



# Barrow cum Denham Neighbourhood Plan 2019 – 2041

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Referendum Plan – November 2025



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# Foreword

## Statement from the Neighbourhood Plan-Making Body

Welcome to the Barrow cum Denham, Neighbourhood Plan, which covers the planning period 2019-2041. Neighbourhood Plans were introduced by the Localism Act 2011 and allow communities to help shape future development in their local area. This Neighbourhood Plan sets out a positive growth vision and aspiration for the parishes of Barrow and Denham, over the above Plan period, and includes a set of new, area-specific, planning policies.

When this Neighbourhood Plan is formally adopted, or 'made' the new policies contained within it will become part of the overall development plan for the wider West Suffolk area. This will mean that this Plan will also need to be taken into account in the consideration of all future planning decisions affecting our particular area. For example, when planning applications are submitted to the Local Planning Authority (West Suffolk) for determination.

The policies in this Plan are designed to complement and expand upon other relevant planning policies currently applicable to the Neighbourhood Plan area, and which already form part of the existing development plan. The construct of the existing development plan and the relationship between this emerging Neighbourhood Plan and other currently adopted local planning policies is explained further in the first section of this document.

The various stages of the Neighbourhood Plan process are set out on Page 11 of this document. The community responses received during the Regulation 14 consultation were used to inform the development of the Neighbourhood Plan, prior to formal submission to West Suffolk for further public consultation and examination. We hope that you find this Neighbourhood Plan informative and engaging in terms of its content, vision and policy objectives.

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# Introduction to the Neighbourhood Plan



# What is a Neighbourhood Plan and why is it needed?

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A Neighbourhood Development Plan (usually known as 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 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.

1.1 Neighbourhood planning was introduced in the Localism Act 2011 and gives communities the right to help shape development in their specific areas. This can be achieved by Neighbourhood Plans, Neighbourhood Development Orders and Community Right to Build Orders. Neighbourhood Development Orders and Community Right to Build Orders allow communities to grant planning permission in full or in outline for development that they wish to see in their areas.

1.2 Once examined, approved and adopted, all 'made' Neighbourhood Plans then become part of the wider Development Plan for the administrative area and their policies must be taken into account, alongside all other relevant policies in the Development Plan, in the determination of future planning applications in that Neighbourhood Plan Area.

1.3 Policies in Neighbourhood Plans must however generally conform with the strategic policies of the District or Borough Local Plans in force at the time of producing the Neighbourhood Plan, as adopted Local Plans form a key part of the overall Development Plan for an area.

1.4 This means that Neighbourhood Plans may add more detailed local policies, to complement those of adopted Local Plans, which are specifically relevant to the Neighbourhood Plan Area. They may also seek

additional development safeguards for non-designated land judged to be of local importance. Neighbourhood Plans may also make additional strategic and non-strategic provision for housing and other forms of development, where this is in the local interest.

1.5 However, Neighbourhood Plans cannot prevent or restrict development which has already been allocated in an adopted Local Plan, albeit they can help to shape the form and appearance of new development which has been allocated in their areas.

1.6 Before a Neighbourhood Plan can be adopted, it is independently examined to ensure it meets some basic conditions. These basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A Planning Compulsory Purchase Act 2004. These basic conditions are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The neighbourhood plan is in general conformity with the strategic policies contained in the Development Plan for the area of the authority (or any part of that area);
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;
- Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the order.

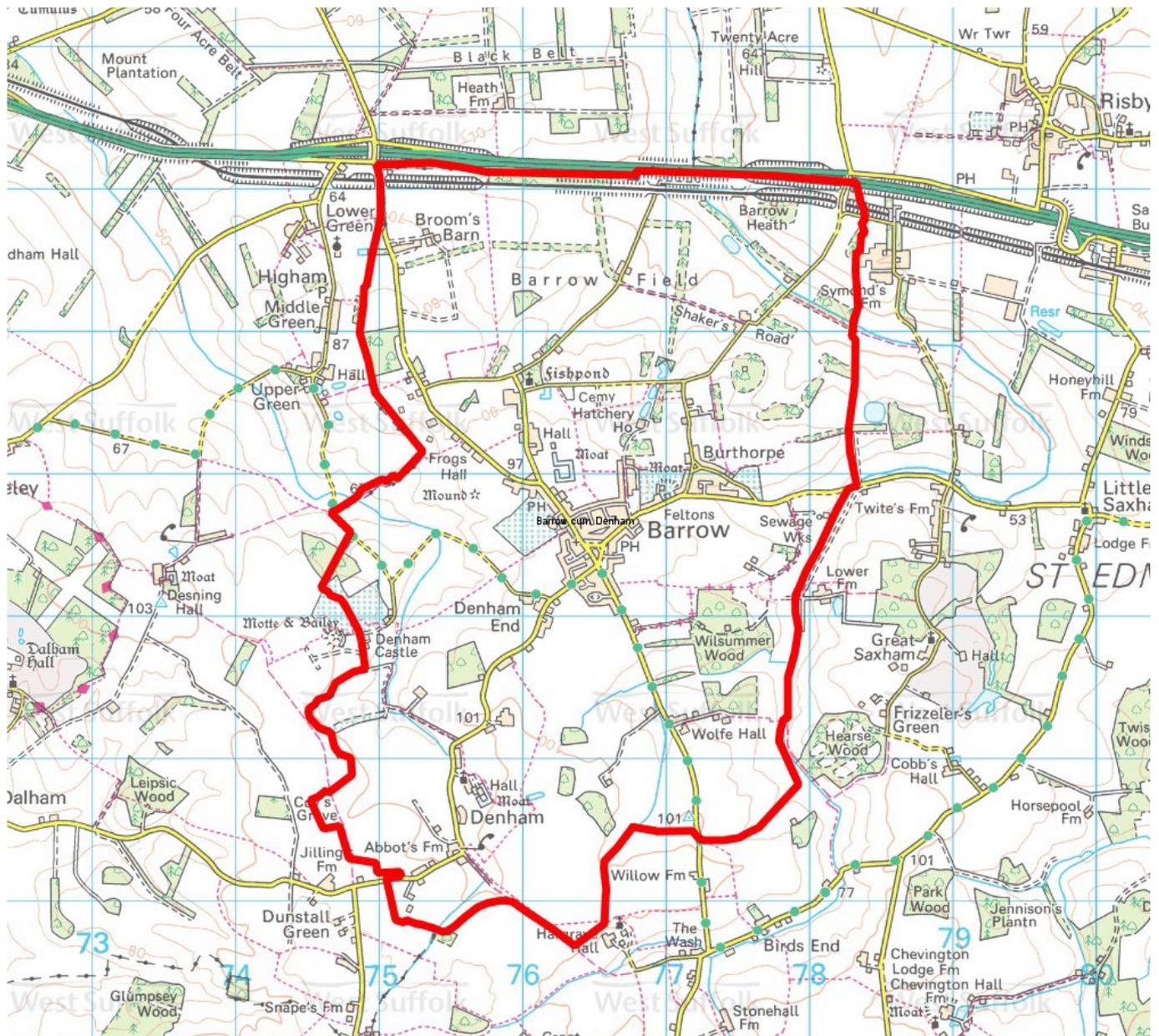
1.7 Only a draft Neighbourhood Plan which meets all these basic conditions can then be independently examined and thereafter put to a referendum to enable it to be 'made' as part of the Development Plan.

