

- v. **Where older buildings are converted from other uses, they should retain, and where possible, restore any existing historic building features.**

Support – although it would be helpful within the policy to add that this would be subject to the economic viability of the works proposed and the status of the building.

- vi. **New development proposals should seek to retain all existing healthy trees and hedgerows, wherever possible, or provide compensatory planting where the removal of any trees and/or hedgerows is unavoidable.**

Support – although it would be helpful within the policy to acknowledge that any compensatory planting would be subject to the availability of appropriate space within the scheme.

Proposals for the conversion of redundant or disused rural buildings, for residential use outside of the defined Settlement Boundaries of Barrow and Burthorpe, may also be supported in principle, where they meet all of the following criteria:

- a. **The building is structurally sound and capable of residential conversion without the need for significant reconstruction, major extension or any other major alteration to facilitate the new use;**

Support – although it would be helpful within the policy to state what the Neighbourhood Plan considers to be a 'major extension'.

- b. **The conversion scheme is based on high-quality design principles and the use of appropriate, sustainable building materials, which largely retains the existing character and any historic interest of the building;**

Support – although it would be helpful within the policy to add that this would be subject to the economic viability of the works proposed and the status of the building.

- c. **The proposal would enhance the setting of the building, through the sensitive creation of a new residential curtilage which would not harm the character of the site or the building, or any other neighbouring rural buildings in the immediate surrounding area.**

Support – although it would be helpful within the policy to outline what is anticipated to be a harm to neighbouring rural buildings in the immediate surrounding area.

All other development, outside of the defined Settlement Boundaries of Barrow and Burthorpe, will not be supported, unless it is in accordance with the exceptions criteria set out in Policy BCD4 of this Plan.

POLICY BCD4 – Special Needs and Local Affordable Housing

New housing within the Neighbourhood Plan area, during the Plan period, will primarily be delivered in accordance with Policies BCD2 and BCD3. Where justified, identified special housing needs, that cannot be provided within the existing built up areas, including small scale, local, affordable housing needs, will also be supported, where they accord with this Policy.

New development proposals to meet special housing needs, including accommodation for the elderly and/or vulnerable groups, outside of the Settlement Boundaries of Barrow and Burthorpe, will be considered on their individual merits, subject to meeting the following relevant criteria. Proposals for small scale, local, rural affordable housing proposals, will also be supported where they meet all the following relevant criteria:

- i. New development proposals to accommodate the needs of elderly and/or vulnerable people should demonstrate evidence of local need, from within the Neighbourhood Plan area, or adjoining Parishes, that cannot be reasonably met on a suitable, alternative, non-rural, site.**

Support – although it would be helpful within the policy to outline what is anticipated to be a suitable, alternative, non-rural, site.

It would also be helpful within the policy to acknowledge the needs of those with a connection to the parish but who currently live beyond the neighbouring parishes.

- ii. New development proposals for small scale local rural affordable housing, should demonstrate evidence of local need, from within the Neighbourhood Plan Area, or adjoining Parishes, that cannot be reasonably met within the Settlement Boundaries, as shown on the Proposals Map.**

Support – although it would also be helpful within the policy to acknowledge the needs of those with a connection to the parish but who currently live beyond the neighbouring parishes.

- iii. New development proposals for small scale local affordable housing should be appropriate in terms of scale and character to their rural location. Such developments will normally be expected to make 100% of the new homes available for either affordable purchase or rent, including the delivery of First Homes, in accordance with the Annex 2 definitions set out in the NPPF.**

Support.

- iv. Where specifically justified and to ensure viable delivery, a small percentage of market housing may be permissible, to help facilitate appropriate affordable schemes, in accordance with the relevant guidance contained within the NPPF.**

Support – although it would be helpful within the policy to state what is meant by 'a small percentage'.

- v. All new development proposals should be of an appropriate scale and design, consistent with the rural character of their location and should demonstrate high standards of amenity space, sustainable design and construction.**

Support – although it would be helpful within the policy to outline what is anticipated to be high standards of amenity space, sustainable design and construction.

- vi. **All new development proposals permitted under this policy, should demonstrate that they are well related to local services and can be accessed by sustainable transport modes.**

Support – although it would be helpful within the policy to outline what is anticipated to be well related to local services and can be accessed by sustainable transport modes.

- vii. **New development proposals must not erode the existing settlement gaps between Barrow, Burthorpe and Denham or have any significant visual impact upon the surrounding countryside.**

Particularly support.

