

Barningham Neighbourhood Plan

2024 - 2040



**Pre-Submission Draft Plan
July 2024**

Barningham Parish Council

NEIGHBOURHOOD PLANNING IN A NUTSHELL

The Localism Act 2011 introduced new rights and powers to allow local communities to prepare neighbourhood plans, which establish general planning policies for the development and use of land in the neighbourhood. These plans, when properly "made" become part of the legal planning framework for the designated area.

A neighbourhood plan is a community-led document for guiding the future development, regeneration and conservation of an area. It concentrates on the use and development of land and can contain planning policies, proposals for improving the area or providing new facilities, and the allocation of sites for specific kinds of development.

Parish councils are encouraged to produce their own neighbourhood plans, enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood area, which contains all or part of the administrative area of a parish council, that council is responsible for the preparation of the Plan. Neighbourhood plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.

Before a neighbourhood plan can be brought into force it needs to complete the following stages:

- **"Pre-submission" consultation on draft Plan by Parish Council**
This is the stage we've now reached. The plan has to be widely consulted on for a minimum of six weeks allowing residents, businesses, landowners and a range of government bodies and service providers to comment on the Draft Plan.
- **Submission of draft Plan to West Suffolk Council**
All comments received at the "pre-submission" consultation will be considered and reviewed and any necessary amendments to the Plan will be made. The Plan, together with supporting documents will then be submitted to West Suffolk Council.
- **Parish Referendum**
Those residents on the electoral register are entitled to vote on whether they would like the Neighbourhood Plan to be adopted by West Suffolk Council and used by them when making decisions on planning applications.
- **Adoption by West Suffolk Council**







These remaining stages are likely to take around 6-9 months to complete.

Prepared by Barningham Neighbourhood Plan Working Group
on behalf of Barningham Parish Council and supported by

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PLANNING CONSULTANCY

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1. INTRODUCTION

1.1 The Localism Act 2011 introduced rights and powers to allow local communities to prepare Neighbourhood Plans. In very simple terms, a neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications.
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority.
- A powerful tool to ensure the community gets the right types of development, in the right place, something that can establish general planning policies for the development and use of land in the neighbourhood.

1.2 A Neighbourhood Plan is therefore a community-led planning framework for guiding future development, regeneration and conservation of a designated area, in this case Barningham parish. It relates to matters that would require planning permission and applies for the period to 2040. This is the first draft of the Plan which will, when complete, be used by West Suffolk Council and Government Planning Inspectors to inform planning application decisions.

1.3 In July 2016 the Parish Council started exploring the preparation of a Neighbourhood Plan and in January 2017 it was decided to go ahead with the project. A small group of volunteers was subsequently formed and in April 2017 the whole parish was designated by West Suffolk Council as a Neighbourhood Area. The area covered by the Neighbourhood Plan is illustrated in Map 1.

1.4 The Neighbourhood Plan will, when complete, form part of the statutory “development plan” for West Suffolk, meaning that its planning policies and content will be taken into account when decisions on planning applications are made.

1.5 The Neighbourhood Plan Regulations require a neighbourhood plan to:

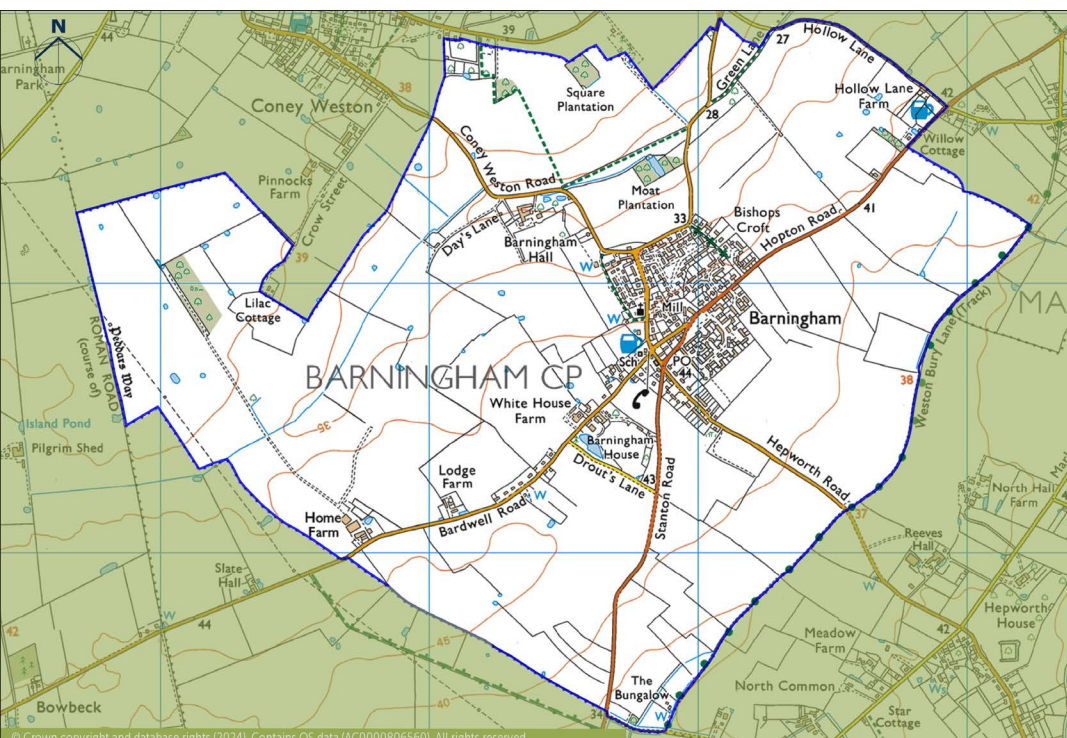
- be appropriate, having regard to National Planning Policy;
- contribute to achieving sustainable development;
- be in general conformity with strategic policies in the development plan for the local area; and
- be compatible with EU obligations and Human Rights requirements.

How the Plan has been prepared

1.6 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government’s Neighbourhood Planning Regulations and, in particular, has involved local community engagement to gather evidence for the content of the Plan.

Household Survey

1.7 In 2018, early in the process of preparing the Plan, a household survey was carried out. A total of 402 surveys were distributed and 203 responses were received, representing 50% of the households. The results are available to view on the Neighbourhood Plan pages of the Parish Council website and referred to, as appropriate, throughout the Plan.



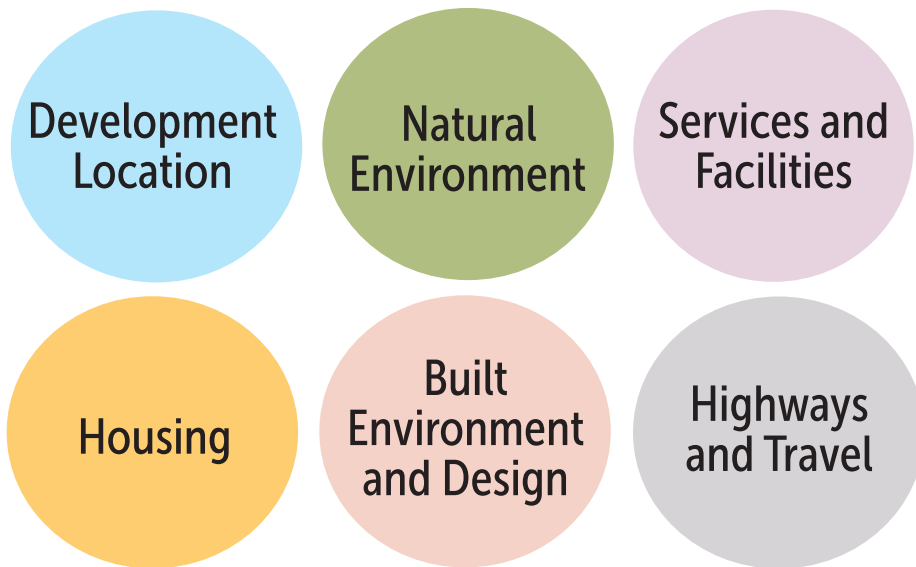
Map 1 – Neighbourhood Plan Area

Background Reports

1.8 In addition to the community involvement, specialist studies have been commissioned on Landscape and Design which are referred to in the body of the Plan and are also available to view on the Parish Council website.

Plan Themes

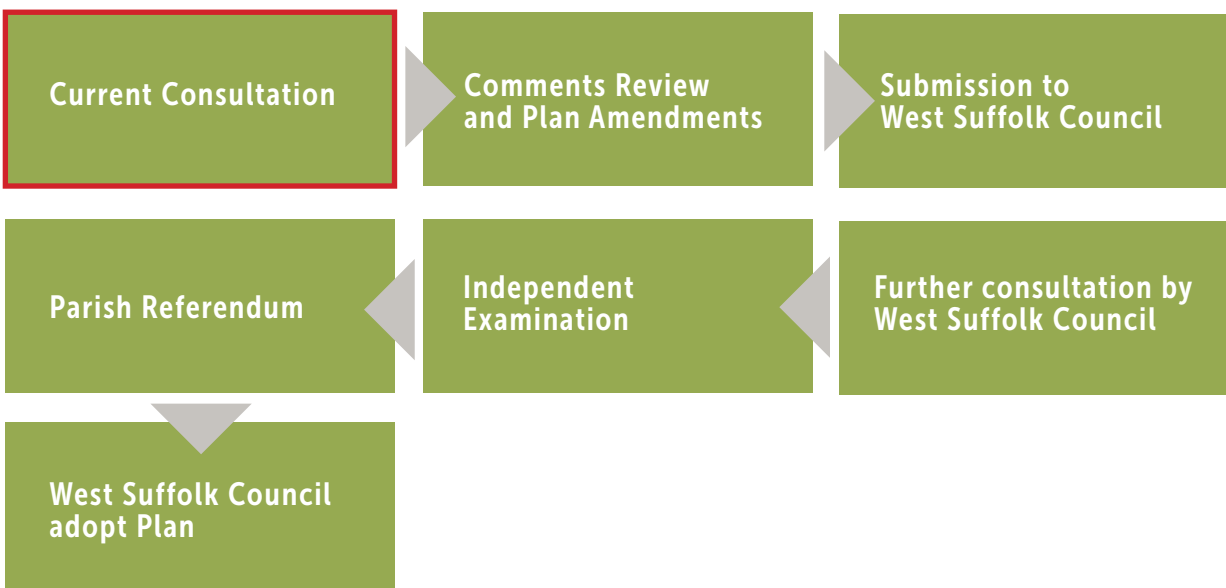
1.9 The Plan covers six main topic areas:



1.10 These areas form the basis for the content of the Plan and the distinct chapters cover the policies and aspirations for each topic. Each chapter contains a reminder of the relevant objectives, links to the relevant planning policy context and a summary of the relevant evidence collected during the preparation of the Plan, culminating in planning policies and, where appropriate, community aspirations.

1.11 The planning policies will supplement, rather than repeat, the planning policies in the West Suffolk Local Plan that were in place in January 2024. These policies are distinctly identified in coloured boxes with a prefix of BARN.

1.12 This is the "Pre-Submission" draft Neighbourhood Plan and provides the first opportunity to comment on the complete draft Neighbourhood Plan. Once the consultation is complete, the Plan will pass through the remaining stages, as illustrated on the diagram below:



2. ABOUT BARNINGHAM

- 2.1 Defined as the "farmstead or village of the family or followers of a man called Beorn", the Domesday Book records the population of Barningham in 1086 to be 36 people. The village is located close to the Norfolk border, some 12 miles north-east of Bury St Edmunds, eight miles south-east of Thetford and 10 miles west of Diss. The parish covers an area of 532 hectares.
- 2.2 The village lies in open countryside, on land gently rising from the nearby village of Stanton some two miles to the south. Other villages of Hepworth to the east, Coney Weston to the north and Bardwell to the west are all approximately two miles distant.
- 2.3 Originally an Anglo-Saxon settlement, it still retains the form of its early nuclear settlement pattern centred around the crossroads formed by the junction of several minor roads leading to the above villages and the through route of the B1111 leading from the A143 in the south to the A11 in the north. The Anglo-Saxon settlement pattern has been retained in spite of considerable housing development over the last 50 years. Many Listed Buildings remain along the original routes of the early village.
- 2.4 The oldest buildings in the village are located along a ridge line following Bardwell Road and Hopton Road, where heights are generally between 40 and 45 metres above sea level. To the north and south of this line the land drops gradually to 34 metres at the parish boundary on Stanton Road and, to the north, 28 metres at Aggies Piece.
- 2.5 The underlying bedrock of this whole area is Cretaceous Chalk. This has been overlain by glacial deposits. These glacial deposits have created the gentle undulating countryside that we see today. These deposits are of 2 distinct types, the largest area around the village is of Lowestoft Till, a clayey deposit containing much chalk from the largest glaciation period (Anglian) to affect Britain. From approximately the centre of the village spreading northwards is a much coarser grained deposit caused by glacial outwash and contains elements of dolomite, granite and basalt. These are igneous rocks which have been carried from the far north of the British Isles and are known as Coney Weston Sands and Gravel. There are therefore two distinctive soil types to the north and south of the village leading to some differences in topography and farming use within the parish.
- 2.6 Although many hedges have been destroyed, to allow more mechanised farming methods, the village is still largely cloaked by green hedgerows and mature trees on all approaches. Many of these existing hedges probably follow the lines drawn up during Anglo-Saxon settlement of the village. Important ones to the east and the south are

certainly to be found on maps dating from the late 18th century.

Barningham Today

- 2.7 Today, Barningham has a population of 996 (2021 Census), an increase of 68 people over the 20 years since the 2001 Census. Compared with 2001, the structure of the population has changed significantly over the last 20 years with there being 25 percent fewer residents aged under 45 and nearly 70 percent more residents aged 65 and over. Figure 1 illustrates the changes.