# The Barrow cum Denham Neighbourhood Plan Area

1.8 The Neighbourhood Plan area referred to in this document, covers the parishes of Barrow and Denham and comprises the western part of the Barrow Ward.

1.9 Figure 1 below illustrates the boundaries of the Neighbourhood Plan area, which encompasses the settlements of Barrow, Burthorpe and Denham and the rural hinterland around these settlements, as shown below:

Figure.1 Barrow and Denham Parish Boundary



# The Neighbourhood Plan Preparation Process

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**1.10** There are 3 main stages to producing a new Neighbourhood Plan for an area, with numerous sequential steps taken within. For simplicity, these are set out in order in the infographic below:

## Stage 1 – Establishment and Supporting Evidence

- Designation of the Neighbourhood Plan area.
- Creating a supporting evidence base, i.e.
  - A Site Options Assessment.
  - A Strategic Environmental Assessment.
  - Design Guidance and Codes.
- Initial publicity and engagement, e.g.
  - Resident Surveys and Questionnaires.

## Stage 2 – Preparing the Plan

- Drafting the Proposed Neighbourhood Plan.
- The Consideration of how Basic Conditions are met.
- Initial Engagement with the Local Planning Authority.
- Pre-Submission Public Consultation (Regulation 14).

## Stage 3 – Bringing the Plan into Force

- Consideration of the Regulation 14 responses.
- Preparation of a Consultation Statement.
- Preparation of a Basic Conditions Statement.
- Formal Submission to the Local Planning Authority.
- Public Consultation by the LPA (Regulation 16).
- Independent Examination.
- Referendum.
- Plan is 'Made'.

# Community Consultation

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**1.11** The initial Regulation 14 Public Consultation was undertaken in September / October 2023. This was followed by the preparation of a Consultation Statement and Basic Conditions Statement to allow for formal submission to West Suffolk Council for the Regulation 16 Public Consultation in mid-2024, with the Plan was submitted for Examination in October 2024. An independent Examiner was appointed by West Suffolk Council in November 2024 and the examination was undertaken by written representations. The report of the Examiner was received in September 2025, which concluded that the Neighbourhood Plan met all the necessary legal requirements, subject to a series of modifications, which were made to this version in December 2025.

**1.12** National planning guidance requires that the local community should be actively involved in helping to shape a Neighbourhood Plan, with the views of the local community used to inform the purpose, direction and content of the Plan. The range of views expressed by the community can however often differ in relation to particular planning matters, and so as part of the process, a wider planning judgement sometimes also has to be made, particularly where there are local planning objectives which attract a range of varying local opinions.

**1.13** Prior to the 2023 Regulation 14 public consultation, in 2020, Barrow cum Denham Parish Council undertook a local consultation, comprising a survey questionnaire which sought responses to over 50 questions covering demographics, amenities, infrastructure, future development and the natural environment. The consultation opened on 10 June 2020 and closed on 6 August 2020 and was available both on line and in hard copy. The survey was publicised via the following methods:

- Parish Council web-site
- Parish Council notice boards
- Multiple Social Media posts (Barrow Life & Barrow Village)
- A leaflet posted to each household in the parish
- Word of mouth to hard to reach groups by Barrow Good Neighbours.

**1.14** Hard copies of the questionnaire were distributed by the Parish Clerk, Barrow Post Office and Barrow Good Neighbours volunteers. Electronic submissions were also able to be made using an established on-line survey service.

**1.15** A total of 375 responses were received from the combined adult populations of Barrow and Denham, with 337 responses received electronically and 38 responses in hard copy. The survey data was thereafter collated and agreed for publication by the Parish Council in February 2021. This local residents survey now forms part of the evidence base, which supports this Neighbourhood Plan, as set out in the next section.