POLICY BCD5 – Development and High Quality Design

Proposals for new housing should demonstrate high standards of design and be of an appropriate gross internal floor area to satisfy prevailing Nationally Described Space Standards.

The layout of new housing should not be road or parking dominated and should reflect the settlement pattern of the area, with high levels of pedestrian permeability. Proposals for affordable housing within developments must be fully integrated into the overall layout.

New homes should not normally exceed two storeys, unless it can be demonstrated that there will be no impact upon the amenities of adjacent occupiers. Single storey homes to meet special, or later living needs, will be particularly supported. In addition, all proposals for new homes should:

- i. **Provide a good mix of new housing, which prioritises 2 and 3 bedroom homes.**

Support – although it would be helpful within the policy to acknowledge that prioritising 2 and 3 bedroom homes will need to be the subject of regular review to ensure continued relevance i.e. should demand or need change over the course of the Neighbourhood Plan period.

- ii. **Have full regard to the rural character of the development site location and seek to preserve or enhance that character.**

Support – although it would be helpful within the policy to acknowledge the change, that the delivery of growth to the village includes, is an inevitable consequence and will have an impact on the character of parts of the village.

- iii. **Provide separation distances and proportionate private garden sizes which provide for an appropriate level of outdoor amenity for occupiers.**

Support – although it would be helpful within the policy to outline what is anticipated to be acceptable separation distances/proportionate private garden sizes.

- iv. **Deliver a percentage of the scheme as accessible and adaptable new homes in accordance with the definitions set out in prevailing Building Regulations.**

Particularly support.

POLICY BCD6 – Sustainable Design and Construction

Proposals for new development should demonstrate high standards of sustainability and incorporate current best practice in energy conservation. All new buildings will be expected to incorporate sustainable design, construction and energy efficiency measures, including where feasible, the use of energy efficiency technologies.

All buildings will be expected to meet the following relevant criteria:

- i. **Energy efficiency technologies should be designed to be integral to the design of the building, to minimise any impact on the external appearance of the building, or the rural character of the area.**

Support – although it would be helpful within the policy to acknowledge the requirements of building regulations, both now and the revisions currently planned.

- ii. **All new buildings should make suitable provision for sustainable waste management (including waste separation and minimisation) and include grey and surface water harvesting, where technically feasible.**

Support – although it would be helpful within the policy to acknowledge the requirements of building regulations, both now and the revisions currently planned.

- iii. **All new buildings must make adequate provision for the covered storage of cycles and e-bikes in accordance with adopted cycle parking standards.**

Support – although it would be helpful within the policy to acknowledge that this would not be feasible for all new homes.

- iv. **All new buildings should provide appropriate levels of electric vehicle charging infrastructure in accordance with adopted car parking standards.**

Particularly support.

- v. **Proposals for new housing should make adequate provision for home working, proportional to the scale of the new home and provide infrastructure to accommodate future upgrades in broadband.**

Support – although it would be helpful within the policy to acknowledge that not all new homes require home working provision because main sources of employment cannot be undertaken from home.

POLICY BCD7 – Local Employment Strategy

- i. **In the period 2019 – 2041 this Plan will encourage and support the viability and retention of existing small businesses in the Neighbourhood Plan area. This Plan will also support further small to medium scale new business creation in appropriate and sustainable locations.**

Particularly support.

- ii. **All existing employment generating uses and land designated for future employment use, will be safeguarded in principle with a presumption against the loss of employment land and premises, in accordance with Policy DM30 of the Joint Development Management Policies Local Plan document (2015) .**

Particularly support.

- iii. **Suitable development proposals brought forward on previously allocated employment sites, designated by Rural Vision 2031 policies RV4 and RV10, will continue to be supported and encouraged, where the employment uses proposed are appropriate to a rural area and compatible with nearby residential amenity.**

Particularly support.

- iv. **New employment provision referenced under criterion v of Policy BCD2 of this Plan (Land at Barrow Hill) will be encouraged to provide office space to support new business startups and provide opportunities for remote working, as part of the overall allocation.**

Support – although it would be helpful within the policy to acknowledge the variations in the requirement of office space by new business startups.

- v. **Other forms of light employment, falling under the broader Class E definition of the 2021 Use Classes Order, will also be favourably considered on the BCD2 allocation site at Barrow Hill, to encourage investment, by allowing a broad spectrum of employment generating uses to come forward, compatible with a rural, residential area.**

Support – although it would be helpful within the policy to acknowledge that different employment types will need to appropriately complement one another to provide robust foundations for sustained employment provision in the village.