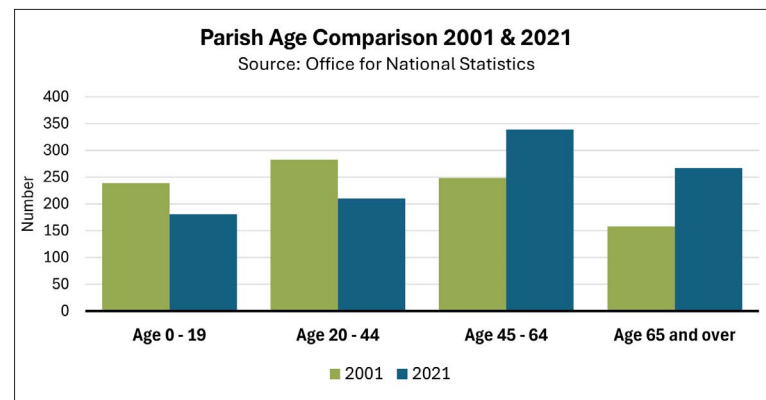


Figure 1 – Age comparison 2001 to 2021

- 2.8 In terms of facilities and services, Barningham has a relatively good provision to meet the day-to-day needs of residents. There is currently:
- Barningham Primary School
 - Village Shop and Post Office
 - The Royal George public house
 - Village Hall
 - The Cricket Field recreation area
 - Children's play area
 - Aggies Piece
- 2.9 There is a doctor's surgery and a community health centre at nearby Stanton and a dentist at nearby Hopton.



3. PLANNING POLICY CONTEXT

3.1 The Neighbourhood Plan has been prepared in the context of the content of the National Planning Policy Framework (NPPF) and the relevant Local Plan documents that cover the parish. The Plan must have regard to the content of with the NPPF and be in general conformity with the strategic policies of the adopted Local Plan. The paragraphs below identify how these are relevant to the Neighbourhood Plan.

National Planning Policy Framework

3.2 The National Planning Policy Framework (NPPF) sets out the Government’s high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In December 2023 the Government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:

“Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

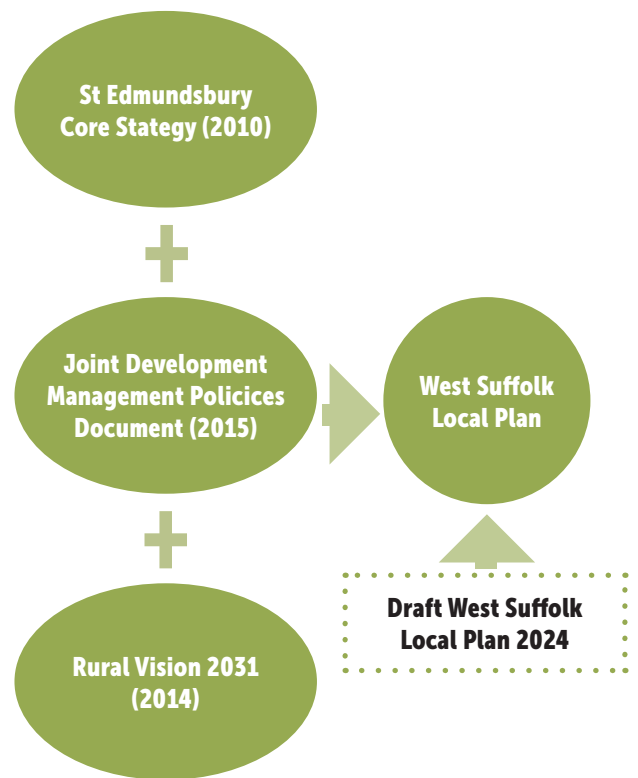
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.*

3.3 The NPPF requires that communities preparing Neighbourhood Plans should:
“support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies”.

The Local Plan

3.4 Prior to 1 April 2019 the local planning authority for Barningham was St Edmundsbury Borough Council. However, on that date the Borough Council and Forest Heath District Council were dissolved and replaced with the new West Suffolk Council. The Local Development Plan in force at the time of the preparation of the Neighbourhood Plan was prepared by the Borough Council.

3.5 The following diagram shows the components of West Suffolk Council’s Local Plan in place in July 2024 which are relevant to the Neighbourhood Plan.



3.6 **St Edmundsbury Core Strategy**
 The Core Strategy primarily sets the strategic planning framework for the former borough identifying the scale and broad location of planned growth for the period to 2031. Policy CS4 identifies the settlement hierarchy of the local plan directing most growth to the towns of Bury St Edmunds and Haverhill, with some minor growth identified for Key Service Centres and Local Service Centres. The Core Strategy designates Barningham as a Local Service Centre on the basis of the level of services and facilities in the village. Local Service Centres are expected to accommodate some small-scale housing and employment development. The scale of growth will be dependent upon the local environmental and infrastructure capacity of the settlement concerned.



Map 2 - Draft West Suffolk Local Plan housing allocation site

3.7 **St Edmundsbury Rural Vision 2031:** In September 2014 the Rural Vision 2031 Local Plan document was adopted by the former St Edmundsbury Borough Council. It reaffirms the Core Strategy approach, primarily addressing the allocation of development sites in Key and Local Service Centres. The document also includes a number of aspirations for the rural parts of the former St Edmundsbury.

3.8 **Rural Vision 2031** allocated a site south of Hopton Road for 20 dwellings which has since been built (Lingwood Close).

3.9 The Joint Development Management Policies Local Plan document (February 2015) contains a comprehensive suite of detailed planning policies by which planning applications across West Suffolk will be determined on a day-to-day basis. The neighbourhood plan does not repeat these policies but, where appropriate, adds value and detail to them from a local perspective.

Emerging West Suffolk Local Plan

3.10 West Suffolk Council has commenced work on the preparation of a new Local Plan for the area. The Plan will cover the period to 2040 although it will not be adopted until Spring 2025, after the expected time of adoption of the Neighbourhood Plan.

3.11 The Submission Draft West Suffolk Local Plan was published for consultation in January 2024. It identifies Barningham as a "Local Service Centre", a continuation of the designation in the currently adopted Local Plan, and allocates a site south of Hopton Road, wrapping around Lingwood Close, for around 37 homes. An extract from the Draft Local Plan illustrating the site is included as **Map 2**.

3.12 The Neighbourhood Plan has given due regard to the content of the Draft Local Plan, while recognising that policies in it could change as a result of the Local Plan examination expected to take place later in 2024.

Suffolk County Council Minerals and Waste Local Plan

3.13 In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan. Parts of the parish (to the north, west and south of the main built-up area) are defined as a "Minerals Consultation Area" within which proposals in excess of five hectares will be referred to the County Council in order that they can be satisfied that, in accordance with paragraph 216 of the NPPF, minerals resources of local and national importance are not needlessly sterilised by non-mineral development.

4. VISION AND OBJECTIVES

- 4.1 The vision and objectives of the Neighbourhood Plan have been prepared taking into consideration the outcomes of the community engagement referred to earlier in this document, as well as the evidence collected from published data, surveys and assessments. They also take account of the need to prepare a neighbourhood plan that conforms with the strategic policies of the Local Plan. The Vision sets out the over-arching approach as to how development in Barningham will be delivered through the Neighbourhood Plan in the period to 2040. This is refined through the Objectives established for each of the topic areas which, in turn, have guided the identification of the planning policies contained in the Plan. The planning policies do not repeat the policies in the Local Plan or the NPPF but supplement them by adding local detail or addressing locally specific matters.



In 2040 Barningham will remain an attractive and desirable place to live where the character and distinctiveness of the village has been maintained. Growth has been at a rate which has reflected past growth and been supported by appropriate infrastructure.

OBJECTIVES

Development Location

1. Locate new development that is well related to the existing built-up area of the village minimising the loss of the best quality agricultural land and avoiding areas at risk from flooding.

Housing

2. Ensure that new housing development provides a range of types, sizes, prices and tenures that meets the needs of all age groups and incomes within the locality
3. Ensure that new housing is located where it is safely accessible by foot to the village's services and facilities.

Natural Environment

4. Protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment
5. Maximise opportunities to improve natural habitats and biodiversity particularly Aggies Piece, a County Wildlife Site

Built Environment

6. Conserve and enhance the village's heritage assets in particular listed buildings, important views and the Special Character Area in the centre of the village.
7. Support development that is of a high-quality design, eco-friendly, 'fit for life' and of a scale (size/height) and type that reinforces local character.

Services and Facilities

8. Balance Barningham's housing growth with maintaining and growing the level of services and facilities in the village.
9. Protect the range of existing community facilities and improve public transport.

Highways and Travel

10. Ensure that new development has the minimum impact on the existing road network bearing in mind local concerns
11. Protect, maintain and improve the Public Rights of Way network.

- 4.2 The planning policies in the Neighbourhood Plan are designed to ensure the delivery of the Vision and Objectives.

5. DEVELOPMENT LOCATION

Objective

Locate new development that is well related to the existing built-up area of the village minimising the loss of the best quality agricultural land and avoiding areas at risk from flooding.

Context

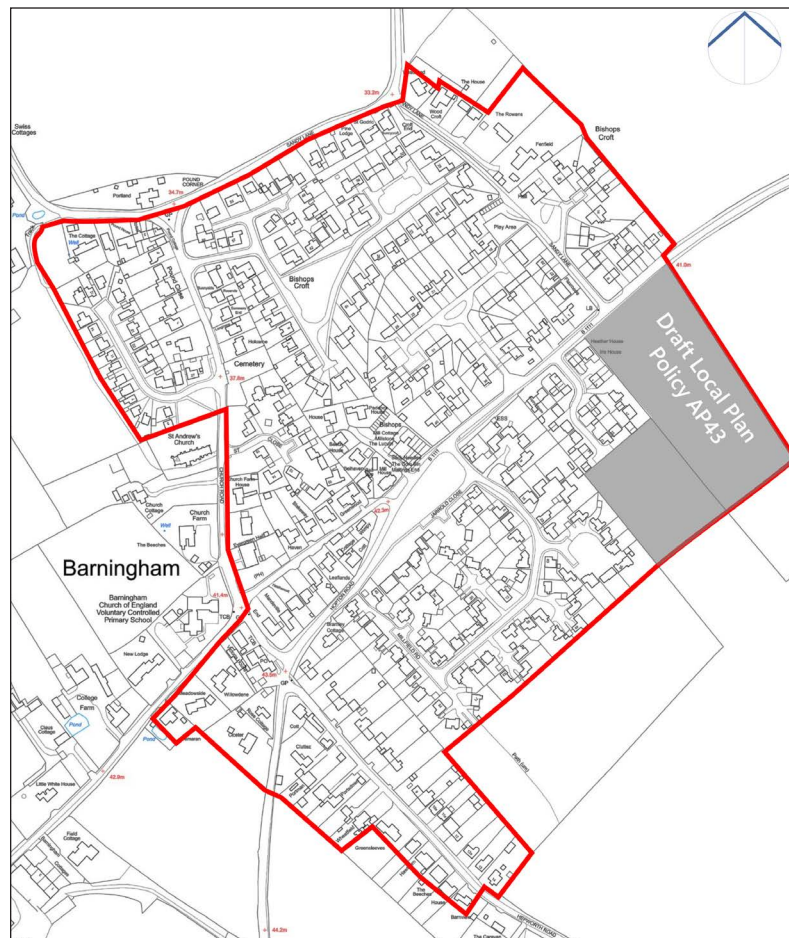
- 5.1 As noted earlier, the draft West Suffolk Local Plan (January 2024) proposes that Barningham remains as a Local Service Centre and identified a site around 37 dwellings on the edge of the village. However, at the time of preparing the Neighbourhood Plan, the confirmation of the designation and the allocation would only happen once the Local Plan had been examined by the Government's Planning Inspectorate.
- 5.2 The location of further new development could, without an element of control, have a significant detrimental impact on the character of the village and the countryside that surrounds it. This is not to say that development in Barningham parish will not happen during the Neighbourhood Plan period and it is recognised that a balanced approach has to be taken to meeting the needs of the village and the protection of the historic and natural environment and minimising impact on services and infrastructure.

Local Plan Policies

- 5.3 The draft West Suffolk Local Plan confirms (in Policy LP17) that the designation of "Housing Settlement Boundaries" in the adopted Local Plan will be the continued approach to managing growth, identifying where the main residential land uses are to be concentrated and excluding non-residential uses such as existing employment. The adopted policy stance of a presumption in favour of new residential development within the Housing Settlement Boundary is carried forward.
- 5.4 Outside the Housing Settlement Boundary, the Policy CS 4 of the adopted Core Strategy states that development will be strictly controlled, with a priority on protecting and enhancing the character, appearance, historic qualities and biodiversity of the countryside while promoting sustainable diversification of the rural economy.
- 5.5 This approach is continued in the West Suffolk Local Plan, with Policy LP18 stating that "land designated on the policies map as countryside is a valued asset within the district and will be protected from unsustainable development."

Neighbourhood Plan Policy

- 5.6 The Draft Local Plan provides a basis for defining an up-to-date Housing Settlement Boundary. It has been adjusted from the adopted Local Plan to include the allocation for housing development south of Hopton Road and is illustrated on Map 3. The Neighbourhood Plan needs to reflect the content of the Draft Local Plan given that the former is likely to be completed only shortly before the Local Plan is adopted. Should the examination of the Local Plan result in the removal of the allocation, the Neighbourhood Plan will be reviewed to reflect that deletion.
- 5.7 In accordance with the adopted and emerging planning policies for Barningham, new development will be focused within the Housing Settlement Boundary. This approach will ensure that the largely undeveloped countryside in the remainder of the Neighbourhood Area will remain preserved and the distinct settlement form is maintained. **The definition of the Housing Settlement Boundary in the Neighbourhood Plan cannot preclude future local plan documents reviewing the Boundary and amending it to reflect housing allocations.**



Map 3 - Neighbourhood Plan Housing Settlement Boundary

5.8 Within the Housing Settlement Boundary there will remain a presumption in favour of development, but it is essential that any proposals have regard, as appropriate, to:

- the presence of heritage and natural assets;
- the landscape setting of the village;
- the capacity of services and infrastructure; and
- the impact of development on designated habitats in the wider area.