# The Supporting Evidence Base

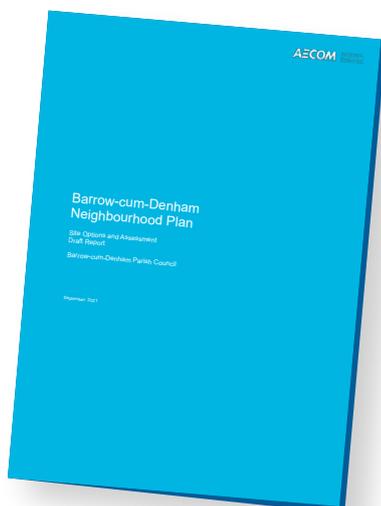
1.16 The supporting evidence base for this Neighbourhood Plan comprises a number of separate technical and other documents, as listed below. These can be found on the Neighbourhood Plan section of the Parish Council Website at: [www.barrowsuffolkNP.co.uk](http://www.barrowsuffolkNP.co.uk)

1.17 A short summary of the purpose and content of each of the AECOM technical documents is provided at Appendix 2 of this Neighbourhood Plan:

**AECOM - Strategic Environment Assessment**  
- September 2024



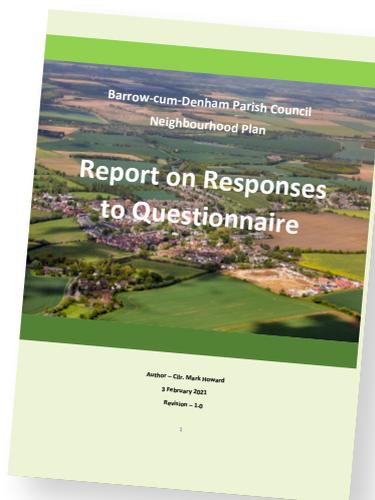
**AECOM - Site Options and Assessment**  
- September 2021



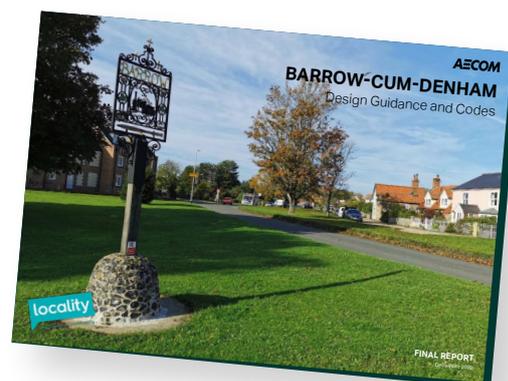
**AECOM – Habitat Regulation Assessment**  
– July 2024



**AECOM – Design Guidance and Codes**  
– December 2020



**Barrow Parish Council – Report on Responses to Questionnaire**  
– February 2021



# Relevant Planning Policy Context



# The National Planning Policy Framework

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The National Planning Policy Framework (NPPF) is a high-level planning policy document which sets out a national planning framework to help guide the detailed preparation of planning policies contained in Local Plans and Neighbourhood Plans.

2.1 The NPPF sets out the Government's national planning policies and how these policies should be applied locally. The NPPF must therefore be taken into account in the preparation of all development plan documents, including all Neighbourhood Plans, and also in the determination of planning applications.

2.2 At the time of the preparation of this Neighbourhood Plan the relevant version of the NPPF in force was the December 2023 version, and this national Framework was further supported by on-line Planning Practice Guidance (PPG).

2.3 Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- 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."

2.4 Paragraph 8 of the NPPF highlights that there are three overarching objectives to achieving sustainable development. In broad summary, these are;

- a) an economic objective - to help build a competitive and resilient economy;
- b) a social objective - to help build vibrant and healthy communities, and ;
- c) an environmental objective – to protect and enhance the natural, built and historic environment, by making effective use of land and improving biodiversity.

2.5 Paragraph 13 of the NPPF states that Neighbourhood Plans should support the delivery of strategic policies contained in Local Plans and should help shape and direct development which is outside of these strategic policies.

# The Local Development Plan

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Prior to 1 April 2019 the relevant local planning authority for Barrow-cum-Denham was St Edmundsbury Borough Council. However, on that date, St Edmundsbury Borough Council and Forest Heath District Council were both dissolved and were replaced with a new local planning authority: West Suffolk Council.

2.6 West Suffolk Council has produced a new Local Plan, which sets out long term planning and land use policies for the area. The West Suffolk Local Plan 2024-2041 has passed through all of its statutory consultation and examination stages and was formally adopted by the Council on 15 July 2025. The new Local Plan now forms part of the overall Development Plan for West Suffolk and supersedes all previously adopted local plan documents made by earlier local planning authorities in West Suffolk.

2.7 The Local Plan is a key document that guides development in the district over the next 20 years and essentially identifies where growth will be permitted in the District and what local everyday services people will need in order to maintain a good quality of life. The adopted West Suffolk Local Plan also sets the strategic context for development in the district, which governs the decisions made on planning applications and which types of development are suitable for a particular area. The West Suffolk Local Plan 2024-2041 is made up of the following key documents:

- West Suffolk Local Plan 2024-2041 (2025)
- West Suffolk Local Plan Policies Maps (2025)

2.8 Other supporting evidence documents which informed the content of the new Local Plan can also be found on the Council's website: [https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/local\\_plans/west-suffolk-local-plan-and-neighbourhood-plans.cfm](https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/west-suffolk-local-plan-and-neighbourhood-plans.cfm)

2.9 Key adopted Local Plan policies of relevance to this Neighbourhood Plan (and which are referenced in the Policy Section of this Plan) include:

- Policy AP24
- Policy AP25
- Policy SP10
- Policy SP11
- Policy SP24
- Policy LP19

2.10 These policies are briefly summarised in this section to inform the Neighbourhood Plan policy wording in the second half of this document. The full wording and supporting narratives for these policies can be found in the adopted Local Plan July 2025.