- vi. **Where land is allocated for employment use, but does not come forward during the plan period as envisaged, other potential uses may be supported, subject to suitable evidence of the site having been appropriately marketed for its intended use. Under such circumstances, there will be a presumption against development for open market residential use, unless all other suitable development options have been fully considered, on a cascade basis, justified by appropriate evidence.**

Object – a higher bar should be applied to provide a robust context for sustained employment provision in the village.

- vii. **The Council will continue to generally support remote working, whether within existing buildings, or via the provision of appropriately scaled and designed extensions to existing residential properties, to provide a home office. The Council will also continue to support the delivery of new and upgraded infrastructure to help further support remote working.**

Support – although it would be helpful within the policy to acknowledge that home working accommodation is often provided by separate buildings within gardens.

POLICY BCD8 – Support for New and Existing Community Facilities

Proposals for new or expanded community services and facilities will be supported in principle, subject to meeting all applicable development management criteria. All other development proposals should demonstrate how they support the maintenance of existing community facilities. Where new facilities are proposed, they should complement and enhance existing provision and be located so as to maximise co-location and accessibility by non-car modes.

The provision of the following additional community facilities will be particularly supported:

- **Improved IT provision**
- **Improved post office facilities, local and farm shops**
- **Additional social / meeting places**
- **Expansion of the existing primary school and preschool facilities, where expanded facilities are available to the wider community**
- **The provision of enhanced school drop-off/pickup facilities**
- **New and improved sporting and leisure facilities**
- **Healthcare provision**

Support for all of the above – although it would be helpful within the policy to acknowledge that enhanced school drop-off/pickup facilities have the potential to increase vehicular traffic to the school. The emphasis should therefore be on safer provisions rather than increased facilities and support for active travel, such as walking and cycling, should be encouraged.

The existing key services and facilities identified for retention are located in Barrow, towards the centre of the Neighbourhood Plan Area, and comprise:

- **Barrow VC Primary School – at the northern part of the main settlement**
- **Village Nursery (private) – near the centre of the main settlement**
- **Post Office – at the northern part of the main settlement**
- **Village Hall & Meeting Room – near the centre of the main settlement**
- **2 pubs – The Three Horseshoes in The Street and The Weeping Willow on Bury Road**
- **2 Convenience Shops - near the centre of the main settlement**

- 1 Sporting Goods/Country Shop - at the northern part of the main settlement
- 1 Takeaway Restaurant (fish & chips) - near the centre of the main settlement
- 1 Health Centre - near the centre of the main settlement
- 1 Play Area - near the centre of the main settlement
- 2 Hairdressers
- 2 Churches – All Saints (grade I listed) at the northern part of the main settlement and a Chapel near the centre of the main settlement.
- Allotments at Mill Lane

Support for all of the above – although it would be helpful within the policy to emphasize that these services and facilities are distributed around the village rather than all in the village centre as Figure 3: Services and Facility Locations Plan, on page 26 of the Neighbourhood Plan, shows.

There will be a presumption in favour of retaining all of the above existing community facilities and resisting any proposed changes of use, resulting in the permanent loss of these facilities, unless it can be clearly demonstrated that the facilities are no longer required or that they are no longer economically viable.

Any proposals that would result in the net loss of any of the above listed community facilities, will not be supported unless accompanied by appropriate evidence which meets the specific tests and requirements of Policy DM41 (Community Facilities and Services) of the Joint Development Management Policies Document (2015).

POLICY BCD10 – Ecology and the Natural Environment

New development proposals should demonstrate that there will be no unacceptable net impacts upon the biodiversity and ecology of the natural environment. Development proposals which could potentially result in significant harm to biodiversity, must have regard to the 'mitigation hierarchy' of a) avoidance, b) mitigation and c) compensation, in order to be supported.

New development proposals must also meet all of the following criteria:

- i. **Development proposals will be expected to protect local habitats and species, especially those covered by relevant legislation and to achieve enhanced levels of biodiversity net gain, above statutory minimum requirements, where possible, by creating new habitats for wildlife.**

Support – although it would be helpful within the policy to acknowledge that appropriate mitigation can include, as appropriate, the relocation and creation of new habitats. It would also be helpful to outline what is anticipated to be enhanced levels of biodiversity net gain.

- ii. **Development resulting in any significant net harm to ecology will not be supported, without suitable mitigation. Where such harm cannot be reasonably avoided it must be suitably demonstrated that adequate mitigation or compensation for the impact on biodiversity can be put in place and maintained as part of the development.**

As above, support the acknowledgement that a scheme can provide appropriate mitigation, including the relocation and creation of new habitats.

