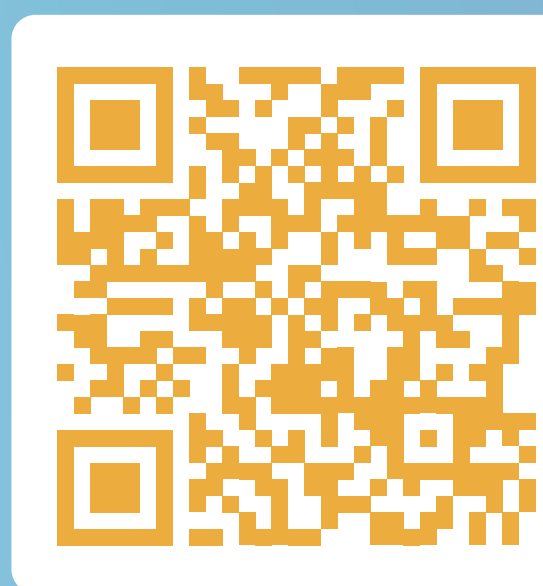


Barrow-cum-Denham Neighbourhood Plan Public consultation



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Welcome

Welcome to our consultation event

The purpose of this event is to share the draft Barrow-Cum-Denham Neighbourhood Plan and provide the opportunity for you to ask members of the project team here today any questions. This version of the Neighbourhood Plan is the Regulation 14, Pre-Consultation Draft, and is a work in progress. The community responses received during this initial public consultation period will be used to further inform the scope of the next stage of the Neighbourhood Plan going forward, before it is formally submitted to West Suffolk for further public consultation and examination.

We would be grateful for your feedback on the draft plan which can be submitted by:



Completing a feedback form available here today and handing it to a member of the project team



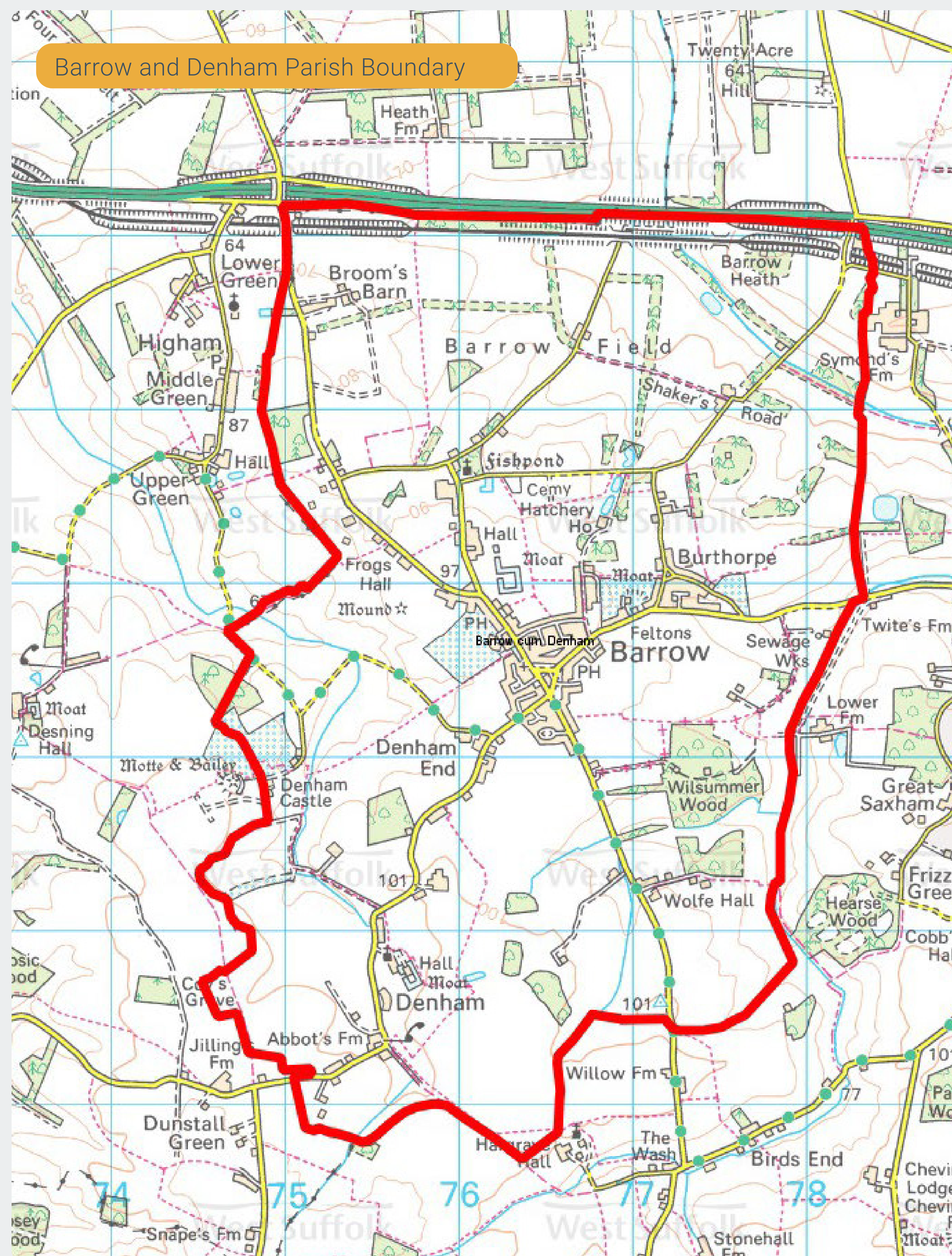
Submitting an online feedback form by visiting www.barrowsuffolkNP.co.uk