[https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/local\\_plans/upload/West-Suffolk-Local-Plan-2024-2041-July-2025.pdf](https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/upload/West-Suffolk-Local-Plan-2024-2041-July-2025.pdf)

## 2.11 Policy AP24 – Land off Bury Road, Barrow.

This Policy identifies a site of 10 hectares off Bury Rd, as shown on the Council's policies map, for the development of around 150 new homes. The site is required to deliver amongst other things a safe and suitable access onto Bury Road and sustainable travel connections to existing local destinations. These should include the primary school, nearby public rights of way, the countryside and existing neighbouring development. The development must also mitigate for its recreational effects on the Breckland Special Protection Area and Special Area of Conservation in accordance with policy SP11. Specific mitigation measures to help protect the significance of the heritage assets in the vicinity of this site are also required and should include the enhancement of the existing planting along the Bury Rd boundary and the provision of denser planting along the eastern boundary to screen views from Felton's Cottage, which is Grade 2 listed.

#### **2.12 Policy AP25 – Land off Denham Lane, Barrow.**

This Policy identifies a site of 0.7 hectares off Denham lane, as shown on the Council's policies map, for the development of around 15 homes. The site is required to deliver, amongst other things, a safe and suitable access for all users onto Denham lane and sustainable travel connections to existing local destinations. The development must also mitigate for its recreational effects on the Breckland Special Protection Area and Special Area of Conservation, in accordance with policy SP11.

#### **2.13 Policy SP10 - Special protection areas and special areas of conservation.**

The policy states, amongst other things, that a project level habitats regulations assessment (HRA) will be undertaken for all development proposals that are likely to have a significant effect on a special protection area (SPA) or special area of conservation (SAC). Furthermore, that development will only be permitted where it can be demonstrated that the proposals will not adversely affect the integrity of the designated site, either alone or in combination with other plans or projects. Where a project level HRA is required, the developer is required to submit information to inform the HRA. The information must address the impact of the proposals alone and in-combination with other relevant plans and projects within the whole SPA or SAC and its relevant constraint zones where appropriate.

**2.14 Policy SP11- Recreational effects of development.** This policy states that all new development which would result in a net increase in dwellings that would be likely to increase recreational pressure on any European or nationally designated site for nature conservation, will be required to demonstrate that adequate measures are put in place to avoid or mitigate potential adverse effects.

#### **2.15 Policy SP24- Economic development and essential utilities in the countryside.**

This policy states that proposals for sustainable economic growth and expansion of all types of business and enterprise in the countryside will be permitted subject to a number of criteria. Proposals for the delivery and operation of utilities infrastructure where there is a proven need and where a countryside location is essential for the delivery of those utilities will be supported where they accord with other policies in the development plan.

#### **2.16 Policy LP19 - Community facilities and services.**

This policy states that the provision and enhancement of community facilities and services will be supported where they contribute to the quality of community life and the maintenance of sustainable communities. Proposals that will result in the loss of a community facility or services which support a local community, or building which was last used for such purposes, will only be supported where it can be demonstrated that the current use is not economically viable, nor likely to become viable. In addition, it can be demonstrated that there is no local demand for the use and that the building and/or site is not needed for any alternative social, community or leisure use. Or 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 or walking.

**2.17** The new housing and other development related policies contained within the relevant sections of this Neighbourhood Plan, have been drafted to be in general conformity with the objectives of the currently adopted Development Plan, as summarised within this section.

# **Local Context: Barrow cum Denham**

# Existing Settlement Character

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Barrow is a large village, set within a tranquil, rural landscape, located around six miles to the west of Bury St Edmunds. Barrow is bordered to the north east by the adjacent hamlet of Burthorpe and to the southwest by the separate village and parish of Denham. A smaller cluster of homes is also located close to the south western boundary of the village, between Barrow and Denham, known as Denham End.

**3.1** Denham is a very small village comprising three Hamlets (Denham End, Denham and Denham Abbots) and has a completely different character to that of its much larger neighbour, Barrow. Denham does not have any facilities or public buildings with the exception of St Mary's Church.

**3.2** These individual components of the collective settlements and parishes of Barrow and Denham have retained their individual characters by having not merged with each other. However, the existing green gaps between these individual settlements are fragile and therefore sensitive to potential erosion from inappropriately located new development. Accordingly, it is a primary objective of this Plan to ensure that these settlement gaps and the existing character and identities of these individual villages are suitably protected.

**3.3** 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. Barrow therefore plays an important role in providing day-to-day services to its local residents as well as to the surrounding local rural area. Its key attributes are that it has a strong local community and is served with a good range of services, including a primary school, village shop, a post office, two public houses, a village hall, hot food outlets and a GP surgery. The full range of services in Barrow are illustrated in the graphic overleaf. The village also enjoys good accessibility to nearby Bury St Edmunds, to access additional services, including rail.

