 of the <del>St Edmundsbury</del> Core Strategy ( <del>December 2010</del> ) provides a high-level strategy for the area to the northeast of Bury St Edmunds, promoting development that:	To reduce repetition.
20	3.8	Amend second sentence as follows:  However, the document also includes a number of aspirations for the rural parts of <u>the former St Edmundsbury area</u> that have been taken into consideration in preparing this Plan	In response to comments.
21	3.12	Amend second sentence as follows: West Suffolk Council has commenced work on the preparation of a new Local Plan for the area. The Plan will cover the period to 204 <u>0</u> and the Local Development Scheme (June 2019) (January 2020) suggests that the new Local Plan will <u>not</u> be adopted <u>until by May 2023</u> <u>February 2024</u> .	In response to comments and to bring the Plan up-to-date.
22	4.1	Amend first sentence as follows:  The parish of Great Barton has a mixture of dispersed <u>small hamlets</u> areas <u>together</u> with a <u>predominantly</u> housing core, the interfaces and integration of which provide the culture of the parish.	Grammatical correction
22	4.1	Amend paragraph 4.1 under Needs of residents to:  this is intended to cover all needs including those relating to business development,	In response to comments.

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		broadband, <u>utility services</u> and community/leisure facilities as well as more day-to day needs.	
22	4.2 Environment Objectives	Amend 2 <sup>nd</sup> Environment Objective as follows:- "To protect <u>and enhance</u> important open green spaces and wooded areas within the parish."	In response to comments.
23	Transport Objectives	Amend Transport Objective 1 as follows: To promote measures to improve the safety of the roads and footways through the Parish <del>and beyond</del>  Amend Transport Objective 3 as follows: To maintain, develop and enhance cycle routes through the Parish <del>and beyond</del>	In response to comments.
24	5.2	Amend the fourth sentence of paragraph 5.2 as follows: The presence of heritage and natural assets requires that development will need to be carefully designed and located to minimise impact on these designations <u>and on non-designated assets, which may be recognised through the planning process.</u>	In response to comments.
24	5.4	Amend last sentence of paragraph 5.4 as follows: The Settlement Boundary for the main part of the village is <del>based on the same as that contained in the Local Plan Policies Map, but it has been reviewed to reflect changes since the last Local Plan document was adopted in 2015 and the allocation in this Neighbourhood Plan.</del>	In response to comments.
25	Policy GB 1	Amend second sentence of Policy GB1 as follows: With the exception of the development of the strategic site at The Severals, new development will be focused within the defined <u>Village</u> Settlement Boundaries.  Amend part b) as follows: b) it is in conformity with Policy DM27 of the <del>St Edmundsbury</del> Joint Development Management Policies.....	In response to comments.
25	Policy GB 1	Amend Part b) ii) as follows:  ii) it would not result in the loss or erosion of <del>an</del> important settlement gaps as identified on the Policies Map; and	Typographic correction.

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25	5.8	Amend second sentence of paragraph 5.8 as follows: The developers have named the site as The Severals and, at the time of preparing this Neighbourhood Plan, <del>were working towards the preparation of a planning application for the site</del> <u>a planning application for the comprehensive development of the site, including up to 1,375 dwellings, was being considered by West Suffolk Council.</u>	In response to comments.
27	6.4	Amend third sentence of paragraph 6.4 as follows:  Using the standard methodology, it was calculated that 454 <sup>5</sup> homes a year were required across <u>the former St Edmundsbury area</u> between 2019 and 2029.	In response to comments and typographic error. Figure should be 455.
27	Following 6.4	Add new paragraph following paragraph 6.4 as follows and renumber subsequent paragraphs accordingly:  The Government's Planning Practice Guidance (May 2019) states that "Neighbourhood planning bodies are encouraged to plan to meet their housing requirement, and where possible to exceed it." It further states that the NPPF expects local planning authorities "to set housing requirement figures for designated areas as part of the strategic policies." The strategic policies for the former St Edmundsbury area were adopted prior to this expectation and work on the preparation of the West Suffolk Local Plan is at such an early stage that the housing requirements and strategy for the potential distribution of these have yet to be consulted on. As such it is considered that West Suffolk Council is not in a position to identify the housing requirements for the Neighbourhood Plan with any confidence. Once a housing requirement has been confirmed in the new Local Plan, it may be appropriate to review the Neighbourhood Plan should the Local Plan requirement be greater.	In response to comments.
28	6.6	Amend fifth sentence as follows:  Based on the requirement of 455 a year referred to above, a further 4,550 homes would be required in <u>the former St Edmundsbury area</u> .	In response to comments.
28	6.7	Amend second sentence of paragraph 6.7 as follows:  Work involved in the preparation of the Neighbourhood Plan has included an assessment of the capacity of the triangle site and the conclusions of this, referred to in paragraphs	In response to comments.