5.9 Outside the Housing Settlement Boundary, there may be situations where it can be adequately demonstrated that it is necessary for development to take place. However, and in accordance with the emerging Local Plan, this will be limited to that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside. However, this approach does not restrict the conversion of agricultural buildings to residential uses where proposals meet the government regulations and local planning policies for such conversions. There may also be occasions where the expansion of an existing business use will be supported where it can be demonstrated that such a proposal would not have a detrimental impact on the landscape and the infrastructure required to support it.



Policy BARN 1 – Spatial Strategy

In the period 2024 to 2040 the Neighbourhood Plan area will accommodate development commensurate with the village’s designation as a Local Service centre in the Local Plan settlement hierarchy. New development will be focused within the defined Housing Settlement Boundary, as identified on the Policies Map, where proposals for development will be supported where they do not have a detrimental impact on residential amenity, the natural and historic environment, infrastructure and highways.

Outside of the Settlement Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development. Proposals will be supported in principle for:

- agriculture, horticulture or forestry development;
- affordable housing on a rural exception site that meets a proven local need;
- equine related activities;
- small scale facilities for outdoor sport and recreation, community uses, leisure and tourism;
- an agriculture, forestry or equine business key worker dwelling where an essential need is proven;
- the replacement of an existing dwelling on a one for one basis of a similar scale and floor area and small-scale residential development in accordance with other policies on housing in the countryside;

Proposals for new buildings outside the Housing Settlement Boundary will be required to be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence, that demonstrates how the proposal can be accommodated in the countryside without having a significant detrimental impact, by reason of the building’s scale, materials and location, on the character and appearance of the countryside and diminish gaps between settlements.

6. HOUSING

Objectives

2. Ensure that new housing development provides a range of types, sizes, prices and tenures that meets the needs of all age groups and incomes.
3. Ensure that new housing is located where it is safely accessible by foot to the village's services and facilities.

Context

- 6.1 The 2021 Census shows that there were 417 dwellings in Barningham parish, an increase of 50 since the 2001 Census. The most significant development in recent years has taken place at Lingwood Close where 21 homes, including affordable homes, were built as a result of the allocation in the St Edmundsbury Rural Vision 2031 document.
- 6.2 In terms of house sizes, the parish has a many more homes with three or more bedrooms than one and two bedroomed homes. This imbalance is amplified when compared with the mix across West Suffolk. One third of homes in Barningham have four or more bedrooms compared with 22 percent in West Suffolk.
- 6.3 Land Registry data indicates that there were ten dwellings sold in Barningham in the year to 1 August 2023. Average prices paid were £370,983 within a range of £279,838 for a terraced dwelling to £485,000 for a detached dwelling.
- 6.4 Affordability of homes is a key issue at the time of preparing the Neighbourhood Plan.
- Planning Policy Context**
- 6.5 As referred to above, the St Edmundsbury Rural Vision 2031 document allocated the land at Lingwood Close for 20 homes. This development is now complete.
- 6.6 Other policies of relevance to housing development in Barningham can be found in the Joint Development Management Policies Document (2015) and are:
- Policy DM22: Residential Design
 - Policy DM24: Alterations or Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage
 - Policy DM25: Extensions to Domestic Gardens within the Countryside
 - Policy DM26: Agricultural and Essential Workers Dwellings
 - Policy DM28: Residential Use of Redundant Buildings in the Countryside

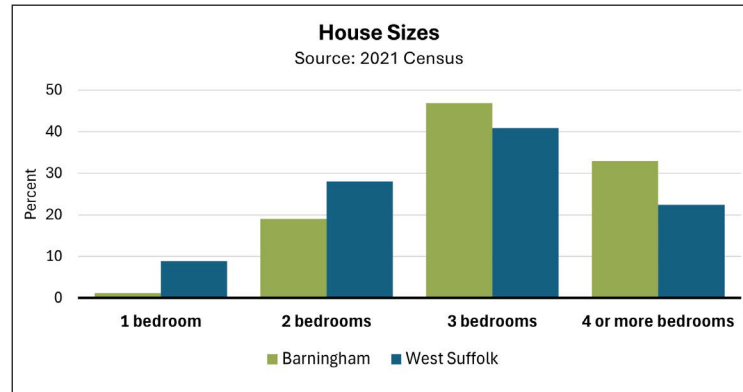


Figure 2 - House size comparison for Barningham and West Suffolk

- 6.7 The Draft Local Plan identifies new sites that will deliver 5,211 homes across the district, of which seven percent would be in the 12 Local Service Centres. For Barningham, the draft Local Plan allocates a site south of Hopton Road for 37 homes.

Household Survey

- 6.8 During the course of the preparation of the Neighbourhood Plan residents had an opportunity to have a say about the amount and location of new housing in the village. Firstly, in the 2018 Household Survey, residents were asked how many homes should be built in the village over the next twenty years. As illustrated in Figure 3, most would support between 10 and 25 new homes with slightly less supporting between 25 and 50 and a sizeable proportion only supporting less than ten homes. There was minimal support for building more than 50 homes.

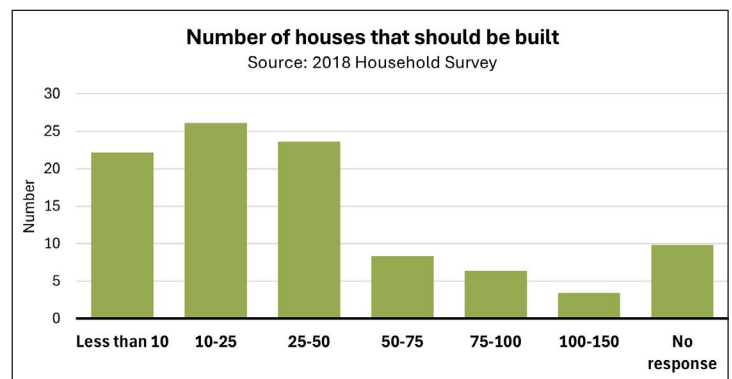


Figure 3 – 2018 Household Survey opinion on number of new homes

6.9 In terms of the type of homes required, 42 percent said there was as strong need for starter/affordable homes and 28 percent said there was a strong need for family homes.

Neighbourhood Plan Policies

6.10 Early in the preparation of the Neighbourhood Plan it was expected that West Suffolk Council would provide an indication of the future housing requirement for the village and that the Plan would allocate a site or sites for new housing. During 2018, letters were sent to landowners across the parish asking if they had land that they would like to be considered for potential housing development in the Neighbourhood Plan. Ten potential sites were submitted.

6.11 As part of the Government support programme for neighbourhood plans, an independent assessment of the suitability of the sites was prepared. The report “Barningham Neighbourhood Plan Site Appraisals” 2019 is available to view on the Neighbourhood Plan pages of the Parish Council’s website. The report categorised the sites as:

- Green** - no constraints or constraints that are easily overcome, so the site can be allocated;
- Amber** - sites which are potentially suitable for allocation if medium scale constraints can be overcome, or part of site only is suitable;
- Red** - not suitable due to national/local planning policy and/or technical constraints very difficult to overcome.

A map illustrating the sites and the conclusion of the Assessment is included as **Appendix 1** of this Plan.

6.12 However, as noted above, West Suffolk Council have subsequently allocated a site for housing development south of Hopton Road in the draft Local Plan.

6.13 The site was originally identified for 50 houses by West Suffolk Council in the consultation on the Preferred Options Local Plan in 2022. In order to inform the Parish Council’s response to the Preferred Options Local Plan, a focused consultation was held in June 2022 to gain residents’ opinions on the Local Plan site. A survey conducted in conjunction with the Parish Council consultation asked people what they thought about the number of homes proposed for Barningham by West Suffolk and whether they supported the site put forward in the Local Plan consultation.

6.14 A total of 78 responses were received and most felt that 50 houses were too many, as illustrated in **Figure 4**.

Feelings about proposal for 50 homes

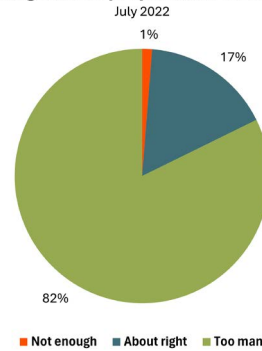


Figure 4 - Opinion on number of homes proposed for Barningham

6.15 There was a mixed reaction to the choice of site, with just over 50 percent not supporting it, as illustrated in **Figure 5**.

Do you support the site south of Hopton Road?

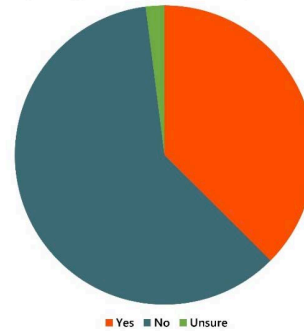


Figure 5 - “Do you support the site proposed by West Suffolk Council?”

6.16 Informed by the results, the Parish Council responded to the Local Plan Preferred Options consultation stating that the level of growth is not considered sustainable for the village given the limited level of services, especially sustainable transport options.

Local Plan Allocation

6.17 The Draft Local Plan confirms the allocation of a site south of Hopton Road, as illustrated earlier on Map 3, for around 37 dwellings. In addition, the Draft Local Plan requires the site to deliver the following:

- a. Adequate access should be provided onto Hopton Road to the satisfaction of the highways authority.
- b. Sustainable travel connections to existing local destinations, including the primary school, nearby public rights of way and the countryside.
- c. Pedestrian and cycle linkages to existing neighbouring development.
- d. Fully accessible informal and formal open space and play space.
- e. Green and blue infrastructure that will include:
 - Strategic landscaping including to screen the visual impacts of development from the surrounding countryside.
 - Sustainable drainage systems features.
 - The existing hedgerows and boundary features should be retained and enhanced by providing appropriate buffers and a new connecting hedgerow to the south-east.

Biodiversity

The development must mitigate its recreational effects on designated sites of nature conservation interest in accordance with Policy SP8 Recreational effects of development. Information to inform a project level appropriate assessment will be required.

Sustainable travel

A transport assessment and travel plan will be required as part of any application for development on the site.

Archaeology

Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.



6.18 Neighbourhood Plan approach to housing development

West Suffolk Council has identified site allocations to meet the minimum housing requirement for each designated neighbourhood area in the Draft Local Plan and the allocation for Barningham does not need to be repeated in the Neighbourhood Plan. Policy SP11 of the Draft Local Plan states that "neighbourhood groups may choose to identify additional sites in their neighbourhood area to address their locally identified housing needs". The Neighbourhood Plan cannot change what is in the Draft Local Plan. Whether it remains in the final Local Plan will be down to the Government appointed Planning Inspectors examining the Local Plan later in 2024.

6.19 Given the situation with the Draft Local Plan, the Neighbourhood Plan does not allocate any further sites for development.

Housing Design Standards

6.20 The design features of new homes can have a significant impact on the character of an area. The Local Plan already contains detailed policies for the consideration of the potential impact on the character of an area and the amenity of existing residents. In addition, Policy LP21 of the Draft Local Plan requires that all new homes should meet or exceed the nationally described space standards, most recently published by the Government in March 2015. The standards 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, which are set out in Appendix 2, are expressed as minimum space standards.

6.21 Externally, it is also important that homes meet modern day requirements for the storage of wheelie bins and cycles. Without sufficient and appropriate space reserved for these uses, the consequence can be added clutter and a deterrent in the use of cycles as a mode of travel.

6.22 Planning policies cannot influence the internal layout of dwellings but, given the generally ageing population, new homes will be particularly welcomed where they meet the accessible homes standards currently set out in Part M of the Building Regulations. Part M defines three levels of housing accessibility:

- Category 1: Visitable dwellings – Part M4(1);
- Category 2: Accessible and adaptable dwellings - Part M4(2) and
- Category 3: Wheelchair user dwellings - Part M4(3).

6.23 The current Building Regulations require that all new dwellings to which the Regulations apply should be designed to a minimum of Part M4(1) 'visitable dwellings' standard. Local authorities can opt into the requirements for Part M4(2) and Part M4(3) via Local Plan policy. The Draft Local Plan requires that all new homes meet the requirements of Part M4(2) and, based on viability evidence, 13 percent of affordable homes to meet Part M4(3) 'wheelchair user' standard. The Draft Local Plan also encourages market homes to be built to Part M4(3) standard.

6.24 The development of adaptable and accessible homes will help to ensure that dwellings are appropriate for older persons' needs whilst still meaning that they are suitable for other types of occupiers such as first-time buyers. Building for a Healthy Life is a design toolkit written in collaboration by organisations including Homes England and the Home Builders Federation and endorsed by the Government. Its aims are to achieve well designed neighbourhoods, streets, homes and public spaces and developers of new homes in Barningham are strongly encouraged to assess their proposals against the toolkit.



Policy BARN 2 - Housing Design

All dwellings should make adequate provision for the covered storage of all wheelie bins and in accordance with the adopted cycle parking standards, for cycles.

New dwellings should be designed to be adaptable in order to meet the needs of those with mobility restrictions as well as the increasingly aging population, without restricting the needs of younger families, will be supported. Proposals that demonstrate they have taken into account the Building for a Healthy Life toolkit and meet the increasing need for 'home-working' will be supported.

Energy Efficient Homes

6.25 The Centre for Sustainable Energy (CSE), has developed a community carbon calculator in response to a demand from smaller settlements to have robust and accurate data on their carbon footprint, so that they can best direct their efforts to tackle the climate emergency. For Barningham, it identifies that housing is the biggest source of CO₂e (carbon dioxide equivalent) emissions whereas across Suffolk as a whole, the consumption of goods and services is the biggest source. The actual consumption footprint of households in Barningham is estimated to be 22.1 tonnes of CO₂e per household a year, one third higher than the average for households across West Suffolk, as illustrated in Figure 6. Of significance, at a time when fuel costs are having significant impacts on household bills, carbon emissions from housing in the parish are nearly 60 percent higher than West Suffolk as a whole.