We ask that you submit your feedback by Tuesday 24 October 2023.

What is a Neighbourhood Plan and why is it needed?

Neighbourhood planning was introduced in the Localism Act 2011 and gives communities the right to help shape development in their specific areas. A Neighbourhood Plan is a community-led planning framework for guiding future development and supporting conservation, at the local level, within a designated Neighbourhood Plan Area.

This Regulation 14 Pre-Consultation Draft Neighbourhood Plan covers the designated Barrow-cum-Denham Neighbourhood Plan Area and has been developed by the Parish Council in collaboration with appointed specialist consultants. The map below illustrates the Neighbourhood Plan area covered which encompasses the settlements of Barrow, Burthorpe and Denham and the rural hinterland around these settlements.

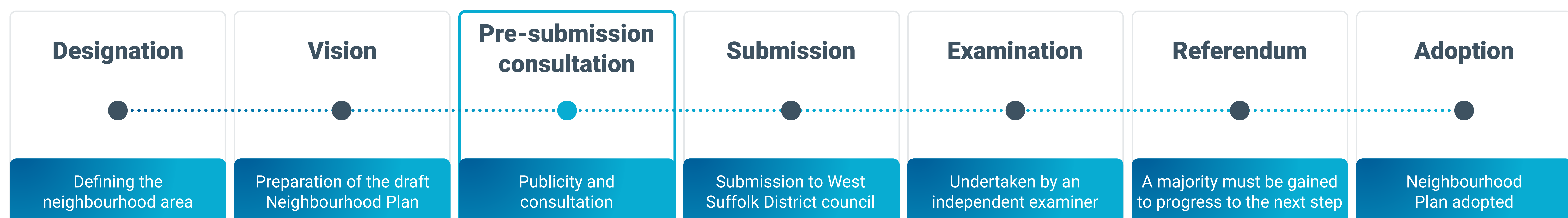


The Neighbourhood Plan will cover planning issues in areas such as housing, community facilities, businesses, transport, accessibility and health and wellbeing. Policies must generally conform with the strategic policies of the District or Borough Local Plans in force at the time of producing the Neighbourhood Plan. The following adopted Local Plan documents are relevant at the time of the preparation of this Neighbourhood Plan:

- St Edmundsbury area Core Strategy
- St Edmundsbury area Rural Vision 2031
- Joint Development Management Policies Document 2031
- Suffolk Minerals and Waste Local Plan

Neighbourhood Plans may add more detailed local policies and can seek additional development safeguards for non-designated land judged to be of local importance. They cannot prevent or restrict development which has already been allocated in an adopted Local Plan.