- iii. **All new housing development of five units or more will be required to contribute towards the improvement of local wildlife habitats.**

Support – although it would be helpful within the policy to outline what is anticipated to be the improvement of local wildlife habitats.

- iv. **Development proposals which result in unacceptable levels of soil, air, water or noise pollution, will be not be supported.**

Object – this is adequately covered by existing legislation.

- v. **Any other supporting information, as may be required by prevailing Local Plans, should be provided to enable full consideration of the proposals.**

It would be helpful within the policy to outline what is anticipated to be any other supporting information.

POLICY BCD11 – Protection of Local Heritage Assets

Proposals to alter, extend or change the use of a listed building within Barrow and Denham will be considered objectively by the Parish Council, having regard to the present and future economic viability or function of the listed building, provided that the proposals contribute to the preservation of the building and all of the following criteria are met:

- i. **A clear understanding of the significance of the building and its setting, has been provided, with an assessment of the potential impact of the development proposal on that significance;**

Support.

- ii. **The proposals are not detrimental to the identified character of the building or any architectural, archaeological, artistic or historic features associated with it, that contribute towards its special interest;**

Support.

- iii. **The proposals are of an appropriate scale, form, height, massing, and design which respects the existing building and its setting and appropriate materials and methods of construction, which respect the character of the building, are proposed;**

Support.

- iv. **Any other supporting information, as may be required by prevailing Local Plans, is provided to enable full consideration of the proposals, having special regard to the desirability of preserving heritage assets and their settings.**

It would be helpful within the policy to outline what is anticipated to be any other supporting information.

Proposals for new development which indirectly affect, but are proximate to, listed buildings or other heritage assets in Barrow and Denham, should provide a clear justification for the works, to ensure such development does not cause harm to their setting and should provide evidence that any impact of the proposed development is clearly outweighed by the public benefits.

POLICY BCD12 – Active Transport and Accessibility

During the Plan period to 2041, the impact of all future new development on the existing local highway network, facilitated by the policies of this Plan, will be suitably mitigated by encouraging walking, cycling and other non-car modes, including public transport. Proportionate investment in new footpath connections, including measures to enhance pedestrian safety and local cycle routes will be expected from all major applications submitted within the Neighbourhood Plan Area, consistent with the scale and nature of the development proposed.

In addition, the following criteria should be met:

- i. **All new development proposals should promote sustainable transport choices with a clear order of priority, sequentially to; a) reduce the need to travel, b) encourage walking and cycling, c) encourage public transport and shared transport, and b) facilitate sustainable levels of private transport.**

Support – although it would be helpful within the policy to acknowledge that public transport needs to be commercially viable to be sustained.

- ii. **All new development proposals should seek to minimise on plot car parking provision in relation to adopted Local Plan standards and make allowance for possible reductions in car parking standards over time.**

Object – it is not the provision of parking facilities which encourages car-based modes of transport. If appropriate alternatives are provided the car can stay at home.

- iii. **All new residential development proposals shall make provision for cycle parking and electric charging facilities to encourage the use of low carbon emission vehicles. An appropriate level of secure cycle storage and cycle parking should also be provided for use by all new homes.**

Particularly support.

- iv. **New development should demonstrate that it is sufficiently flexible to respond to likely anticipated changes in transport technology and is future proofed, or can be adapted to support, enhanced smart mobility services.**

Support.

POLICY BCD2 – Strategic Site Allocation:

Land at Barrow Hill Land to the south and east of Barrow Hill and land south of Barrow Forge, collectively known as Land at Barrow Hill, as identified on the Policies Map, is allocated in the Plan period for high quality mixed-use development, within a landscaped setting, to create a new Southern Gateway to Barrow. Development of the 13.5 hectare combined site will be undertaken in accordance with the concept diagram set out at Figure 4 of this Plan.

It should be noted that the three Landowners involved in the allocation are aligned in their commitment to its delivery through working constructively with the Parish Council and stakeholders to ensure the parcels of land can come forward in a way that significantly benefits the local community.

The Site allocation will deliver all of the following development criteria:

- i. **Around 170 new homes (including 30% affordable new homes).**

Regarding the delivery of the allocation the following is anticipated:

30% provision of affordable new homes will be spread between east and west.

Approximately 5% of 170 new homes will incorporate provision for home working.

- ii. **The delivery of a percentage of the new market homes as custom or self-build homes, in accordance with local plan policies.**

Regarding the delivery of the allocation the following is anticipated:

Approximately 5% of 170 new homes will be custom or self-build homes.