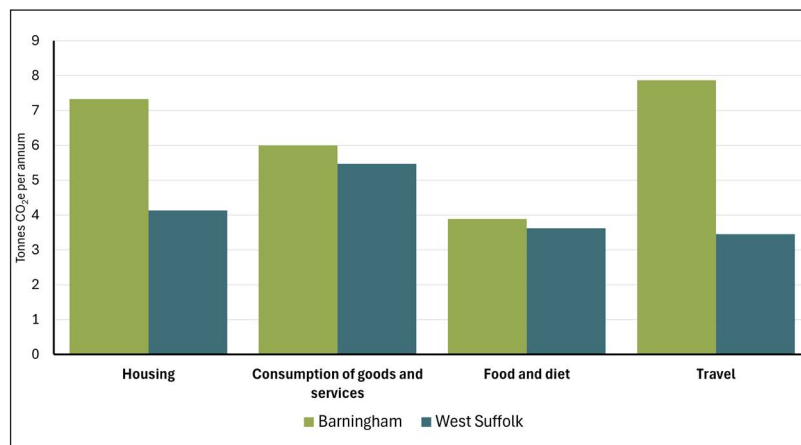


Figure 6 – Barningham and West Suffolk Carbon Footprint Comparison

6.26 Energy consumption and the demand for energy is a major determinant of climate change. Where energy use is necessary, then priority should be given to utilising the most sustainable sources. Many energy-saving initiatives can be installed on homes within permitted development rights (when full planning permission is not required) but there may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity of nearby residents. 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.

6.27 The use of heat and power in buildings accounts for 30 percent of the UK's total energy usage. The government has given a commitment to introduce a Future Homes Standard to ensure that new build homes are "future-proofed with low carbon heating and world-leading levels of energy efficiency" with an aim to ensure that new homes built from 2025 will produce 75-80% less carbon emissions than homes built under the current Building Regulations. In 2025, compliance with the Future Homes Standard will become mandatory.

6.28 Policy LP21 "Sustainable design and construction" in the Draft Local Plan sets out a number of requirements which new development should meet. Additionally, the Neighbourhood Plan requires proposals to take account of the energy efficiency hierarchy in the design of new homes through:

1. reducing the need for energy consumption
2. consuming energy more efficiently
3. using renewable / low carbon energy, and
4. avoiding the use of fossil fuels

Policy BARN 3 – Low Energy and Energy Efficient Housing Design

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.

Proposals for new dwellings must demonstrate how they:

- a. maximise the benefits of solar gain in site layouts and orientation of buildings; and
- b. incorporate best practice in energy conservation and are designed to achieve maximum achievable energy efficiency; and
- c. avoid fossil fuel-based heating systems; and
- d. incorporate sustainable design and construction measures and water and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey water recycling, rainwater and stormwater harvesting.

Affordable Housing

6.29 The site south of Hopton Road will be required to include a proportion of affordable housing. Currently the requirement is for 30% to be affordable, but the Draft Local Plan requires that greenfield sites should deliver 40%. The affordable housing would be available to those registered on "Home-Link", the choice based letting scheme for all affordable housing owned by councils and other registered providers in West Suffolk and Cambridgeshire. It would not provide a preference for those that have a need or family connection requiring them to live in Barningham.

6.30 Policy DM29 of the Joint Development Management Policies Local Plan document also enables affordable housing to meet locally identified needs to be built, as an exception, outside the housing settlement boundary. Promoted by the Parish Council and known as "exception sites", the following conditions would need to be satisfied:

1. A local need has to be established, usually through a detailed parish housing needs survey and/or the West Suffolk Housing Register data; and
2. A willing landowner prepared to sell land at a price significantly below the market value for housing land; and
3. A registered social landlord (housing association) willing to work with the Parish Council and District Council to both secure grant funding and manage a scheme.

6.31 The approach is carried forward in Policy LP22 "Rural exception sites" in the Draft Local Plan. However, the latter does not recognise the content of paragraph 73 of the NPPF which states that "local planning authorities should support the development of exception sites for community-led development." The NPPF definition of community led development is included in the Glossary of this Plan.

6.32 One option for securing community led housing is through the establishment of a Community Land Trust (CLT), perhaps incorporating nearby smaller parishes. This is a form of community-led housing, set up and run by local people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier. A CLT scheme has recently been delivered at Lavenham and opportunities for a similar scheme in Barningham could be considered should there be an identified local need for affordable housing for those with a local connection.

7. NATURAL ENVIRONMENT

Objectives

4. **Protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment**
5. **Maximise opportunities to improve natural habitats and biodiversity**

Context

- 7.1** In terms of landscape, the South Norfolk and High Suffolk Claylands National Character Area (NCA) covers most of the parish while the Brecks National Character Area can be found to north of the village centre. Regionally, the East of England Landscape Framework shows that Barningham village is centred on the edge of two different types of topography probably dictated by the effects of previously noted glaciation. To the east the topography is defined as "Wooded Plateaux Claylands" whilst to the north, west and south it is defined as "Forested Estate Sandlands".
- 7.2** Locally, the more detailed Suffolk Landscape Character Appraisal identifies that the majority of the parish falls within the definition of Ancient Plateau Claylands, characterised by arable farmland divided by an irregular sinuous field pattern, and scattered with ancient and plantation woodland. Settlements are scattered widely throughout this landscape, with parishes tending to have multiple built clusters of various sizes.
- 7.3** In support of the preparation of the new Local Plan, West Suffolk Council has prepared a district wide Landscape Character Assessment. It identifies that Barningham is located in the Stanton Clay Farmlands landscape character area. It defines the characteristics of this area as:
- Gently rolling plateau clay farmland; boulder clay predominates, with pockets of more sandy soils to the north.
 - Dispersed settlement pattern of loosely clustered villages, linear hamlets and isolated farmsteads.
 - Diverse and strongly contrasting field pattern; large arable fields contrast with ancient co-axial pattern of small pastures and woodland blocks surrounding settlements.
 - Network of winding enclosed narrow lanes and green lanes.
 - Mature hedgerow oak trees and small ancient woodlands, with a mix of oak, lime, cherry and hazel.
 - Farmsteads are predominantly timber-framed thatched cottages are locally distinctive.
 - Striking contrast between large scale, relatively expansive farmland landscape and intimate enclosed village lanes.



- 7.4** There are no nationally recognised wildlife designations in the parish, the nearest being the Site of Special Scientific Interest at Weston Fen, Hopton. Locally, Aggies Piece to the north of the village is a County Wildlife Site.
- 7.5** Within and around the built-up area of the village there many trees are protected by tree preservation orders, especially in the Church Road and Mill Road area. The position of Barningham on a relatively high plateau results in important views that reinforce the village's setting within the wider and generally flat landscape.
- Planning Policy Context**
- 7.6** The Joint Development Management Policies Local Plan document contains detailed policies on the protection and enhancement of the natural environment, as listed below:
- Policy DM10: Impact of Development on Sites of Biodiversity and Geodiversity Importance
 - Policy DM11: Protected Species
 - Policy DM12: Mitigation, Enhancement, Management and Monitoring of Biodiversity
 - Policy DM13: Landscape Features
 - Policy DM14: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
- 7.7** The Draft Local Plan continues to contain policies for the protection and enhancement of the natural environment and brings the planning policy framework up-to-date. These include the following strategic policies of relevance to the Neighbourhood Area:
- Policy SP4 – Green Infrastructure
 - Policy SP6 – Biodiversity Net Gain
 - Policy SP8 – Recreational effects of development

Household Survey

- 7.8 The 2018 Household Survey identified strong support for protecting trees and hedgerows, open views across fields and the value of wildlife and biodiversity.

Neighbourhood Plan Policies

Barningham's Landscape

- 7.9 The West Suffolk Landscape Appraisal provides strategic guidance for managing landscape change in the Stanton Clay Farmlands area that includes Barningham. Summarised and as relevant to Barningham, it recommends:

Built development:

- New built development should be relatively small-scale and layouts should retain mature trees and hedgerows and incorporate variations in set back, building style and massing to retain the characteristic rural settlement pattern in which large blocks of homogeneous residential development would appear incongruous.
- The landscape settings of villages are particularly sensitive and there may be opportunities to enhance built edges and the relationship between buildings and the surrounding countryside by incorporating woodland, tree and hedgerow planting to fit with the local field pattern.
- Views to church towers and historic villages from local roads and public rights of way should be identified and carefully conserved within all plans for built development.
- Avoid infilling gaps between farms and cottages to create a solid line of roadside development and retain extensive areas of open countryside between hamlets to avoid coalescence.
- Conserve the small scale, often irregular pattern of enclosure, with a mix of farm buildings, cottages and larger dwellings which are semi-enclosed by woodland, hedgerows and trees and ensure boundaries are enclosed by native hedgerow planting which reflects and extends existing patterns of enclosure.

Network of roads, lanes and tracks:

- Roadside landscape features (eg. hedgerows, mature hedgerow trees, gate posts, barns and paddocks) should be conserved and replaced if they are removed as a result of access (including for farm machinery) or sight line constraints.

Agricultural change:

- Agri-environmental subsidies may enable reinstatement of hedgerows that have been removed and plugging gaps in existing degraded hedgerow boundaries. Priority should be given to hedgerows which link core habitats within an inter-connected network to facilitate wildlife movement;
- Broad corridors of farmland to be managed for wildlife benefit should be conserved as part of a strategic approach to integrate high agricultural productivity and increased biodiversity value.

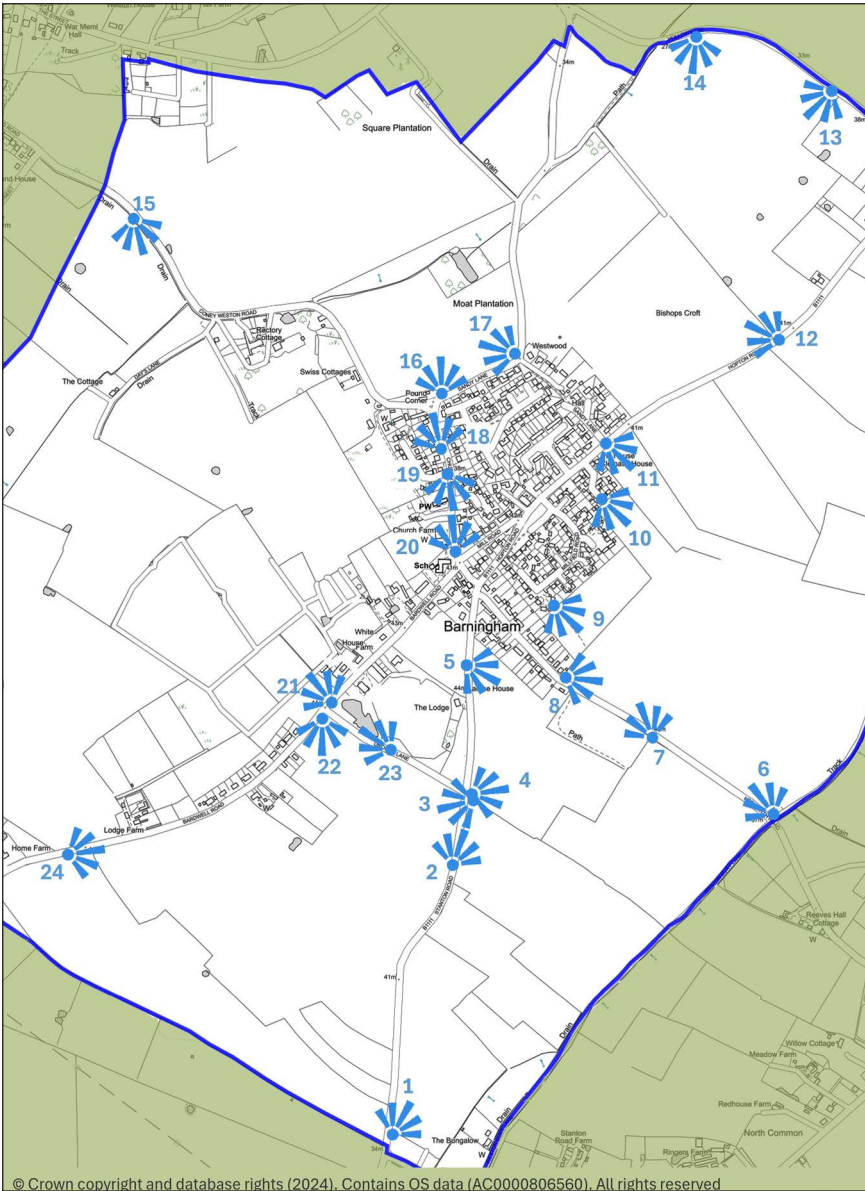
Conservation of historic patterns of enclosure:

- Extensive areas within the Stanton Clay Farmlands LCA retain a medieval pattern of enclosure. The field pattern in most of these areas is classified as 'irregular co-axial fields'; one area north of Hepworth has a pattern of 'random fields' that is considered to represent some of the country's earliest farming landscapes, from pre-medieval times.
- The pattern of hedgerows in these areas is exceptionally vulnerable to change and should be a priority for conservation and sustainable management.

Important Views

- 7.10 A 'key' view is one that would be generally recognised as having notable qualities or features, landmarks, or a particularly attractive composition that might cause people to pause and appreciate the scene. It is likely to feature in people's perceptions of what Barningham looks like in their memories.