The Process



Where we are now

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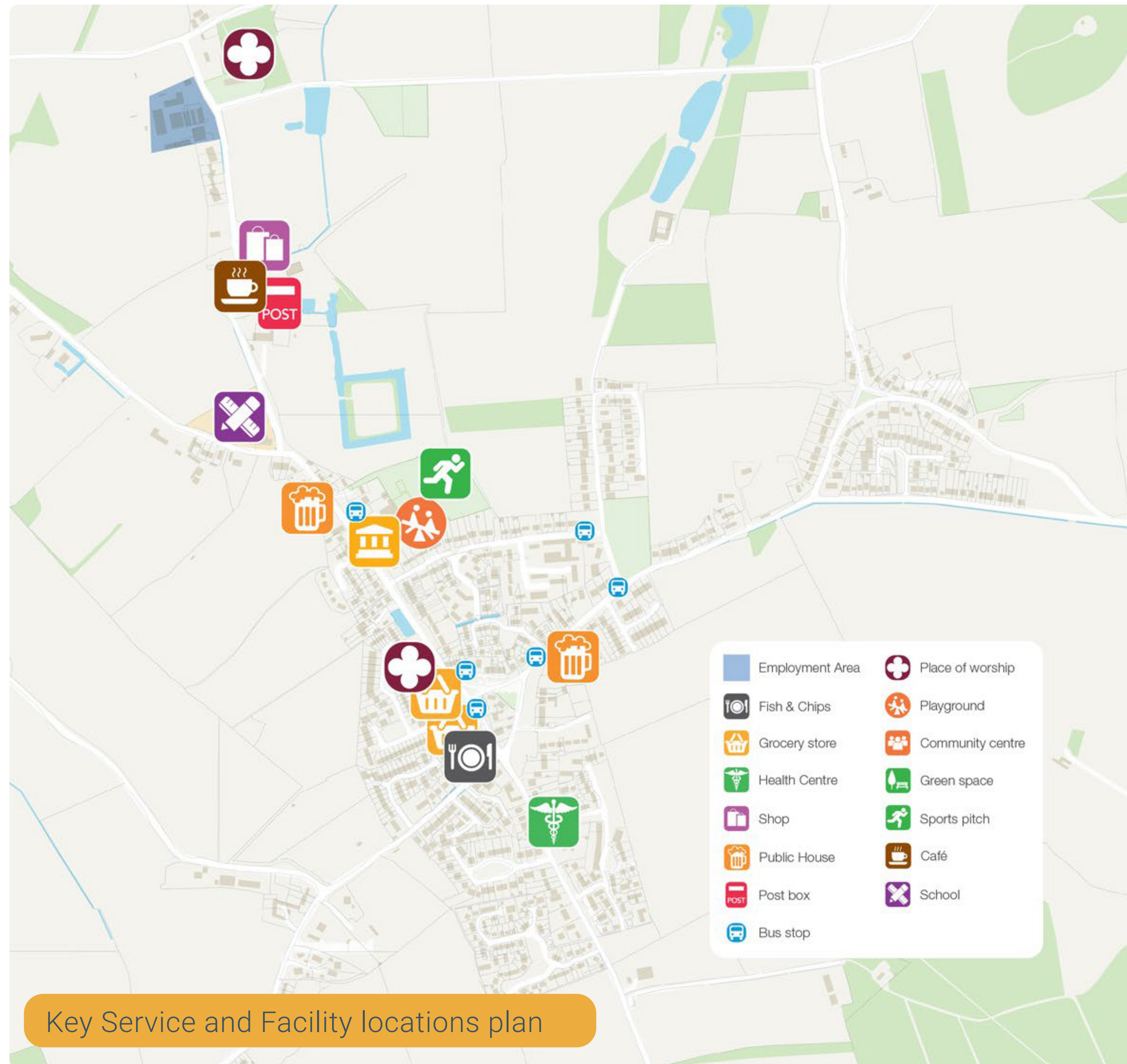
Local context: Barrow cum Denham

Barrow is a large village set within a rural landscape, located around six miles to the west of Bury St Edmunds.

It is bordered to the north east by the adjacent hamlet of Burthorpe and to the southwest by the hamlet of Denham. A smaller cluster of homes is located to the south western boundary of the village, known as Denham End.

The Neighbourhood Plan aims to protect the unique character and identities of the individual hamlets by preserving the existing green gaps between settlements and protecting them from inappropriate development.

Barrow has one of the highest settlement populations outside of the main towns and is identified as a Key Service Centre in the settlement hierarchy, playing an important role in providing day-to-day services to its local residents and the surrounding local rural area.