**3.4** In terms of ecological interest, there are no national, or other habitat designations, in close proximity to Barrow, although there is a county wildlife site located south of the village. There are also two Roadside Nature Reserves (RNR's) in the village of Denham. There are a number of County Wildlife Sites in the wider Neighbourhood Plan area, many of which also comprise ancient woodland. Other ecological factors of note, include the Breckland Special Protection Area (SPA), which has a 1500m primary buffer around the SPA (affecting the northeast corner of the plan area) and the Breckland Special Area of Conservation (SAC) and its recreational Zone of Influence.

**3.5** In terms of built heritage, Barrow does not have a designated Conservation Area. However, there are numerous listed buildings to be found within the parish of Barrow and the parish of Denham, as set out at Appendix 1 of this Plan. There is also a Scheduled Ancient Monument (SAM) to the north of the village (a moated site and associated fishpond) to the south east of Barrow Hall, which is a fundamental constraint to any further growth to the north of the village. There are two Scheduled Ancient Monuments in Denham: Denham Hall is a Grade II Manor Farmhouse (C16-C17) complete with encircling medieval moat and Denham Castle, which was a C12 Normal Castle, built to a Motte and Bailey design.

**3.6** The main access to the village from the A14 is via Colethorpe Lane. This flows centrally into The Street, which eventually becomes Barrow Hill, further South. The main east-west routes are Denham Road and Bury Road. The road network is also complemented by numerous public rights of way that connect the individual settlements to the surrounding countryside.

**3.7** The north of Barrow is characterised by a diverse range of residential and other uses, with a number of retail, service and community uses found in this location. The north of Barrow is also where a large extent of the historic fabric of the village can be found, with a significant cluster of listed buildings, including the Grade 1 listed, Church of All Saints and Barrow Hall.

**3.8** The centre of Barrow includes a triangular junction by the village green, which also includes some of the oldest buildings in the village, as well as a number of traditional cottages. There are also nine listed buildings in this area, including the Weeping Willow Public House.

**3.9** The south of Barrow accommodates the GP surgery and is primarily residential. This is the area of the village which has undergone expansion in the past and which displays the most recent housing stock. Consequently, there are no listed buildings in this area of the village.