Custom or self-build new homes will be located within the new housing east and west of Barrow Hill.

Custom or self-build new homes will meet the needs identified on West Suffolk Council's register.

Custom or self-build new homes will meet the needs identified from residents of the parish.

iii. A broad mix of new homes and tenures, providing high quality housing accommodation for families, smaller households and single occupants.

Regarding the delivery of the allocation the following is anticipated:

Around 119 new homes would be private/market.

Around 51 new homes (30%) would be affordable.

Around 15 of the 51 affordable new homes would be shared ownership (intermediate housing).

Around 36 of the 51 affordable new homes would be affordable rent.

Likely mix of new homes to be:	0 - 5%	1 bed
	25 - 35%	2 bed
	25 - 35%	3 bed
	25 - 35%	4/5 bed

The above broad mix will include family, custom/self-build and later living homes.

New homes will be constructed to future homes standards.

New homes will be designed to be energy/water efficient and to incorporate renewable energy provision.

Waste is to be separated at source within the new homes for enhanced recycling potential.

EV charging and broadband will be provided to all new homes.

All new homes will be built to 'accessible and adaptable' standards, with a proportion built to 'wheelchair user' standards, to be adaptable to changing needs.

iv. The provision of a suitably located new Care Home or other identified forms of assisted living accommodation and/or general provision for later living needs, including new bungalows.

Regarding the delivery of the allocation the following is anticipated:

Around a 60 – 80 bed care home (including food, laundry, health and communal provision) will be provided.

It should be noted:

That interest has been received from care home providers – upon allocation in an adopted ('made') neighbourhood plan it is envisaged that this interest will materialise in an appropriate planning application(s) to be discussed with the parish council (and local community) before submission.

The allocation in an adopted neighbourhood plan provides certainty to a provider that provision for a care home/assisted living has already been agreed in principle.

As appropriate - assisted living accommodation can be provided as intermediate accommodation before care home accommodation is required.

The above can be provided on either the employment allocation sites (noting that they can often generate far more jobs than conventional employment uses) or within the area of the 170 new homes.

Around 10% of the 170 new homes will be bungalows.

It should be noted that the description of assisted living can be as follows:

The level of care provided in assisted living facilities sits in between sheltered housing – which provides older people with support in their day-to-day tasks but not round-the-clock care – and residential care – which is suitable for individuals who need 24-hour care and support in order to live life to the full.

Like a care home, assisted living communities offer 24-hour support with personal care needs, such as washing, dressing and taking medication, but residents live in self-contained flats rather than in suites.

It is often the case that assisted living is provided in tandem with a care home so as to share services and to provide a stepping stone between later living housing provision.

- v. **New employment facilities, comprising modern bespoke business space for new employment start-ups and other forms of agile remote working. Land which has been allocated for employment use as part of this strategic allocation shall not be used for any other purposes, until such time as all other appropriate alternative land uses have been fully evaluated, via an appropriate level of marketing, based on a cascade approach, whereby residential use is the least acceptable alternative option.**

Regarding the delivery of the allocation the following is anticipated:

Employment land is to be serviced to aid delivery. This means access and utilities provided into the employment site/allocation. Servicing employment sites alleviates a potential financial burden on businesses and would make the employment allocation more attractive to businesses wanting a new home in the village (because the costs would be notably reduced by the employment allocation already being serviced).

Office and workshop accommodation is to be provided to ensure a broad spectrum and choice of employment opportunities e.g. for start-ups or remote working. This approach helps to deliver modern/contemporary business space, in line with current market requirements, which complements other employment uses.

EV charging and broadband is to be provided to all employment uses.

It is anticipated that speculative building is to be undertaken to kick-start delivery of the wider employment site. This would be undertaken in tandem with servicing the employment allocation.

vi. Improvements to the footpath linkages within Barrow and contributions towards improved sustainable transport opportunities, including new cycleways and improved bus services.

It is intended that financial contributions are to be made, in line with Suffolk County Council (as the Local Highway Authority) and Active Travel England requirements, regarding the above sustainable travel infrastructure.

It should be noted that Suffolk County Council (as the Local Highway Authority and body responsible for public right of ways) and West Suffolk Council are likely to identify links from the new homes/employment into the village that will need to be improved (to enhance connectivity) and delivered as part of any planning permission.

Improved public transport provision (increased bus services) will be the subject of discussion with the local bus operator. These discussions are likely to result in the improvement to existing services (e.g. greater frequency or extended service times) or the provision of a new service. If it is the latter then there would be an expectation to provide a new bus and fund a driver(s) for a defined period. Either way, the intention would be to attract enough passengers to make the service commercially viable in its own right and as such ensure its longevity.