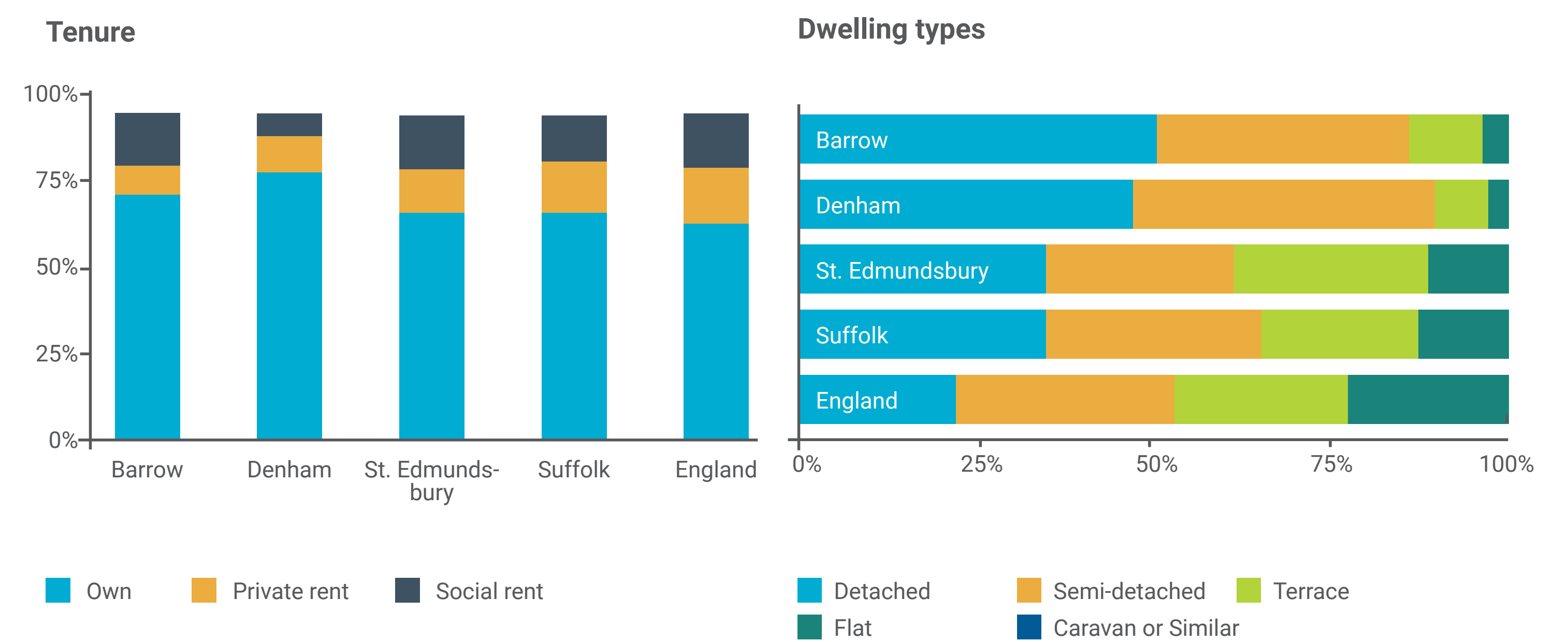
Population Density and Age

Number of homes in Barrow (2019)
1,100

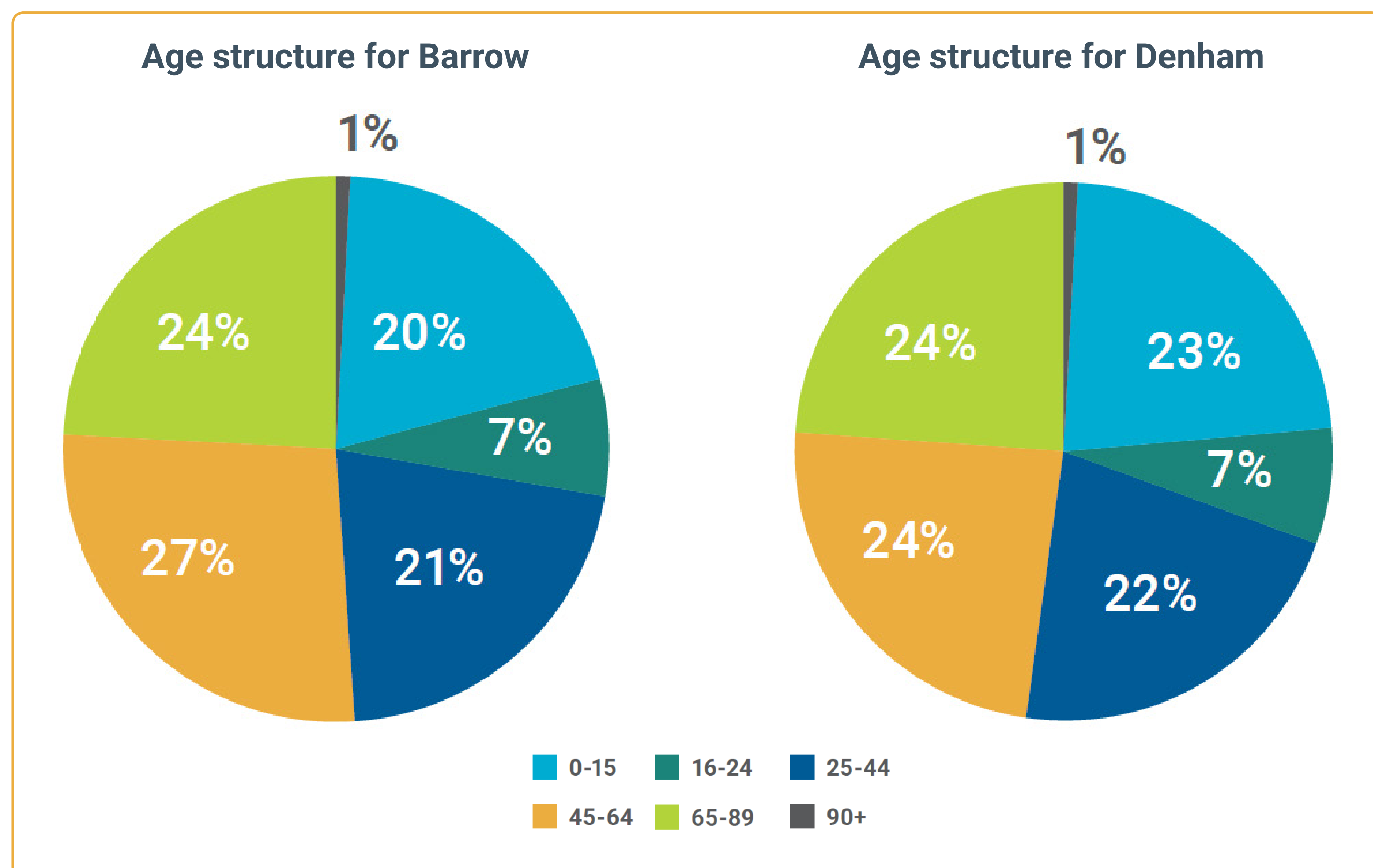
Population of Barrow
2,501

Average Household Size and Tenure

The aspiration of this Plan is to help local residents stay in Barrow-cum-Denham when their household needs change or to return to the area later in life. In order to achieve this, it will be necessary to ensure that an adequate supply of sustainable new market and affordable housing is delivered to meet the local needs of the Neighbourhood Plan Area to 2041.



Dwelling and tenure types



Age structure for Barrow and Denham

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The Local Vision for the Neighbourhood Plan Area

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.

The local vision for the Barrow-cum-Denham area recognises Barrow's growing role as a Key Service Centre and the associated responsibility to maintain support for the vitality and viability of its existing local services for the long-term benefit of the community. The Neighbourhood Plan aims to promote sustainable growth in selected areas while safeguarding the character and identity of existing communities.

The overarching vision of this Plan translates into six sets of key objectives for Barrow-cum-Denham, which covers six inter-related topics:

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.
- To ensure that all new development is well designed and enhances and contributes to 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.
- 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.
- To protect and enhance important open green spaces and other cherished natural areas within the Neighbourhood Plan Area.
- To maintain existing distinctive views and visual connectivity with the surrounding countryside from within the built-up areas of Barrow, Denham and Burthorpe.
- To protect and wherever possible, seek to enhance natural biodiversity in all forms of new development.