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		6.9 to 6.20 below, has identified that it is reasonable to plan for the construction around <u>110 dwellings in addition to the 40 already identified in the Local Plan Rural Vision 2031, giving a total of 150 new homes in the Neighbourhood Plan Area by 2041, not including the housing planned at The Severals Strategic Site.</u>	
31	6.12	Amend typing error in third bullet point of paragraph 6.12 as follows:  Allocating <u>a</u> new <del>a</del> post office with car parking facilities;	Typographic correction.
31	6.12	Amend typing error in fifth bullet point of paragraph 6.12 as follows:  New housing should be in <u>keeping</u> with the existing village; and	Typographic correction.
31	6.13	Amend paragraph 6.13 by adding the following to the end:  <u>This site falls within the Minerals Consultation Area of the Suffolk Minerals and Waste Local Plan. As such the quality of minerals resources in the site may need to be assessed to determine if minerals safeguarding policies apply.</u>	In response to comments.
31	Figure 11	Amend site boundary on Figure 11, Figure 12 and the Policies Map to include Elms Wood to reflect the site allocated in Policy RV 18 of Rural Vision 2031.	In response to comments.
32	6.14	Amend typing error in second sentence of paragraph 6.14 as follows:  This will provide the guidance for the number of <u>houses</u> , <del>housing</del> , in particular, that can be accommodated on the site rather than the development be driven by the need to deliver a certain number of homes.	Typographic correction.
33	Sustainable Design section	Amend bullet point 2 of the Sustainable Design section on page 33 to:  The need to manage surface water drainage in a suitable manner including, <del>where possible,</del> Sustainable <del>Urban</del> Drainage Systems (SUDS);	In response to comments.
33	Sustainable Design section	Amend bullet point 3 of the Sustainable Design section on page 33 to:  Making provision for charging <del>of</del> <u>of</u> electric cards;	
35	Figure 12	Amend site boundary on Figure 11, Figure 12 and the Policies Map to include Elms Wood	In response to comments.

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		to reflect the site allocated in Policy RV 18 of Rural Vision 2031.	
36	6.20 Table	In Policy RV18 Requirement column, amend third box as follows:  Development on the site will need to respect and respond appropriately to issues of congestion, air quality and noise management.	Typographic correction.
36	6.20 Table	In Policy RV18 Requirement column, amend fifth box as follows:  Strategic landscaping and open space must be provided to address the site's requirements and location.	Typographic correction.
36	6.20 Table	In Concept Diagram Response column, amend fifth box as follows:  Landscaping has been designed to both screen the development and provide green lungs through the site. An area of open space and recreation is provided for in the vicinity of the school / community facilities.	Typographic correction.
36	Policy GB 3	Amend second paragraph of Policy GB 3 as follows:  Development of the site should be undertaken in accordance with the Concept Diagram (Figure 12) and the Development Principles set out in this Plan <u>and any future adopted development brief for the site as required by Policy RV 18 of the Rural Vision 2031 Local Plan document.</u>	In response to comments.
36	Policy GB 3	Amend Policy GB 3 as follows:  iii) <u>at least 0.65 hectares of land for</u> the expansion of the primary school.	In response to comments.
37	6.23	Amend second sentence as follows:  It identified that house prices in the IP31 postcode district were between 6% and 60% higher than those across the whole IP postcode area, as illustrated <del>in</del> below.	Typographic correction.
38	6.24	Amend first sentence of paragraph 6.24 as follows:  Research in preparing the Neighbourhood Plan identified that 65% of all houses in the village are occupied by two <del>of less or fewer</del> people while 80% of the homes have three or more bedrooms.	Typographic correction.