It should be noted that the cost of enhanced sustainable travel infrastructure would be taken into account in delivering the 170 new homes/employment opportunities.

vii. All surface water from the Site to be drained via Sustainable Urban Drainage (SuDS) facilities located within the allocated area.

SuDS are to be provided as part of extensive green infrastructure provision.

Regarding foul drainage:

The cost of delivering the mixed use allocation in the main is covered by Anglian Water's standard charge (e.g. a financial contribution paid in relation to each new home).

Anglian water will provide a 'point of connection' (this is where the scheme should connect into the existing foul system) and the cost of the works to get to this point is for the development to fund.

If the existing system needs to be upgraded to accommodate the mixed use allocation, then the cost of these works will be funded by the development. It is understood, however, that the existing system can accommodate the mixed use allocation without any upgrading.

It should be noted that it can be the case where new development (although not responsible) can improve existing situations because the work it requires can be aligned (at little extra cost) with potential improvements to the existing system.

- viii. The delivery of enhanced new landscaping and green infrastructure, including formal and informal public open space provision, in accordance with adopted Local Plan requirements and the creation of deliverable biodiversity and habitat enhancements.**

Allotments / community orchard / informal open space / creative play equipment are to be provided in line with West Suffolk Council's standards and Parish requirements. The cost of these would be taken into account in delivering the 170 new homes.

Substantial landscaping, including the provision of woodland belts to sustain the identity of the village, will be provided as part of the delivery of the new homes.

Biodiversity and wildlife enhancements will be provided to ensure a net gain and the increased ecology of the parish.

It should be noted that as of January 2024 a minimum requirement of 10% biodiversity net gain will be required – the current scheme has the ability to achieve a significantly greater percentage.

- ix. Contributions to improved health facilities serving Barrow cum Denham.**

Financial contributions will be made in line with NHS requirements.

- x. Contributions to improvements to Barrow Village Primary School.**

Financial contributions will be made in line with Suffolk County Council's (as Education Authority) requirements.

All of the above outline the successful delivery of the allocation within the neighbourhood plan, as informed by input from the parish council and other stakeholders, as illustrated on the next page.