- 7.11 In preparing the Neighbourhood Plan a separate Character Assessment has been carried out for the built-up area of the village. It identified additional important views in, or on the edge of, the main built-up area of the village. In addition, Design Guidance has also been prepared for the Parish Council as part of the Government neighbourhood planning support programme. It also identified important views in, or on the edge of, the main built-up area of the village. Outside the main built-up area, there are also important views looking primarily into the village. In order to ease the referencing of these views when considering planning applications, a separate Key Views Assessment has been prepared which refines the identified views and identifies their key of the view and the objectives to manage any change within the view. It is available to download on the Neighbourhood Plan pages of the Parish Council website. They are also identified on **Map 4**.



Map 4 - Important Views

Policy BARN 4 - Protecting Barningham's Landscape Character

Development proposals should respond positively to the landscape characteristics of the site and its vicinity. As appropriate to their scale, nature and location and to ensure that they conserve the essential landscape, heritage and rural character of the parish, development proposals must demonstrate how they:

- i. have regard to, and conserve, or enhance, the landscape character and the setting of the parish; and
- ii. will ensure that there is no unacceptable impact on the key features of the important views identified on the Policies Map.

Habitats

7.12 The NPPF states that plans should "promote the conservation, restoration and enhancement of priority habitats". These are defined in the Natural Environment and Rural Communities Act 2006. Across the parish the influence of trees and hedgerows play a significant role in determining the character of the area. The combined effect of screening, providing natural habitats, and wildlife corridors that these habitats create are vitally important within the parish and the wider area and their retention and enhancement will be supported.

7.13 The 2021 Environment Act introduced a statutory requirement, which came into force in 2024, for all appropriate developments to deliver a minimum 10 per cent measurable net gain in biodiversity, measured by using a statutory metric and biodiversity statement to be submitted with planning applications. Strategic Policy SP6 of the Draft Local Plan addresses the requirements for biodiversity net gain in relation to qualifying development proposals.

- 7.14 There may be occasions where a new access to an otherwise acceptable development site would result in the loss of part of an existing hedgerow. Where this is necessary, a new hedgerow should be planted using native species of a local provenance at the rear of the visibility splay returns to minimise the loss of hedgerow and habitat and maintain the character of the area.

Policy BARN 5 - Biodiversity and Habitats

Wherever practicable, development proposals should protect, and avoid the loss of, or substantial harm to, distinctive trees, hedgerows and other natural features such as ponds and watercourses. Where such losses or harm are unavoidable:

- i. the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and
- ii. suitable mitigation measures, that provide better replacement of the lost features will be required to achieve measurable biodiversity net gain.

Any such mitigation measures should form an integral part of the design concept. In addition, the layout and design of the development proposal concerned should be landscape-led and appropriate in relation to its setting and context and have regard to its ongoing management.

Where new access is created, or an existing access is widened, through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Proposals will be supported where they integrate improvements to biodiversity which will secure a measurable net gain as part of the design through, for example,

- a. the creation of new natural habitats including ponds;
- b. the planting of additional native trees and hedgerows (reflecting the character of Barningham's traditional trees and hedgerows);
- c. restoring and repairing fragmented wildlife networks, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs.



Green Spaces

- 7.15 There are a number of important open areas within the parish that make important contributions to the character and setting of the built environment. The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances. Paragraph 106 of the NPPF states that the designation should only be used where the green space is:
- in reasonably close proximity to the community it serves;
 - demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - where the green area concerned is local in character and is not an extensive tract of land.

It is recognised that the designation of Local Green Spaces should not be used simply to block development.

7.16 A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraph 106 of the NPPF. The spaces that meet the criteria are identified in Policy BARN 6 and are illustrated on Map 5 and the Policies Map.



Policy BARN 6 - Local Green Spaces

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

1. Aggies Piece
2. Cricket Meadow
3. Bishops Croft open spaces
4. Church Gardens open space
5. Cemetery
6. Hopton Road/Millfields open space
7. Mill Road / Hopton Road verges.
8. Children's Play Area

Development proposals within the designated local green spaces will only be supported in very special circumstances.



Map 5 – Local Green Spaces

7.17 The identification of these spaces as Local Green Space means that development is restricted to that which has to be demonstrated as being essential for the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation. Policy BARN 6 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces, they can be assessed on a case-by-case basis by West Suffolk Council. In particular, it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.

8. BUILT ENVIRONMENT & DESIGN

Objectives

6. Conserve and enhance the village's heritage assets.
7. Support development that is of a high-quality design, eco-friendly, 'fit for life' and of a scale (size/height) and type that reinforces local character.

Context

- 8.1 As already noted, Barningham has its origins in Anglo-Saxon times and today there are 19 listed buildings in the parish, the Church of St Andrew being Grade I and the remainder Grade II as identified in Appendix 2. It is also known that the area is rich in archaeological finds. Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and the Service should be consulted at the earliest possible stages of preparing a planning application. There is no conservation area.
- 8.2 Developments clustered around cul-de-sacs began to appear gradually in Barningham during the 20th century, forming the northern and eastern extent of the village. Most of the development clusters are situated around greens, which strongly contribute to the green character of the village. The built-up area comprises a wide range of different types of buildings. Detached and semi-detached houses are the most common. There are examples of short terraces usually joining three houses. One such example is found on Sandy Lane. The low-density development in Barningham contributes to the small scale, rural character of the village. However, in some places development density increases and, together with spacious streets, contributes to a suburban character.
- 8.3 Away from the village centre, there are small clusters of development found around Barningham Hall and as a ribbon along Bardwell Road.

Planning Policy Context

- 8.4 The NPPF notes that heritage assets (see Glossary) "are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations." The NPPF also makes it clear that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' In January 2021 the Government published the National Design Guide to illustrate how well designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It 'provides a structure that can be used for the content of local design policies, guides and codes, and addresses issues that are important for design codes where these are applied to large scale development on single or multiple sites.'

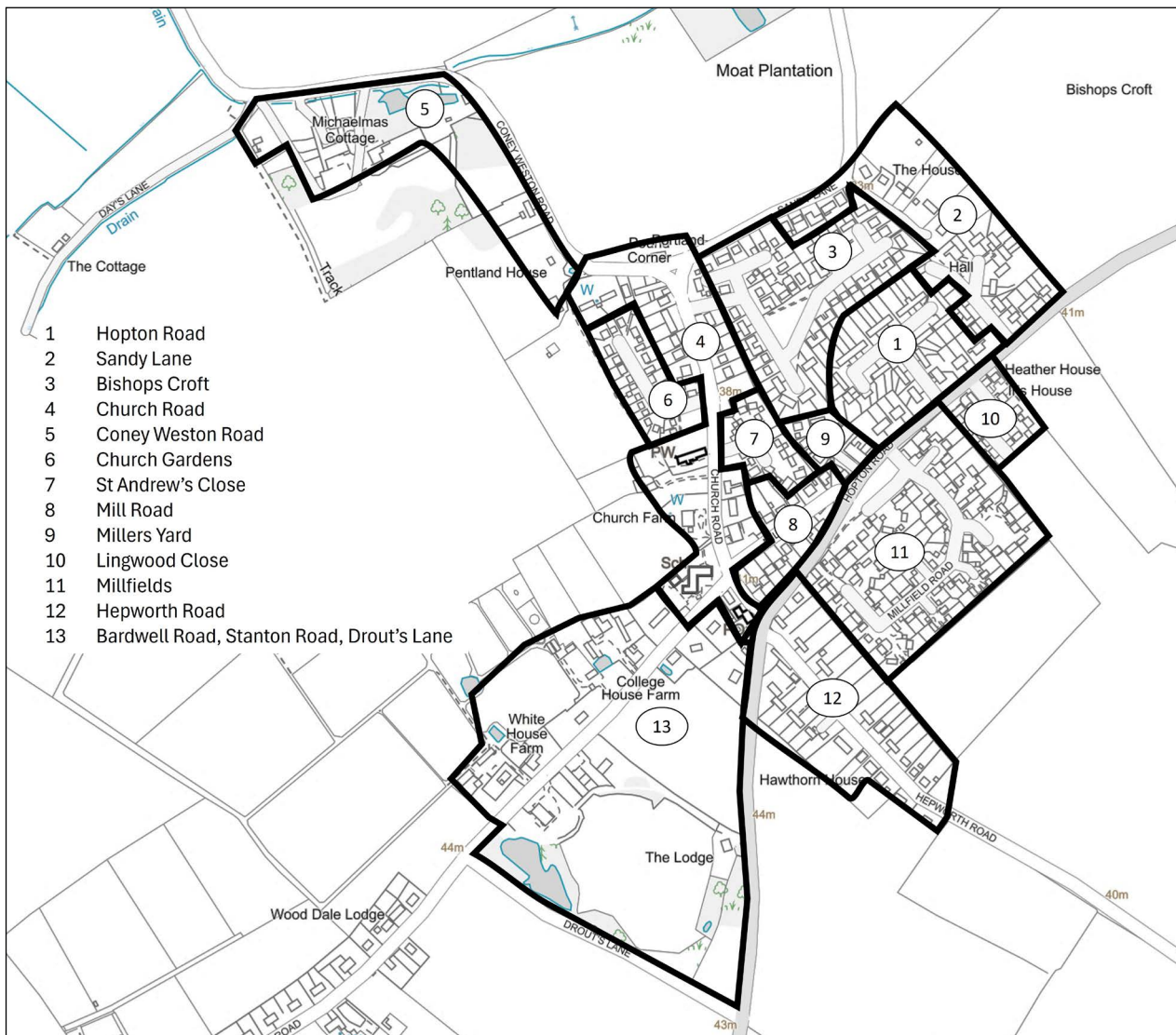
This was followed up in July 2021 by the more detailed National Model Design Code which sets out guidance for what could be included in a Design Code for sites and places.

- 8.5 Policy DM15: Listed Buildings, in the Joint Development Management Policies Local Plan document sets out the considerations and criteria against which proposals to alter, extend or change the use of a listed building, or development affecting its setting will be considered. In addition, Policy DM18: New Uses for Historic Buildings addresses how proposals for the adaptation and re-use of historic buildings will be considered. Policy DM2: Creating Places - Development Principles and Local Distinctiveness, in the Joint Development Management Policies Local Plan document sets out a range of criteria against which all development proposals, as appropriate to their scale, will be considered by West Suffolk Council. Other relevant adopted policies are:
 - Policy DM6: Flooding and Sustainable Drainage
 - Policy DM7: Sustainable Design and Construction
- 8.6 The Draft Local Plan includes the following strategic policies of relevance:
 - Policy SP1 – The climate and environment emergency and sustainable development
 - Policy SP2 – Health and wellbeing
 - Policy SP3 - Design
 - Policy SP14 – Historic environment

Neighbourhood Plan Policies

Built Heritage

- 8.7 Although Barningham does not have a designated conservation area, the area of the village on Church Road between the Primary School and St Andrew's Church extending in to Mill Road and Bardwell Road has a distinct character. It has many of the village's listed buildings and other buildings and features that contribute to the character of the area plus a number of trees protected by preservation orders.
- 8.8 Given these special qualities, the Neighbourhood Plan designates the area, as identified on Map 6 as a Special Character Area. The special characteristics of the area are also illustrated on the map. The designation does not have a statutory status but development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact on its character and



Map 7 – Barningham Character Areas as described in the Character Assessment

8.11 The Design Guide noted that there are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the qualities of the historic core and green character of Barningham.

- The village layout reflects a traditional nucleated pattern, focused around the junction where Church Road, Mill Road, Hopton Road and Hepworth Road converge;
- The listed buildings contribute to the historic character of the village;
- The former Steam Mill and thatched cottages are distinctive buildings which strongly contribute to the historic character of Barningham;
- Well-vegetated front gardens and the majority of boundary features contribute to the rural character of the village;
- Traditional materials have largely been retained in historic buildings and most recent developments reflect traditional materials and architectural detailing;
- The network of greens, front gardens and mature trees contribute to green and spacious character;
- Playing fields make an important contribution to the provision of open space in the village;
- Lanes, pavements and PRoW [public rights of way] are important pedestrian links; and
- The tower of St. Andrew's Church and the Swiss Cottage on Coney Weston Road are important landmarks present in views across the village and from the countryside.

8.12 The Design Guide works in tandem with the Neighbourhood Plan to provide guidance on the built form, layout and sustainability of development, which must be designed and constructed to perform to increasingly low-carbon requirements set by central and local government. The Guide also contains "design principles" to which new development will be expected to have regard. These are reproduced in **Appendix 3**.

8.13 The Design Guidance provides a development management checklist against which development proposals should, where applicable to the proposal, seek to respond. The checklist is included as **Appendix 4** of the Plan.

Policy BARN 8 – Development Design Considerations

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

As appropriate to their scale, nature and location development proposals should demonstrate how they satisfy the requirements of the Development Design Checklist in **Appendix 4** of this Plan.

In addition, proposals will be supported where they:

- a. recognise and address the key architectural features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
- b. maintain the village's sense of place and/or local character, as identified in the Barningham Design Guidance and Codes and the Barningham Character Appraisal;
- c. do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- d. taking mitigation measures into account, do not affect adversely and, where appropriate enhance:
 - i. any historic, architectural or archaeological heritage assets of the site and its surroundings;
 - ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
 - iii. identified important views into, out of, or within the village as identified on the **Policies Map**;
 - iv. sites, habitats, species and features with biodiversity and ecological interest;
 - v. the residential amenity of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated;
- e. do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- f. produce designs that respect the character, scale and density of the locality;
- g. include tree-lined streets unless in specific cases there are clear, justifiable and compelling reasons why this would be inappropriate and include trees elsewhere within developments where the opportunity arises.
- h. produce designs, in accordance with adopted standards, that maintain or enhance the safety of the highway network, ensuring that all residents vehicle parking is provided within the plot and that spaces and garages meet the adopted minimum size standards;
- i. seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- j. wherever possible ensure that development faces on to existing roads;
- k. do not result in water run-off that would add to or create surface water flooding;
- l. where appropriate, make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards.