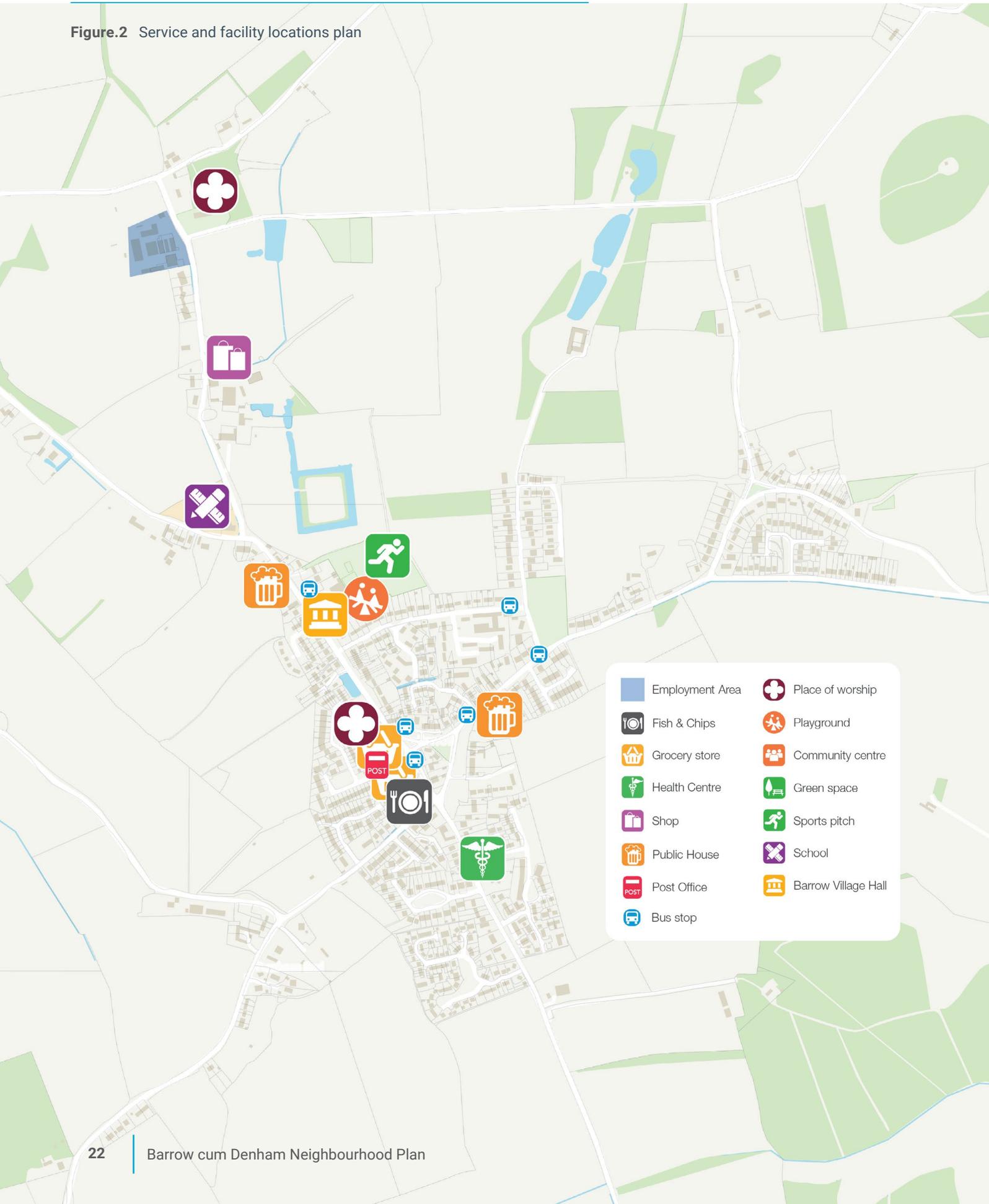




**Barrow is a large  
village, set within  
a tranquil, rural  
landscape**

# Key Services and Facilities

Figure.2 Service and facility locations plan



# The Socio-economic Profile of the Area

## Population Density

**3.10** As of 2019, the number of residential dwellings in Barrow Ward, was 1,100, with Barrow and Denham having a combined resident population of 1,953 persons as at the 2021 Census. In terms of population density, Barrow is significantly more densely populated than Denham. The number of persons per hectare living in Barrow being 1.5, whilst for Denham it is 0.3, respectively. The population density of Barrow is higher than that of the rural ward as a whole, (at 0.7 persons per hectare) but lower than the average for the former Borough of St Edmundsbury (1.7) or that of Suffolk in general (1.9).

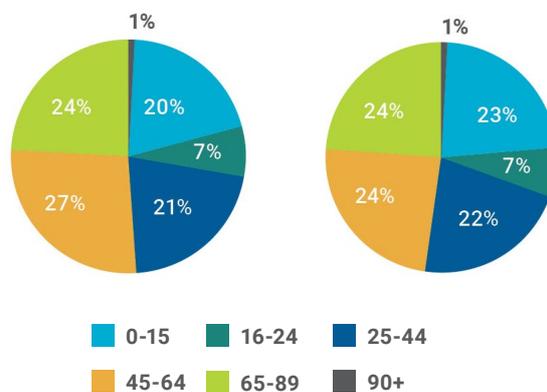


## Age Structure

**3.11** The populations of Barrow and Denham both have higher than average, median ages at 45 and 43, respectively, in comparison with the national median figure of 39. These figures are however largely consistent with figures for the wider local area, with the median population ages of the Ward and County standing at 46 and 42, respectively.

Age structure of Barrow

Age structure of Denham



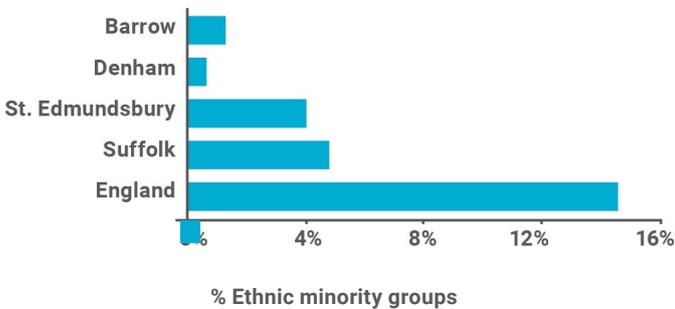
**3.12** The number of people aged over 65 living in Barrow and Denham, equates to approximately 25% of the total populations of each of these settlements, which is statistically significant and exceeds the average figures for the County as a whole, by approximately 5%.

**3.13** The younger population of the two parishes is also statistically significant, in that approximately 20% of the population of Barrow are under 16 years of age, with a slightly higher representation of this age group in Denham at 23%.

## Ethnicity

**3.14** For the Barrow Ward, a survey of the ethnic background of the resident population shows that 98.8% of the residents identify as white, 0.8% are mixed/multiple ethnic groups and Asian/Asian British, 0.3% are considered Black/African/Caribbean/black British, while 0.1% of the population identify as other ethnic origin.

**3.15** The majority of the local residents in the Neighbourhood Plan Area are therefore of white British origin and both parishes generally have a very low representation of ethnic minorities, as indicated on the comparative graph below. This limited diversity in the population is slightly more prevalent in the context of Denham.



gettyimages

## Economic Activity

**3.16** The Barrow Ward had a total of 201 businesses registered at Companies House, as of April 2019. Six of these companies currently employ 10 or more people, with 28 of these companies having been formed during the period 2018-2019.

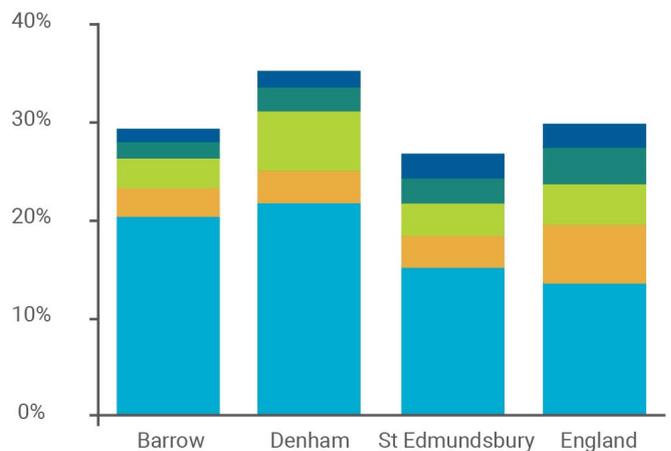
**3.17** In Barrow, approximately 65.5% of the working age population is in full time, part time or self-employment. In Denham, the figure stands at approximately 58.5% of the working age population. This is less than the relevant figure for the former St Edmundsbury Borough (at 67.6%) but broadly consistent with the national average (at 62.1%).

**3.18** Both Barrow and Denham have proportionately high levels of self-employed workers, at approximately 12.1% and 20.3% of their total working populations, respectively. This contrasts with less than 10% for the former St Edmundsbury Borough as a whole.