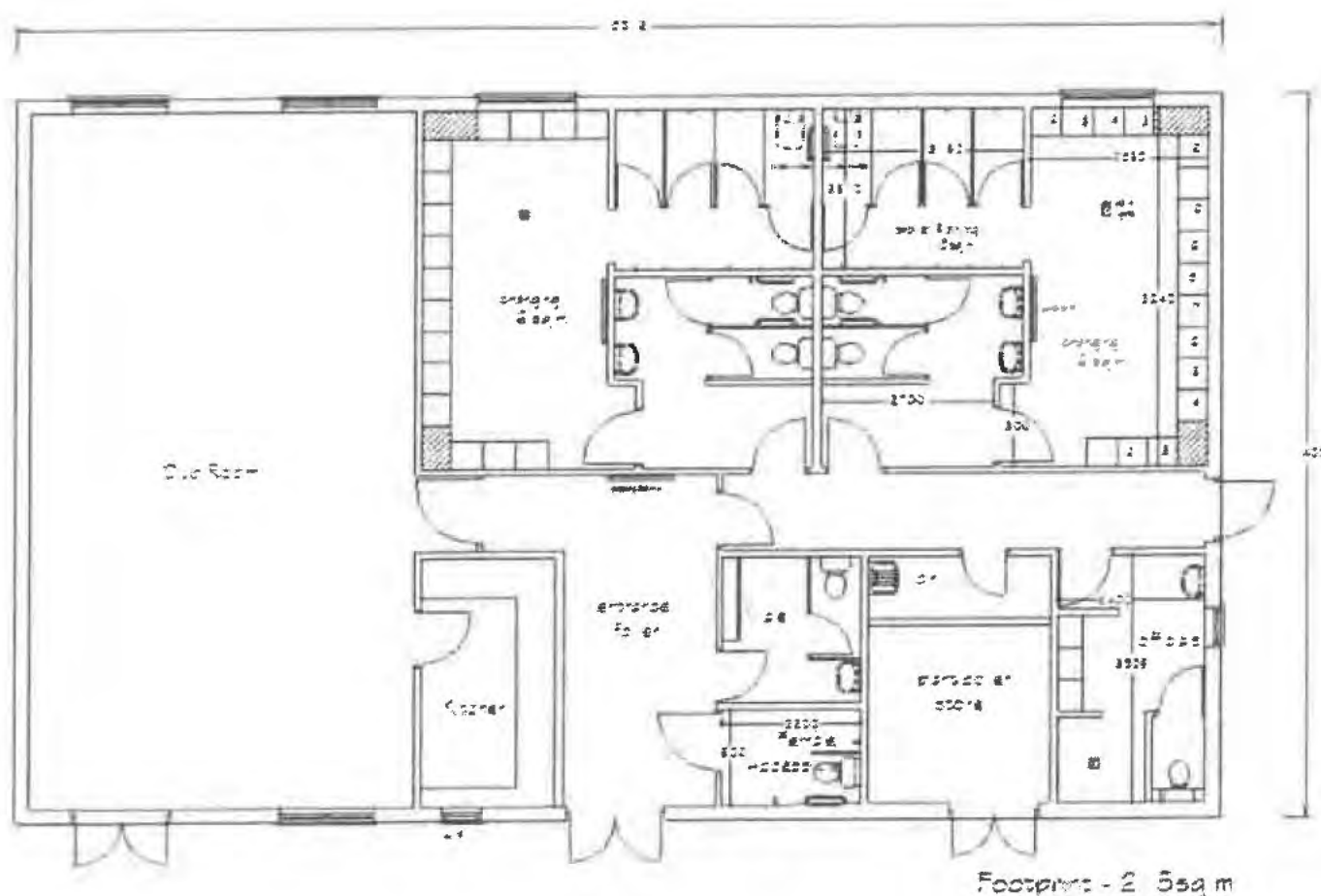


- | | | |
|---|--|--|
|  New Homes |  SuDS |  Pedestrian/Cycle Link |
|  Employment |  Community Orchard |  Equipped Play Area |
|  Allotments |  Walking/Cycling Routes |  Tree-Lined Village Gateways |
|  Informal Amenity Space |  Existing Footway | |

- Include appropriate links for walking and cycling.
- Be c.5 ha (c.12 acres) in area.
- Be funded by the scheme for 170 new homes and employment.

v. Proposals should be accompanied by evidence of intended management and arrangements for future long term stewardship.

It should be noted that new sport and recreation facilities, as part of the planning application submitted for the mixed use allocation, could be provided on a long lease basis at a 'peppercorn' rent (with the landowners responsible for management and maintenance of the facilities) or alternatively, a public body (e.g. the parish council) could be responsible for management and maintenance of the facilities with adequate financial provisions made for them to fund these matters.



If it is identified that a new pavilion is not required, as part of any recreation proposals for the parish then consideration can be given to a financial contribution, from the overall mixed use scheme, to be used elsewhere in the village.

Local Vision

Barrow-cum-Denham has a strong sense of its own local identity and community values, and through the production of this Neighbourhood Plan, seeks to set out a clear pathway into the future to strengthen and secure the long term integrity of the Neighbourhood Plan Area.

4.1 The local vision for the Barrow-cum-Denham Neighbourhood Plan Area recognises the role of Barrow as a growing, vibrant, Key Service Centre in the settlement hierarchy and the associated responsibility to maintain support for the vitality and viability of its existing local services, for the long term benefit of the local community.

Support.

4.2 Therefore the vision is to allow for further controlled, sustainable, growth in key selected areas, during the Plan period to 2041, the locations of which, will be strongly influenced by this Neighbourhood Plan, taking into account the needs and sensitivities of the local area. The vision is for all such development to be particularly well designed, so as to positively enhance and contribute to the diverse character of Barrow-cum-Denham.

Support.

4.3 The vision also seeks to strongly protect the existing settlement characters and identities of Barrow, Denham and Burthorpe, by carefully controlling all future growth, so as to prevent any neighbouring coalescence, or the erosion of sensitive green gaps between settlements. This will help to ensure that Barrow-cum-Denham continues to thrive into the future and remains a pleasant and integrated place to live and work, providing a high quality of life for all of its existing and future residents.

Particularly support.

4.4 Hand in hand with the chosen growth strategy, the vision additionally seeks to protect the undeveloped rural countryside around Barrow cum Denham and Burthorpe to ensure that it is suitably maintained in its present condition and so preserved for future generations.

Support – subject to appropriate schemes coming forward which benefit the community.

4.5 The overarching vision of this Plan translates into six sets of Key Objectives for Barrow-cum-Denham, which covers six inter-related topics. These Objective headings are:

- The Built and Natural Environment;
- Housing supply and Sustainable New Homes;
- New and Existing Community Facilities;
- Support for Local Business and Employment;
- Health and Well Being and;
- Active Transport and Accessibility.