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39	6.25	Amend first bullet point as follows:  Homes in Great Barton are larger than the average for <u>the former St Edmundsbury area</u> ;	In response to comments.
39	Policy GB 4	Amend Policy GB 4 as follows:  With the exception of the North-East Bury St Edmunds Strategic Site, proposals for housing developments of 10 dwellings or more in the Neighbourhood Area should include provision for a mix of 60% of two and three bedroomed dwellings <u>unless more up-to-date and publicly available needs assessments demonstrate otherwise. of which a</u> <u>At least 15% of dwellings on these sites shall be single storey bungalows unless the development is the conversion of an existing building.</u>	In response to comments.
41	Policy GB 5	Amend part a) of policy as follows:  a) it <u>is</u> designed so that it is 'tenure blind' (so that it is indistinguishable from open market housing) either on site or, where schemes do not include on-site open market housing, the wider area; and	Typographic correction.
45	8.7	Amend paragraph 8.7 to add the following to the end: <u>Great Barton Parish Council will support West Suffolk Clinical Commissioning Group in ensuring suitable and sustainable provision of Primary Healthcare services for the residents of Great Barton.</u>	In response to comments.
46	Objectives	Amend 2 <sup>nd</sup> Objective as follows:- "To protect <u>and enhance</u> important open green spaces and wooded areas within the parish."	In response to comments.
48	9.13	Amend second sentence of paragraph 9.13 as follows: A separate Local Green Space Appraisal document is available that demonstrates how spaces meet the criteria in paragraph <del>77</del> <u>100</u> of the NPPF and those that do are identified in Policy GB9 <del>below</del> .	In response to comments.
55	9.19	Amend Final sentence as follows: These are identified in Policy GB <del>44</del> <u>12</u> below and will be taken into account when considering development proposals.	To correct error.

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57	Policy GB 12	Amend Policy GB 12 as follows: 7. Relate well to local topography and landscape features, including <u>retaining and preserving</u> long distance views <u>and woodland</u> , as identified on the Policies Map;	In response to comments.
58	Policy GB 13	Amend Policy GB13 as follows:  e) make provision for grey water/rainwater, <u>and/or surface water</u> harvesting and recycling	In response to comments.
58	9.23	Amend Paragraph 9.23 as follows:  ... <del>and</del> the Grade II* barn at Manor Farm <u>and the Grade II* Conyers Green Farmhouse</u> .	In response to comments.
59	9.25	Amend paragraph 9.25 as follows: Separately from the Neighbourhood Plan, the designation of these buildings as Local Heritage Assets by West Suffolk Council will be pursued, <u>while it is recognised that they also have the powers to identify and make such designations separately from the Neighbourhood Plan</u> .	In response to comments.
60	Objectives	Amend Transport Objective 1 as follows: To promote measures to improve the safety of the roads and footways through the Parish <del>and beyond</del>	In response to comments.
60	Objectives	Amend Transport Objective 3 as follows: To maintain, develop and enhance cycle routes through the Parish <del>and beyond</del>	In response to comments.
60	10.3	Amend second bullet under "Safety is also an issue on the following roads:" as follows:  School Road at school drop off and <u>pick-up</u> times with need for allocated parking	Typographic correction.
63	10.7	Amend the final sentence of paragraph 10.7 as follows: The Key Movement map, below, Map 12 identifies these areas and those locations where improvements are desired.	In response to comments.
64	Map 13	Amend Map 13 – Public Rights of Way Network to include Bridleway 15	In response to comments.
Policies Map		Amend Village Centre Inset Map to identify important view to the north-west from Livermere Road.	In response to comments.

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Policies Map		Amend Village Centre Inset Map and boundary of Land at School Road allocation to reflect boundary in Policy RV 18 of the Rural Vision 2031 Local Plan document.	In response to comments.
Policies Map		Amend area covered by Local Green Space 10 – Church Road eastwards towards the A143 to include the triangle beyond the Flint Wall.	In response to comments.
Policies Map		Amend Policies Map to provide LGS links to Policy.	In response to comments.
Local Green Space Assessment	LGS 10	Amend area covered by Local Green Space 10 – Church Road eastwards towards the A143 to include the triangle beyond the Flint Wall.	In response to comments.
Local Green Space Assessment		Amend Local Green Space Assessment to note that Elms Wood is part of an allocation in the Local Plan.	In response to comments.
Appraisal of Important Views		Add additional view (No 19) looking north-west from Livermere Road	In response to comments.



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**GREAT BARTON  
NEIGHBOURHOOD PLAN  
2019 - 2041**

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