Climate Change

8.14 Energy use in the construction and operation of development is currently a major contributor to greenhouse gas emissions. Minimising energy demands from development and increasing the generation of energy from renewable sources can make a significant contribution to reducing carbon emissions. The starting point for minimising energy use is to maximise energy efficiency, both in new developments and through the

retrofitting of existing buildings. This can have a direct economic benefit in terms of significantly lowering the running costs of new and existing buildings, helping to address fuel poverty, as well as tackling the Climate Crisis. The Building Regulations set minimum energy efficiency requirements of for new development but exceeding the minimum requirements will be necessary if emission reduction targets are to be met.

8.15 Where energy use is necessary, then priority should be given to utilising the most sustainable sources. Many energy saving initiatives can be installed on homes within permitted development rights (when full planning permission is not required) and residents are encouraged to implement such measures. There may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity of nearby residents. The Neighbourhood Plan has limited powers to require developments to meet energy saving standards, especially in the construction of new homes. However, that does not stop the encouragement of the incorporation of measures in development that meet the energy hierarchy (in order of preference) of:

1. Minimising energy demand;
2. Maximising energy efficiency;
3. Utilising renewable energy;
4. Utilising low carbon energy; and
5. Utilising other energy sources.



Policy BARN 9 - Sustainable Construction Practices

Wherever practicable, development proposals should incorporate current best practice in energy conservation. Such measures should be incorporated so that they are integral to the building design and its curtilage and minimise any impacts on the building or its surroundings. As appropriate to their scale, nature and location, development proposals should demonstrate how they:

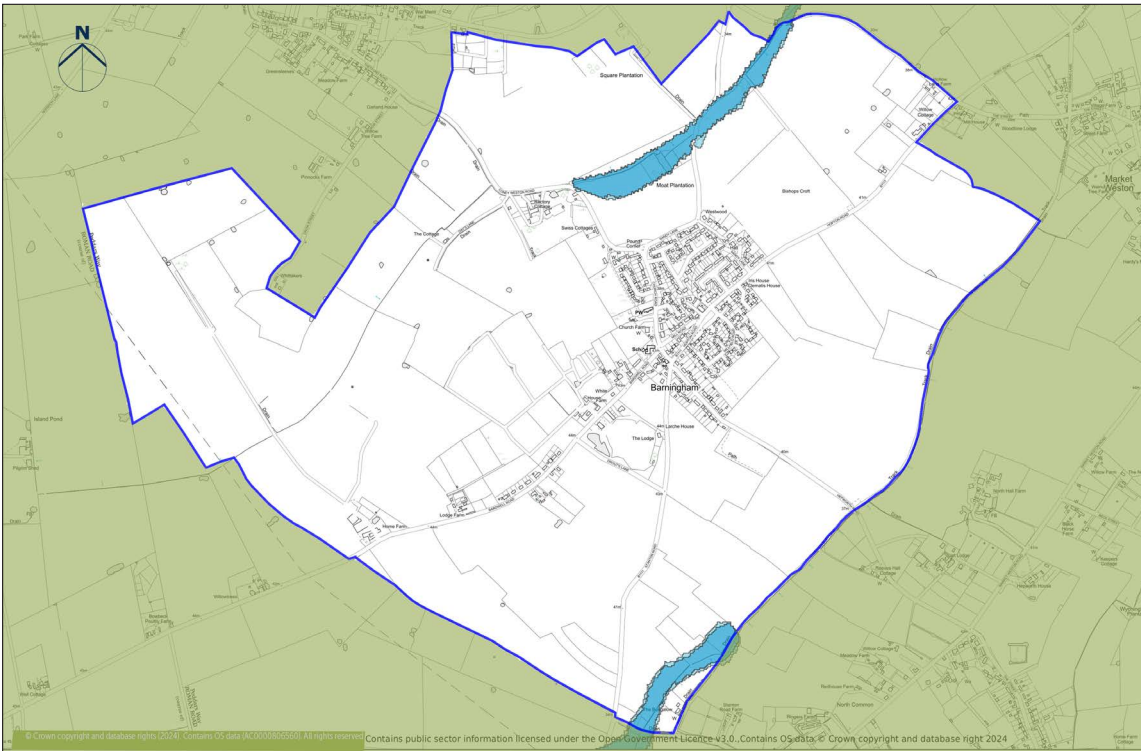
- a. maximise the benefits of solar gain in site layouts and orientation of buildings;
- b. incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- c. avoid fossil fuel-based heating systems;
- d. incorporate current sustainable design and construction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

Flooding and Sustainable Drainage

8.16 The main village centre is not within an Environment Agency designated Flood Zone 2 or 3, with Zone 3 having the highest risk of flooding. The areas that are affected are illustrated on Map 8. National planning policy restricts the type of development that can take place in the areas likely to flood.

8.17 A number of roads in the village are becoming increasingly susceptible to surface water flooding. This is a result of heavy rain, run off from the fields and a failing drainage system. It is essential that development proposals do not create new or exacerbate existing surface water flooding occurrences through creating surfaces where rainwater can run-off into the highway or neighbouring sites. New

development will be required to make provision for the attenuation and recycling of surface water and rainwater through Sustainable Drainage Systems (SuDS) that might include on-site rainwater and stormwater harvesting and greywater recycling, and the management of run-off and water management in order to reduce the potential for making the situation worse.



Map 8 - Zone 2 and 3 Flood Areas

Policy BARN 10 - Flooding and Sustainable Drainage

Proposals for new development, or the intensification of existing development, in Flood Zones 2 and 3 or any area of surface water flood risk, should be accompanied by a Flood Risk Assessment and Drainage Strategy, and should identify the way in which they have satisfied the safety requirements in the Planning and flood risk element of Section 14 of the National Planning Policy Guidance (and any successor). Proposals for all new development will be required to submit detailing how on-site surface water drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.

As appropriate to their scale, nature and location, development proposals should include the use of above-ground open Sustainable Drainage Systems.. These could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/ recreational areas, and biodiversity benefits; and
- rainwater and stormwater harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved.

Light Pollution

8.18 Paragraph 186 (c) of the NPPF states that planning policies and decisions should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”. Artificial lighting of development, while increasing a sense of security, can also impact upon residential amenity, the character and

appearance of an area (particularly rural locations) and the environment. Aspects such as poor design, location or the expulsion of unnecessarily high levels of light can also have a harmful impact.

Policy BARN 11 - Dark skies

Wherever practicable, development proposals should respond positively to the dark sky environment of the parish and avoid the use of streetlights. Any outdoor lighting schemes should have a minimum impact on the environment and wildlife, whilst taking account of highway safety and the security of the development concerned. In addition, outdoor lighting schemes should reduce the consumption of energy by promoting efficient technologies which reduce glare.

9. SERVICES AND FACILITIES

Objectives

8. Balance Barningham's housing growth with maintaining and growing the level of services and facilities in the village.
9. Protect and improve the range of existing community facilities and services.

Context

- 9.1 The Village currently has very little in the way of services and facilities, consisting of:

- The Village Hall
- The Primary School
- The Playing Field including play equipment
- The Royal George Public House
- The Village Shop and Post Office
- St Andrews Parish Church

Barningham is well served by the Suffolk Mobile Library. It calls every four weeks on a Tuesday at Bishopscroft between 12.20 and 12.40 and one week later on a Thursday, parking up at the Royal George car park between 10.30 and 11.20. Bus services are dealt with in the highways and travel section of the Plan.

Household Survey

- 9.2 Residents were asked what facilities you would like to see improved or provided. The highest needs for improvement were a health centre/dentist, followed by early years learning provision and then a new village hall.

Planning Policy Context

- 9.3 The NPPF states that planning policies and decisions should enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. It also states that planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

- 9.4 At a local level, the West Suffolk Joint Development Management Policies Local Plan document contains Policies DM41: Community Facilities and Services and DM 42: Open Space, Sport and Recreation Facilities. Each seeks to retain existing facilities and provide a basis for the provision of new facilities, especially as part of larger developments.

- 9.5 The Draft Local Plan includes strategic policy SP2 – "Health and wellbeing" which seeks to ensure that development "delivers good access to existing and planned facilities and community infrastructure, including cultural and leisure facilities, play spaces, allotments and green spaces." In addition, the following policies will eventually replace

those in the Joint Development Management Policies Local Plan:

- Policy LP31 – Community facilities and services
- Policy LP33 – Open space, sport, play and recreation facilities.

Neighbourhood Plan Policies

- 9.6 The Neighbourhood Plan has an important role in making sure that there are sufficient and adequate services in the village to meet the needs of current and future residents. The Primary School plays an important role in ensuring that young children can stay in the village for their early education. The village hall and recreation ground provide central facilities for both formal and informal recreation and the Royal George public house, Village Stores/Post Office and St Andrew's Church also have an important role in village life. The recreation ground is protected from being lost by their designation elsewhere in the Plan as a Local Green Space. At the time of the Pre-Submission consultation on the Neighbourhood Plan, The Royal George had recently been put up for sale. The potential loss of this facility is of great concern to residents and, following a public meeting, the Parish Council has applied to West Suffolk Council to register it as an Asset of Community Value. If successful, a moratorium on the sale could be invoked to give a local community group a chance to raise finance, develop a business plan and to make a bid to buy the pub on the open market.



- 9.7 Opportunities for the provision of new or replacement facilities to serve the residents of Barningham will be supported if appropriate or desired. Opportunities for such provision within the Housing Settlement Boundary are limited and, where it can be demonstrated that such opportunities do not exist, sites should be sought in locations adjoining or in close proximity to the Boundary and facilitate the ability for residents to access them, preferably by walking.

Policy BARN 12 – Community Facilities

The provision and enhancement of community facilities and services that serve the needs of Barningham will be supported where:

- i. they are located on sites accessible on foot and within or in close proximity to the Housing Settlement Boundary.
- ii. they contribute to the quality of village life and improve the sustainability of the village.
- iii. there are no other appropriate and existing buildings within the Housing Settlement Boundary that can feasibly be converted for the required purpose(s);
- iv. it will not have a significant adverse impact on nature conservation, biodiversity or geodiversity interests, or upon the character or appearance of the landscape and countryside; and
- v. the benefits of the proposal outweighs the loss of open countryside.

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

- Village Hall;
- Recreation Ground;
- The Royal George Public House;
- The Primary School;
- The Village Shop and Post Office; and
- St Andrew’s Church;

as identified on the Policies Map, will only be supported where:

- a. it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
- b. it can be demonstrated that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- c. alternative facilities and services are available or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling and walking.

Farm Diversification

9.8 One such initiative might include the conversion of agricultural buildings to a farm shop through the diversification of farming businesses. Under such circumstances it will be important that the nature of the activity is sensitive to the character of the area, with particular emphasis on protecting and enhancing it. Existing buildings should be re-used where possible, and any opportunity should be taken to seek environmental

improvements and to improve the appearance of the holding as a whole through appropriate diversification schemes.

9.9 Where new buildings are proposed as part of such a diversification scheme, it is important that they reflect the rural and agricultural building styles typically found in the area. It will be particularly essential to overcome potential landscape impacts through appropriate siting, design and impact mitigation measures.

Policy BARN 13 - Farm Diversification

Proposals for the use of redundant traditional farm buildings and other rural buildings for employment or community purposes will be supported where it can be demonstrated that the buildings concerned are no longer viable or needed for farming.

Development proposals for such uses should respond positively to the character of the building concerned and its setting in the wider landscape. Proposals which would result in unacceptable harm to the rural economy or which would unacceptably affect the landscape character of the immediate locality, the capacity and safety of the local highways network, local infrastructure, the amenity of residential properties in the immediate locality, or the wider environment (including national and international designated sites) and its landscape character will not be supported.

10. HIGHWAYS AND TRAVEL

Objectives

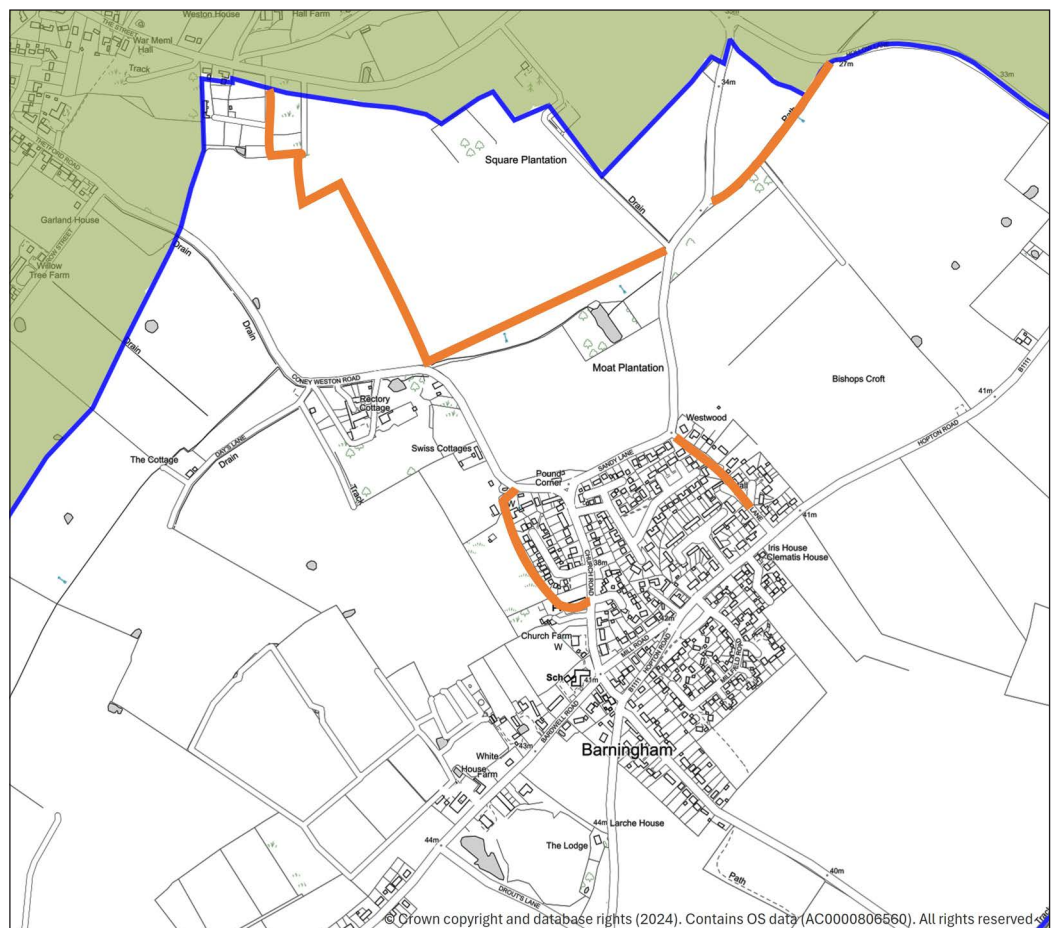
- 10. Ensure that new development minimises impact on the existing road network.
- 11. Protect, maintain and improve the Public Rights of Way network.