Support – subject to comments made below regarding the Key Objectives.

Key Objectives

Built and Natural Environment

- To ensure that future new growth is fully integrated so that Barrow cum Denham retains its distinctive rural character and qualities.

Support – although it would be helpful to outline what is anticipated by fully integrated.

- To ensure that all new development is well designed and enhances and contributes to the diverse rural character of Barrow-cum-Denham.

Support – although it would be helpful to understand what is understood to be the diverse rural character of Barrow cum Denham.

- To protect the existing settlement identities of Barrow, Denham and Burthorpe by preventing any coalescence, or the erosion of any sensitive green gaps between the settlements.

Particularly support.

- To protect and where possible, enhance, all positive features of the existing built and historic environment, including individual building design features, as part of new development proposals.

Support – although it would be difficult to enhance all positive features.

- To protect and enhance important open green spaces and other cherished natural areas within the Neighbourhood Plan Area.

Support – although referencing cherished natural areas in the parish is likely to be subjective.

- To maintain existing distinctive views and visual connectivity with the surrounding countryside from within the built-up areas of Barrow, Denham and Burthorpe.

Support.

- To protect and wherever possible, seek to enhance natural biodiversity in all forms of new development.

Support subject to the use of appropriate mitigation being acknowledged.

Health and Wellbeing

- To retain a strong sense of community for both existing and future new residents.

Particularly support.

- To ensure that Barrow-cum-Denham remains a pleasant and integrated place to live and work, providing a high quality of life for all its residents.

Particularly support.

- To encourage a healthy and active community via sustainable access to outdoor sport and recreation for the benefit of all the community.

Particularly support.

- To support new development proposals which provide facilities to assist the development of long-term health and wellbeing in Barrow-cum-Denham.

Particularly support.

New and Existing Community Facilities

- To protect existing community facilities, including retail, education and recreation facilities and support further growth in these areas as appropriate.

Support.

- To encourage the complementary provision of new facilities, and/or other support, in association with new development proposals.

Support.

- To encourage the use of both new and existing community facilities by all sections of the community.

Support.

- To resist development proposals that would result in a net loss of existing community facilities in Barrow-cum-Denham, unless exceptionally justified.

Support – although a high bar is required to assist in the retention of facilities.

Support for Business and Employment

- To support the viability and retention of existing small businesses in Barrow cum Denham and to support further small scale business creation, in appropriate and sustainable locations in the area.

Particularly support.

- To encourage the delivery of new infrastructure that supports existing business growth and retention and helps to facilitate sustainable new business creation.

Particularly support.

- To support the appropriate upgrading of existing facilities, where this will help to maintain viability and would not give rise to any significant local impacts.

Support.

Active transport and Accessibility

- To help minimise the impact of future development on the existing local highway network, by encouraging walking, cycling and other non-car modes, including public transport to other areas.

Support – although it would be helpful to acknowledge that public transport needs to be commercially viable for it to be sustainable.

- To promote and encourage measures to improve the wider safety of the roads and footways throughout the Neighbourhood Plan including the enhancement of cycle routes in the Neighbourhood Plan area.

Particularly support.

- To promote improvements by encouraging investment in new footpath connections within Barrow cum Denham, including measures to enhance pedestrian safety and facilitate further safe crossing areas.

Particularly support.

Housing Supply and Sustainable New Homes

- To ensure an adequate supply of sustainable new market and affordable housing is delivered to meet the local needs of the Neighbourhood Plan Area to 2041.

Particularly support.

- To enable local people to stay in Barrow-cum-Denham as their household needs change, or to be able to return to the area later in life as their personal needs change.

Particularly support.

- To ensure a good mix of housing scales and types with integration between different tenures of housing within Barrow-cum-Denham, to help maintain a strong sense of community, for both existing and future residents.

Particularly support.

- To ensure that all new homes are well designed regarding their specific location and are well integrated with the existing scale, density and character of adjacent built development in the immediate area.

Support.

- To support the delivery of a new Care Home, or other forms of assisted living accommodation, to cater for later living needs, such as new bungalows.

Particularly support.

- To reduce the environmental impact of new homes and other buildings using appropriate energy and water saving technologies.

Support.

OF PARTICULAR NOTE:

Thank you for the opportunity to provide representations to each policy in the Draft Neighbourhood Plan.

The opportunity would be welcomed to run through and expand on these representations with the Neighbourhood Plan Steering group.

Thank you in anticipation.