**3.19** Both Barrow and Denham have higher than average levels of economically inactive residents, as indicated by the graph below. However, this rate of economic inactivity of the working age populations of Barrow and Denham is largely explained by the relatively high levels of retired persons living in the area.

**3.20** Unemployment rates in the two parishes are below the rate for the County and the Country as a whole. In Barrow, the unemployment rate stands at around 2.2% of the total working population, in Denham the corresponding figure is marginally lower at 1.6%.

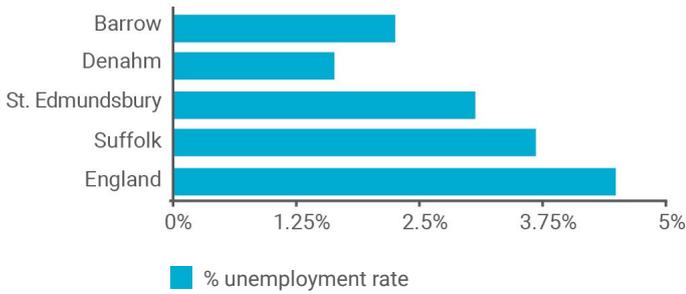
### % economically-inactive working age population



■ Retired      ■ Student      ■ Home/ Family care  
■ Sick/ Disabled      ■ Other

## Nature of Employment

**3.21** In Barrow, the most common industry within which residents are employed is in wholesale/retail trade/motor vehicle repair (at around 20% of the working population), followed by human health/social work (at around 14.5% of the working population) and construction at around 11% of the working population.

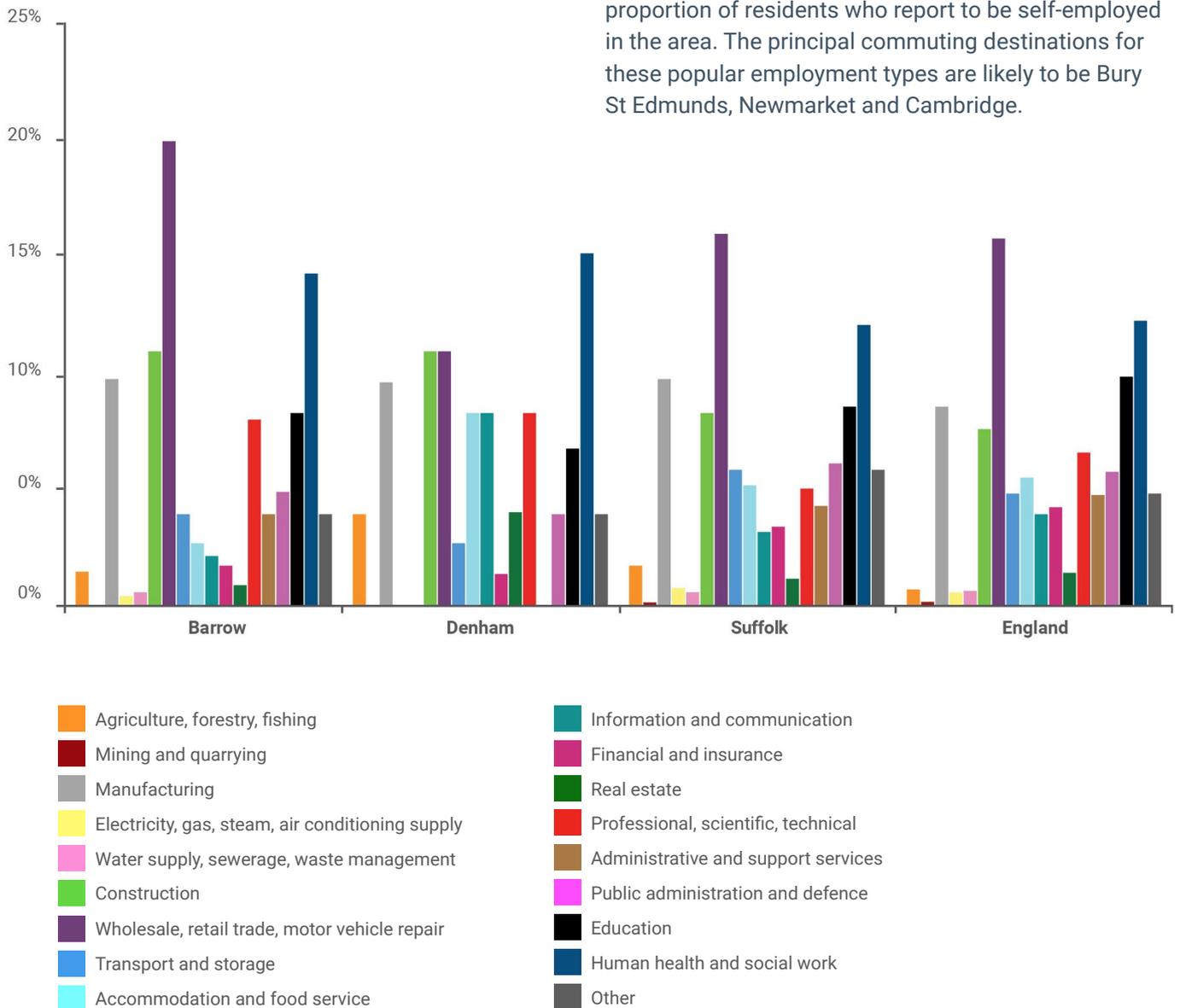


**3.22** The pattern of employment is slightly different in Denham, where the most common employment type for resident workers is human health/social work (at around 15.5% of the working population) followed by wholesale/retail trade/motor vehicle repair and construction (both at around 11% of the working population).