Context

- 10.1 Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission. Improvements are therefore reliant on Suffolk County Council, as the highways authority, for investment in projects or improvements required as part of the mitigation of the impact of development proposals.
- 10.2 Barningham is located on the B1111 which connects the A143 at Stanton to the A1066 at Garboldisham in Norfolk. Minor roads also connect to Rushford in the north-west and on to Thetford, Bardwell in the west and Hepworth in the south-east.
- 10.3 Traffic is a major concern of residents with speeding regularly raised at PC meetings. The B1111 runs through the village connecting the A143 at Stanton with the A1066 at Garboldisham. This is a route used by many to connect with the A11. There are two road junctions in the village which offer particular challenges. The staggered crossroads at the shop is narrow and is a major pinch point. The junction requires careful navigation around

parked cars and pedestrians along with farm traffic and occasional buses. Moving along Church Road down towards Pound Corner the road to Coney Weston swings to the left and the right hand fork is a blind junction which must be taken with caution. Residents of Bishops Croft also find the junction into Church Road difficult as traffic coming in from Sandy Lane North is not always visible. Any development needs to include possible traffic calming measures and avoid adding to issues around the areas of particular concern already highlighted.

- 10.4 The village is poorly served by buses, there being just three direct buses a day Monday to Saturday going to Bury St Edmunds and four returning.
- 10.5 Across the village centre, footways are sporadic in their quality and completeness. There is no footway on Sandy Lane and Bardwell Road, despite a number of houses being present, and in other locations the footway only exists on one side of the road. There are only a limited number of public rights of way across the parish, as illustrated on Map 9.



Map 9 - Public Rights of Way

Household Survey

- 10.6** The 2018 survey asked residents about the bus services in the village.
66% wanted an increased frequency of buses to Bury St Edmunds
40% wanted an increased frequency of buses to Thetford
34% wanted an increased frequency of buses to Diss
There was also strong support for buses running later to and from Bury St Edmunds

Planning Policy Context

- 10.7** The NPPF seeks to promote sustainable transport through reducing the impacts of development on transport networks and promoting walking, cycling and public transport. At a local level, Policy CS7 of the St Edmundsbury Core Strategy requires development to provide for travel by a range of means of transport other than the private car.

- 10.8** The Draft Local Plan includes the following policies of relevance to planning for travel in Barningham:
Policy LP57 – Active and sustainable travel
Policy LP58 – Rights of way
Policy LP59 – Transport assessments, transport statements and travel plans
Policy LP60 – Parking standards

Neighbourhood Plan Policies

- 10.9** Because most road improvements can take place within the highway, they do not require planning permission and, as such, the neighbourhood plan is not an appropriate place to contain policies for their improvement. Likewise, the provision of bus services is a decision made outside the planning system. However, although the Parish Council cannot deliver highway improvements, it does have a lobbying role in delivering such measures.
- 10.10** Public rights of way provide opportunities for recreational walking, horse riding and cycling. Where feasible, improvements to the quality and extent of the public rights of way network will be supported where provided as part of development proposals.

Policy BARN 14 - Public Rights of Way

Measures to improve and extend the existing network of public rights of way and bridleways will be supported where their value as biodiversity corridors is safeguarded and any public right of way extension is fit for purpose. Where practicable development proposals should incorporate measures to enhance biodiversity within the improved or extended public right of way.



Public Transport

- 10.11** Given the lack of bus services in the village, and the tendency towards people living longer in their own homes, it is considered essential that the village should be served by a better bus service. The County Council is responsible for public transport services, including co-ordinating volunteer and community transport initiatives. Therefore, the service provision will need to be approved by them. Currently a rural transport initiative operates across West Suffolk known as "Connecting Communities". It is provided by Suffolk County Council working in partnership with Suffolk Community Transport Operators and is designed to help people travel around the county of Suffolk who might not have access to a regular bus service. The continued support of this services is considered essential for the wellbeing of Barningham residents without access to a car and who need to travel out of the village for services such as doctors' appointments.

Parking Standards

10.12 Given the lack of bus services in Barningham and the need to travel out of the village for most matters other than basic day-to-day needs, the provision of adequate and secure car parking in new developments is crucial. Where provision is restricted it can result in indiscriminate parking on the highway and verges that can restrict access for service and delivery vehicles.

10.13 When compared with West Suffolk as a whole, Barningham has higher levels of households with more than one car, as illustrated in Figure 7. The Suffolk County Council Parking Guidance (2019) for residential development acknowledges that providing a reduced number of parking spaces at a travel origin does not effectively discourage people from owning a car unless heavily restricted and alternative modes are available. It states that parking guidance for origins should be used as a minimum advisory standard.

10.14 The 2019 Parking Standards for residential development are reproduced below:

House Size	Current Minimum Requirement
1 bedroom	1 space per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	2 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

10.15 Given the higher levels of car ownership in Barningham , it is therefore reasonable that parking standards should also be set at a higher level than the recommended minimum requirements. For all developments, the minimum parking spaces required for each new dwelling shall be as set out below:

House Size	Barningham Minimum Requirement
1 bedroom	2 spaces per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	3 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

Policy BARN 15 - Parking Standards

Development proposals should maintain or enhance the safety of the highway network ensuring that all vehicle parking is designed to be integrated into the site without creating an environment dominated by vehicles.

In residential developments the following minimum provision shall be made within the curtilage of the dwelling:

House Size	Minimum Parking Space Requirement
1 bedroom	2 spaces per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	3 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

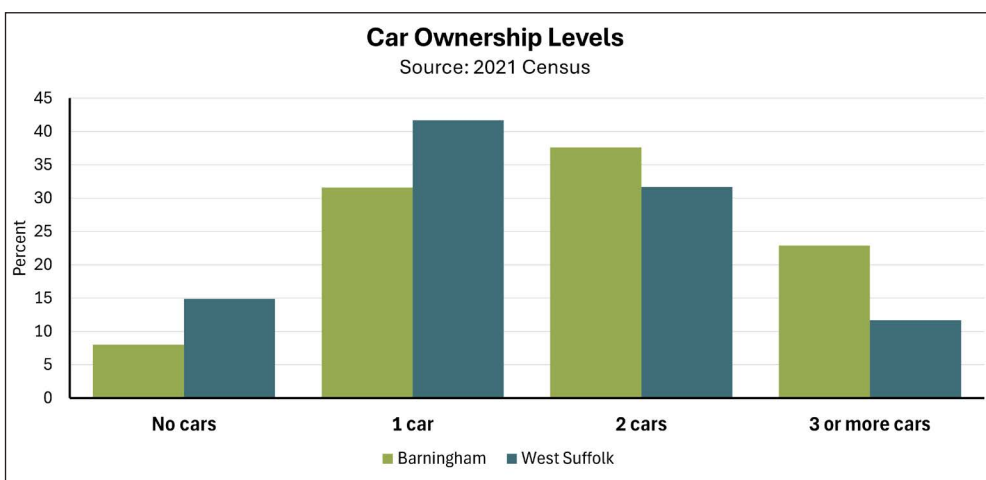
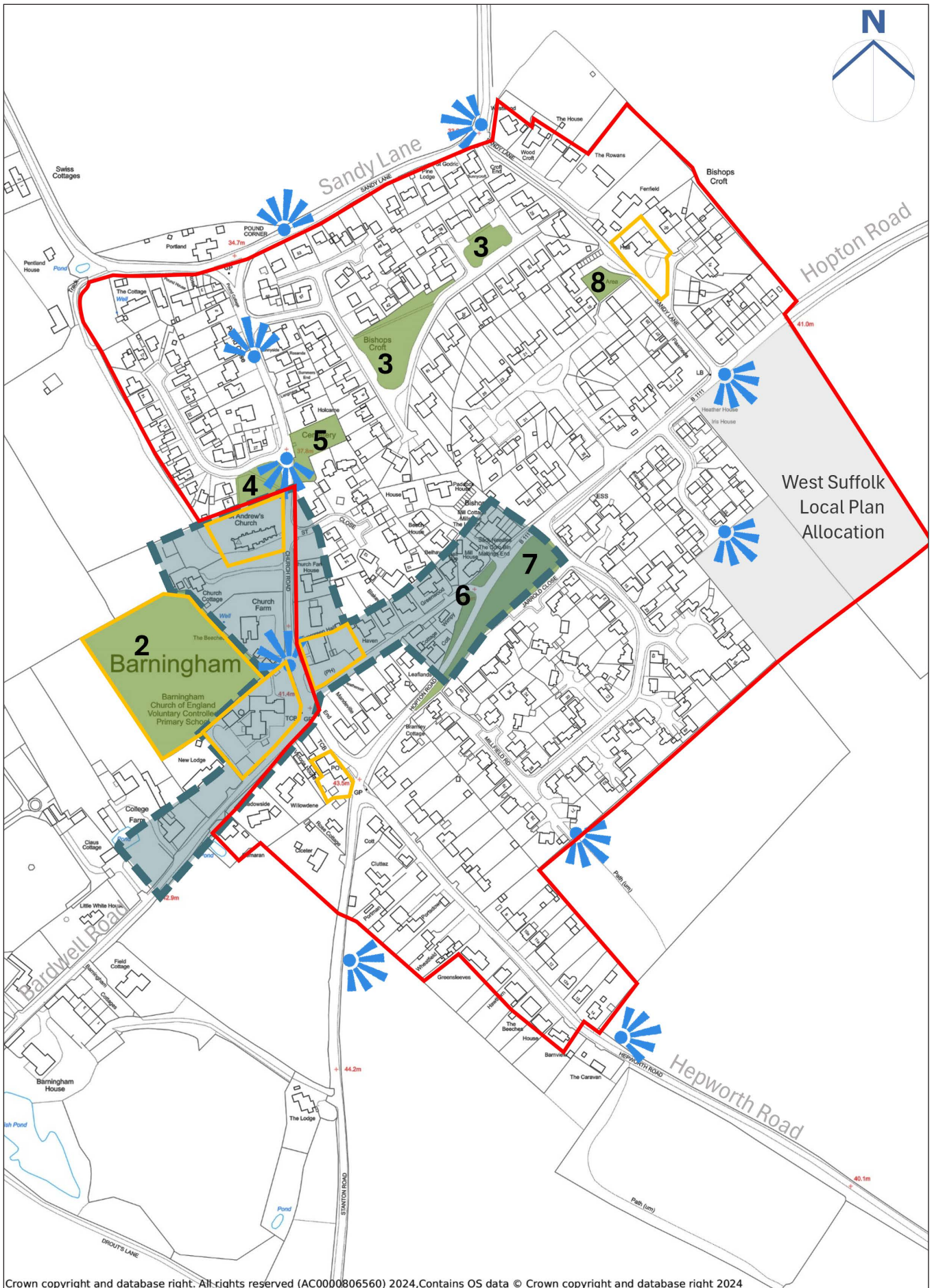
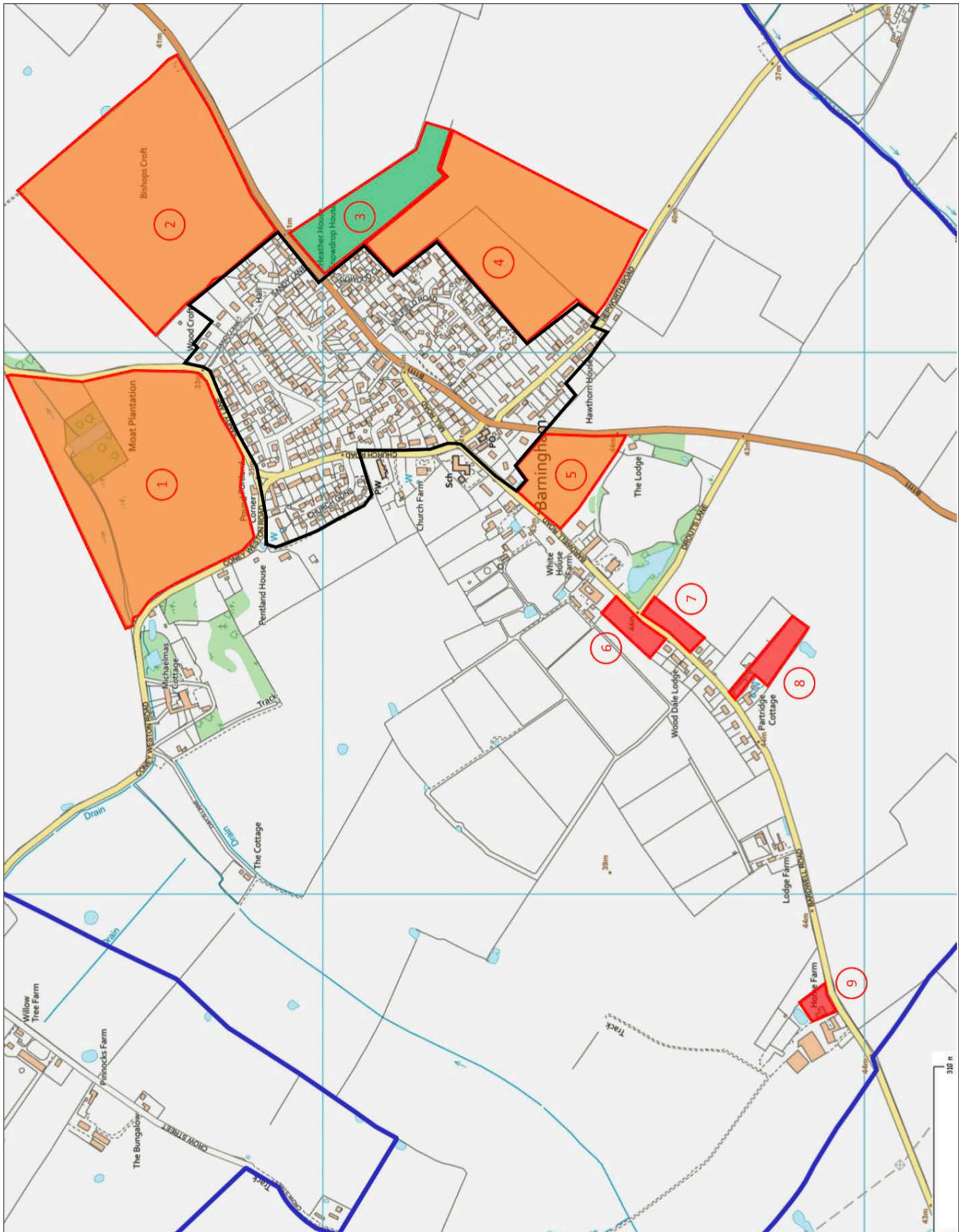


