Minutes of the meeting of the Parish Council held on Monday September 21st 2026.
Councillors present : Cllr Pearson, Cllr Welbourne, Cllr Bragg, Cllr Holmes and Cllr Steer

6985	**1.**	**Chair's welcome and opening statement**: The meeting was opened at 7.00pm
6986	**2.**	**Apologies –** **To receive and accept apologies and reason for absence:** Apologies were received and accepted from Cllr Wakeling, Cllr Cousins, Cllr Ford and Cllr Westley
6987	**3.**	• **Declarations of disclosable pecuniary and local non-pecuniary interests:** None received. None received • **To note the determination of requests for dispensations for the agenda under discussion:** None received • **To receive declarations of gifts of hospitality exceeding £50:** None received.
6988	**4.**	PUBLIC FORUM – • **To receive comment from members of the public present:** 12 members present
6989	**5.**	**Planning applications to be considered:** **a)** DC/25/1403/FUL **Planning Application - 172 dwellings, including 69 affordable homes, 16 custom build dwellings, land (0.22ha) reserved for Early Years education provision, access, public open space, landscaping, footpaths and cycle routes, sustainable drainage features and associated infrastructure** **Location: Land south of Bury Road Barrow Suffolk** The council objected to this proposal with the following comments: **The Parish Council would like to object in the strongest term regarding the breach of process for the planning application DC/25/403/FUL. An email was received on 23/09/2026 from West Suffolk regarding a consultation held on 22/09/2026 with members of the Delegation Panel to decide which planning applications do not raise any significant material planning issues to justify referral for wider discussion at the Development Control Committee. This meeting took place before the deadline for responses to the planning application, meaning that fair and due consideration could not be afforded to all the consultees comments. Given the lack of sewage capacity the Parish Council cannot accept that this issue will be resolved with minor changes.** Bloor Homes actively engaged with Barrow cum Denham when they first considered the design of the proposed development, taking into account the views of the villagers. The current proposal differs significantly from that original consultation. The Parish Council having considered this application at an extraordinary Parish Meeting held on September 21st 2026, would like to confirm that it objects to this application in its entirety with particular concerns raised on the three points below: **Sewage Capacity.** As acknowledged by Anglian Water (AW) when they first wrote to object to the proposed development, the current water network cannot cope with the additional flows that would

		be generated. At present, Barrow Water Recycling Centre only has the capacity to handle a maximum of 8 more dwellings. Whilst the applicant suggested that they would accept a planning condition that no dwelling shall be connected to the public foul sewerage network until either – (a) a period of 18mths has elapsed from the date of the planning permission or (b) AW confirms in writing that sufficient foul water treatment capacity is available to serve the development, the Parish Council does not agree this is a feasible solution. There is currently no active plan or allocated funding in place for Anglian Water to undertake the required upgrade and with no indication of how long it would take to implement this type of infrastructure – is18months lead time on such an upgrade a realistic timeframe? Where is the evidence to back up these timescales? Also note that the treatment plant serves the whole of Barrow and any impingement on the network would affect the entire village due, not in part, to the location of the development in relation to the rest of the village and Barrow Water Recycling Centre. **Overdevelopment of the site.** The Parish Council recognise that Barrow has been identified as a Key Service Centre. As part of the West Suffolk Local Plan 2024-2041 and the adopted Barrow cum Denham Neighbourhood Plan it was agreed that the housing needs for Barrow cum Denham would be 165. The land identified to fulfil these requirements were 10 hectares off Bury Road and 0.7 hectares off Denham Lane, with the housing split being 150 and 15 for the respective sites. Whilst the wording in AP24 of the Local Plan refers to the allocation as 'around 150 dwellings' the council rejects that an uplift of 15% on these figures is acceptable. The revised site layout remains urban in its design which neither compliments nor enhances the village. It fails to reflect the settlement pattern of the area (Policy BCD4 of Barrow Cum Denham Neighbourhood Plan). Also noted is the failure to accommodate comments made by the Highways Authority regarding the layout and the requirement of loop roads by refuse collection vehicles. The increased density of the housing further increases the potential harmful effect on nature conservation. SANG provisions on site are ambiguous at best, as highlighted by the report submitted by Place Services. There is heavy reliance on the drainage basins to be included as part of the green space and the connection of walking routes to the wider area are not via authorised footpaths. **Access Point.** Access to the development remains wholly inappropriate. All the concerns that had previously raised by Highways, Strategic Planning and Conservation Officers have not been addressed. The applicant has stated that any alternative, previously proposed access points are not deliverable and therefore is forcing the adoption of this access point regardless of the significant negative issues raised. The council are disappointed that the applicant's vision of retaining existing boundary hedging and the addition of a cycle path should be deemed an acceptable solution. It remains that rural character, protected green infrastructure, important heritage assets and properties that are integral to the village and

		its history will be permanently compromised. The planting of additional hedgerow and trees merely nods at the damage this development will cause and will take multiple decades to lessen the impact it will have caused. In conclusion, given there are other active planning applications for large scale development in Barrow which could instead meet the housing needs of the village, and the lack deliverability on issues within this proposal, Barrow cum Denham Parish Council request the application be refused.
6990	**6.**	**To receive any items of correspondence not previously circulated:** None received.
6991	**7.**	**Items for discussion at the next meeting:**
6992	**8.**	**a) Next meetings –** Monday 12th October 2026, Committee Room of Barrow Village Hall.
6993	**9.**	There being no further business to discuss, the meeting closed at 7.45 pm

So signed by the Chair at the meeting on 12th October 2026