Health and Wellbeing

- To retain a strong sense of community for both existing and future new residents.
- 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.
- To encourage a healthy and active community via sustainable access to outdoor sport and recreation for the benefit of all the community.
- To support new development proposals which provide facilities to assist the development of long-term health and wellbeing in Barrow-cum-Denham.

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.
- To encourage the complementary provision of new facilities, and/or other support, in association with new development proposals.
- To encourage the use of both new and existing community facilities by all sections of the community.
- To resist development proposals that would result in a net loss of existing community facilities in Barrow-cum-Denham, unless exceptionally justified.



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The overarching vision of this Plan translates into six sets of key objectives for Barrow-cum-Denham, which covers six inter-related topics:



Support for Business and Employment

- To support the viability and retention of existing small businesses in Barrow-cum-Denham and to support further smallscale business creation, in appropriate and sustainable locations in the area.
- To encourage the delivery of new infrastructure that supports existing business growth and retention and helps to facilitate sustainable new business creation.
- 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.

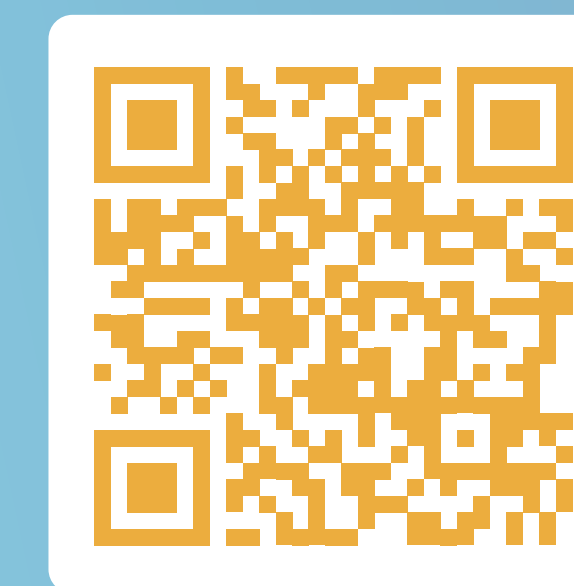
Active transport and Accessibility

- 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.
- 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.
- 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.

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

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Sustainable Strategic growth and the spatial strategy

How will the Neighbourhood Plan make a difference to planning decisions?

National planning policy requires applications for planning permission to be determined in accordance with the relevant Development Plan for the area. This Neighbourhood Plan will also form part of the Development Plan for the Designated Area.

All planning applications to West Suffolk council for development within the Designated Neighbourhood Planning Area will need to consider the contents and policies of this Neighbourhood Plan, as part of the overall planning balance, unless material considerations indicate that a departure from these local policies is justified.



Site Allocation Boundary

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

Policy BCD2 Concept Plan

Where does the Neighbourhood Plan propose to deliver future development?

The Neighbourhood Plan intends to promote sustainable growth in Barrow, by focusing on a single, mixed-use strategic site that has been carefully selected on the basis of an independent, comparative site analysis.

This site will help to meet identified housing and other needs, whilst minimising any significant impacts upon the local natural and historic environment. This strategy seeks to avoid development in other locations in the Neighbourhood Plan Area that could have more significant landscape and heritage impacts, as well as to prevent coalescence or erosion of the existing separation and settlement identity between Barrow and the adjacent nearby settlements of Burthorpe and Denham.

The mixed-use site allocation is located in an area which has already successfully accommodated new housing growth in the recent past and which can deliver additional sustainable growth. This will ensure that the settlement identity and character of nearby Denham and Burthorpe can be fully protected from future erosion and coalescence.

The site allocation will deliver:

- Around **170 new homes**, including **30% affordable housing**
- A broad **mix of new homes and tenures** (including family homes, self-build and later living)
- A suitably located new **Care Home** or other identified **assisted living accommodation**
- Employment uses, including modern **business space**
- **Improved connections** to Barrow through new footpath linkages
- **Public transport enhancements** including new cycle ways and improved bus services
- **Sustainable Urban Drainage** facilities
- Enhanced **landscaping and green infrastructure**, with ecological enhancements
- Financial contributions towards local infrastructure, including **health facilities** and **Barrow Village Primary School**



Further information about the proposed policies can be found in the draft Neighbourhood Plan. Copies are available to view here today or on the Neighbourhood Plan website

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