Figure 7 – Car Ownership Levels in Barningham and West Suffolk –source 2021 Census

VILLAGE CENTRE INSET MAP



APPENDIX 1 - HOUSING SITES ASSESSED DURING PREPARATION OF THE PLAN



APPENDIX 2 - DESIGNATED HERITAGE ASSETS

As at May 2024

The buildings and features listed below are reproduced from the Historic England database of Listed Buildings and reflect the description held by Historic England. Buildings may be known differently locally but it is important that the nationally recognised reference is used in this Plan to avoid confusion. Up to date information on listed buildings and other heritage assets should be sought from Historic England or another reliable source.

<https://historicengland.org.uk/listing/the-list/>

Grade I

Church of St Andrew

Grade II

- The Royal George Public House
- Evergreen Hall
- Church Cottage
- Monument 6.5 metres to the east of the porch and one metre south of the nave of the Church of St Andrew
- Monument 3 metres to the east of the above item and 1.5 metres from the south wall of the chancel
- Wimpy Cottage
- Steam Mill
- Home Farmhouse
- Barn to east of Barningham House
- Barningham House
- College House and wall to front garden
- Old Hall
- Lodge Farmhouse
- Two barns immediately to the west of Barningham Hall
- Church Farmhouse
- Holm Cottage
- Mill House
- Barningham War Memorial
- Monument 3 metres to the east of the above item and 1.5 metres from the south wall of the chancel



APPENDIX 3 - DEVELOPMENT DESIGN PRINCIPLES

Not all matters will be appropriate to every planning application.

Street pattern

- Development should respond to and reinforce the historic nucleated layout of the village.
- Development adjacent to Listed Buildings should consider the setting and context within which the application site is set; whilst clearly demonstrating that the proposals complement the local character.
- Development should include on plot parking with consideration of the future needs of expanding families.
- Development should include on street parking provision where appropriate.
- Development should be pedestrian friendly with well-designed and safe pavements to strongly enhance the existing network of pedestrian routes.
- Development should enhance the existing network of Public Rights of Way. The existing links between the village and PRow should be improved to increase safety for pedestrians. Where the opportunity arises, new, safe footpaths can be provided to improve connectivity.

Building type and layout

- Development should include a mix of land uses and the infrastructure necessary to ensure the sustainability of the village and a high quality of development.
- Development should respond to the type, scale and form of existing buildings.
- Development should be responsive to existing plot widths, proportions, building lines and positions within the plots.
- The density in new development proposals should be appropriate to the location and respond to the existing character of Barningham.
- New built form should emphasise the historic and rural character of the village and complement the existing buildings.

Building heights and rooflines

- The height of proposed developments should respond to adjacent buildings and generally should not exceed two storeys.
- New development proposals should consider steep pitched and hipped roofs prevalent in the village.
- Extensions are more likely to be successful if they do not exceed the height of the original or adjacent buildings. Two storey extensions should be constructed with the same angle of roof pitch as the existing roof.
- High quality roof materials consistent with the rural character of the village should be used in new developments. Concrete tiles and artificial slates should be avoided.
- Typical roof features such as chimney stacks, dormer windows, and decorative ridge features thatch roofs should be incorporated into new development proposals to correspond with the historic and rural character of the village.

Boundary treatments

- The position of boundary features in proposed development should correspond with the existing alignment and tie in with neighbouring properties.
- New development should use boundary treatments which are common or complementary to the street and enhance the historic and rural character of the village.
- The materials proposed for new boundary features should be of high quality, responding to the character of the buildings in the area, and have strong attention to architectural detailing. Modern materials that complement the street scene may be appropriate where they enhance the local character.
- Modular fences are less sympathetic to the village character and should be avoided as a boundary feature between the garden and the street.

Material and surface treatments

- Design should demonstrate an understanding of the historic context and complement the existing materials and architectural detailing.
- New development proposals are likely to be more successful if they comprise high quality, traditional materials such as red and yellow brick, painted brickwork, render, flint or weatherboard.
- High quality roof materials consistent with the rural character of the village should be used in new developments. Concrete tiles and artificial slates should be avoided.
- Materials used in the public realm should be of high quality and respond to the character of Barningham.

- The choice of exterior colour should help to integrate new buildings into their local context.
- Future development should consider sash, casement and dormer windows to emphasise the historic character of the village.
- Future development should consider doorways emphasised by porches or porticos.

Open space and public realm

- New development should provide sufficient open space appropriate to the location and size of the development, preferably through the enhancement of the existing network of greens, with front and rear gardens.
- The playing fields should be retained and enhanced, thereby continuing to contribute to a community hub in Barningham.
- Front gardens in new development proposals should add to the quality of the surrounding landscape and contribute to the green character of Barningham.

Views

- The important views identified should be retained and enhanced in future development.
- Development should consider creating a key gateway emphasising the sense of arrival to the village where appropriate.

APPENDIX 4 - DEVELOPMENT DESIGN CHECKLIST

Not all items in the Development Design Checklist will be appropriate to every planning application. The checklist should therefore be applied accordingly, taking into consideration the proposal, its scale and location.

Harmonise and enhance existing settlement in terms of physical form, pattern or movement and land use

1. What are the particular characteristics of this area which have been taken into account in the design?
2. Does the proposal affect or change the setting of a listed building or listed landscape?

Relate well to local topography and landscape features, including prominent ridge lines and long distance views

3. Does the proposal maintain or enhance the existing gaps between villages?
4. Does the proposal maintain or enhance the identified views?
5. Does the proposal harmonise with the adjacent properties? This means that it follows the height, massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
6. Has careful attention been paid to height, form, massing and scale?
7. If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?
8. Does the proposal maintain or enhance the existing landscape features?
9. How does the proposal affect the trees on or adjacent to the site?
10. How does the proposal affect the character of a rural location?
11. How are long distance views incorporated in the design?

Reinforce or enhance the established village character of streets, squares and other spaces

12. Does the proposal maintain the character of dwelling clusters stemming from the main road?
13. What is the character of the adjacent streets and does this have implications for the new proposals?
14. Does the new proposal respect or enhance the existing area or adversely change its character?
15. Does the proposal positively contribute to the quality of the public realm/streetscape and existing pedestrian access?
16. How does the proposal impact on existing views which are important to the area?
17. Can any new views be created?

Reflect, respect and reinforce local architecture and historic distinctiveness

18. Has the local architectural character and precedent been demonstrated in the proposals?
19. If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

Retain and incorporate important existing features into the development

20. What are the important features surrounding the site?
21. What effect would the proposal have on the streetscape?
22. How can the important existing features including trees be incorporated into the site?
23. How does the development relate to any important links both physical and visual that currently exists on the site?

Respect surrounding buildings in terms of scale, height, form and massing

24. Is the scale and height of the proposal appropriate to the area?
25. Should the adjacent scale be reflected?
26. If a higher than average building(s) is proposed, what would be the reason for making the development higher?
27. Would a higher development improve the scale of the overall area?
28. If the proposal is an extension, is it subsidiary to the existing house?
29. Does the proposed development compromise the amenity of adjoining properties?
30. Does the proposal overlook any adjacent properties or gardens?

Adopt appropriate materials and details

31. What is the distinctive material in the area, if any?
32. Does the proposed material harmonise with the local material?
33. Does the proposal use high quality materials?
34. Have the details of the windows, doors, eaves and roof been addressed in the context of the overall design?

Integrate with existing paths, streets, circulation networks and patterns of activity

35. What are the essential characteristics of the existing street pattern?
36. How will the new design or extension integrate with the existing arrangement?
37. Are the new points of access appropriate in terms of patterns of movement?
38. Do the points of access conform to the statutory technical requirements?
39. Do the new points of access have regard for all users of the development (including those with disabilities)?

Provide adequate open space for the development in terms of both quantity and quality

40. Is there adequate amenity space for the development?
41. Does the new development respect and enhance existing amenity space?
42. Have opportunities for enhancing existing amenity spaces been explored?
43. Are there existing trees to consider?
44. Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?

Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features

45. What effect will services have on the scheme as a whole?
46. Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
47. Has the lighting scheme been designed to avoid light pollution?

Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other, to provide a safe and attractive environment

48. Has the proposal been considered in its widest context?
49. Was hard landscaping considered?
50. Was soft landscaping considered?
51. What are the landscape qualities of the area?
52. Have all aspects of security been fully considered and integrated into the design of the building and open spaces?
53. Has the impact on the landscape quality of the area been taken into account?
54. Has the appropriateness of the boundary treatments been considered in the context of the site?
55. In rural locations has the impact of the development on the tranquillity of the area been fully considered?

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

56. Has adequate provision been made for bin storage?
57. Has adequate provision been made for waste separation and relevant recycling facilities?
58. Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
59. Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
60. Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
61. Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?

Use of energy efficient technologies

62. Has the energy saving/efficient technologies were encouraged?
63. Has the proposed energy saving technologies (e.g. solar panels, green roofs, water harvesting, waste collection, etc.) were considered to be integrally designed to complement the building and not as bolt-ons after construction?
64. Are the materials and treatment of equal quality, durability and appearance as for the main building for standalone elements (e.g. external bin areas, cycle storage, etc.)?

GLOSSARY

Affordable Housing: Affordable Housing is defined by the Government in the NPPF as:

Housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) Other affordable routes to home ownership are housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement."

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity: Describes the range and variety of living organisms within an ecosystem. It can include all living organisms, plants, animals, fungi, and bacteria and is often used to indicate the richness or number of species in an area. Such an area can be defined at diverse levels across the globe or be limited to a local area such as a parish.

Biodiversity Action Plan: A strategy prepared for a local area aimed at conserving biological diversity.

Community Facilities: For the purposes of this Plan, these are defined as meeting places, places of worship, recreation and play areas.

Community Led Development: (NPPF definition) A development instigated and taken forward by a not-for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The organisation is created, managed and democratically controlled by its members. It may take any one of various legal forms including a community land trust, housing co-operative and community benefit society. Membership of the organisation is open to all beneficiaries and prospective beneficiaries of that organisation. The organisation should own, manage or steward the homes in a manner consistent with its purpose, for example through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the specified community should be clearly defined and consideration given to how these benefits can be protected over time, including in the event of the organisation being wound up.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Development Plan: This includes adopted Local Plans and neighbourhood plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Habitat: The natural home of an animal or plant often designated as an area of nature conservation interest.

Heritage asset: A term that includes designated heritage assets (e.g., listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority. (Including Local Listing and assets identified in the Special Character Areas).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Infrastructure: The basic physical and organisational structures and facilities (e.g., buildings, roads, and power supplies) necessary for development to take place.

International, national, and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area which in this case is West Suffolk Council.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

Neighbourhood plan: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Priority Habitats: are those which have been deemed to be of principal importance for the purpose of conserving biodiversity, being listed in the UK Biodiversity Action Plan, and with maintenance and restoration of these habitats being promoted through agri-environment schemes.

Public Rights of Way: A public right of way is a right by which the public can pass along linear routes over land at all times. Although the land may be owned by a private individual, the public have a legal right across that land along a specific route. Public rights of way are all highways in law, but the term 'public rights of way' is generally used to cover more minor highways.:

Footpath: A footpath is a highway over which the public has a right of way on foot only.

Bridleway: A bridleway is a highway over which the public has a right of way on foot, horseback and on a pedal cycle (including mountain-bikes). There may also be a right to drive animals along a bridleway.

Restricted byway: A restricted byway is a highway over which the public is entitled to travel on foot, horseback and with non-mechanically propelled vehicles (such as pedal cycles and horse-drawn vehicles). There may also be a right to drive animals along a restricted byway.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites for affordable housing: Sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints. Homes can be brought forward on these sites only if there is a proven unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need and prioritised for those with a strong local connection to the parish.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting and sense of place.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Use Classes: The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

Wildlife corridor: A wildlife corridor is a link of wildlife habitat, generally native vegetation, which joins two or more larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations of plants and animals from its setting and sense of place.

Barningham Neighbourhood Plan

2024 - 2040



**Pre-Submission Draft Plan
July 2024**

Barningham Parish Council