**3.23** In Denham, the proportion of working age residents employed in agriculture/forestry/fishing is around 4% of the working population and contrasts with the relevant lower figure for Barrow (at 1.5%) and for the former Borough (at 1.6%).

**3.24** These statistics indicate that there are likely to be high levels of out commuting from the two parishes, where facilities for this type of employment are relatively limited.

**3.25** This may be potentially offset by the relatively large proportion of residents who report to be self-employed in the area. The principal commuting destinations for these popular employment types are likely to be Bury St Edmunds, Newmarket and Cambridge.



## Education

**3.26** In terms of education, the adult residents of Barrow (over 16s) possess a level of qualification which is largely in keeping with the level for both the former Borough and the Country as a whole. In contrast, proportionately fewer of the adult residents of Denham are without any qualification and proportionately more are educated to degree level (and equivalent) or higher.

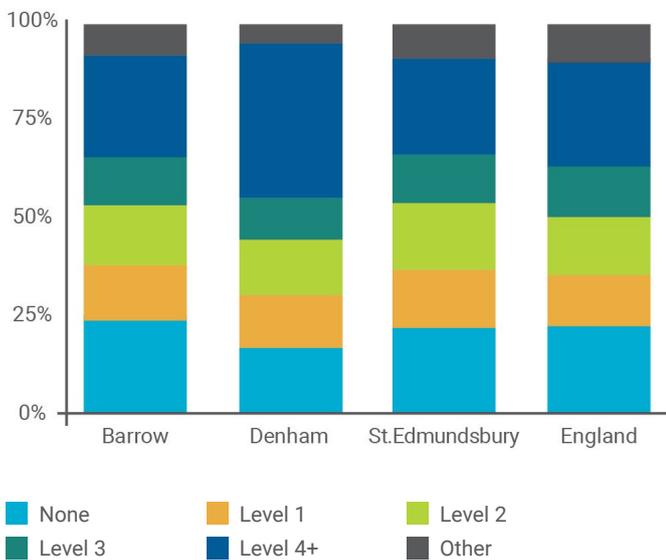
**3.27** The number of residents within the Barrow Ward achieving a good level of education stands at 68.8% (compared to 71% for West Suffolk).

**3.28** The percentage of pupils in the Ward who received at least grade 4 in English and Maths at GCSE stands at 86.7% (compared to 63.4% for West Suffolk / 64% for Suffolk and 64.4% for England as a whole).

**3.29** The Percentage of pupils in the Ward who achieved at Least Grade 5 in English and Maths GCSE stands at 60% (compared to 39.4% West Suffolk / 41.3% for Suffolk and 41.5% for England as a whole).

**3.30** The table below shows the highest Level of Qualifications Held within Barrow Ward compared to West Suffolk and England as a whole.

**% over 16s highest qualification**



**Qualification Levels**

- Level 1: 1 4 O Levels/CSE/GCSEs (any grades), NVQ Level 1
- Level 2: 5+ O Levels (passes)/CSEs (Grade 1)/ GCSEs (Grade C+), 1 A Level/2 3 AS Levels/VCEs, NVQ Level 2
- Level 3: 2+ A Levels/VCEs, 4+ AS Levels, NVQ
- Level 4+: Degree (e. BA, BSc), Higher Degree (e. MA, PhD), NVQ Level 4 5, HNC, HND
- Other: Vocational/work related/foreign qualification, apprenticeships

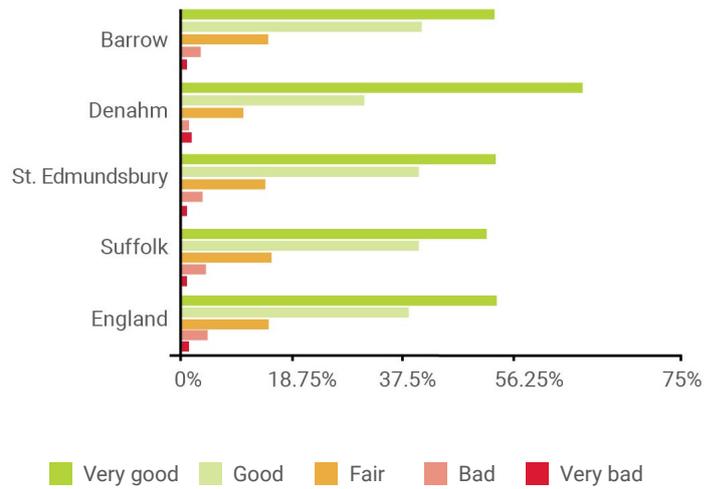
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## Health and Wellbeing

**3.31** In terms of health and wellbeing, Barrow and Denham are both home to proportionately more unpaid carers than is normally the case, with around 12% of Barrow's total population and 13.5% of Denham's total population providing between 1 and 50 hours of unpaid care each week. This contrasts with the former Borough at around 10% and the County at 10.7%. The self-reported health of residents of both parishes is however largely in line with findings for the former Borough and the County, as illustrated below:

% Self-reported health of residents



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# Local Housing and Affordability

## Average Household Size and Tenure

**3.32** The average household size in Barrow currently stands at 2.4 persons, whilst in Denham the number is slightly higher at 2.5 persons per household. Both figures, closely align with the current national average of 2.4 persons for the Country as a whole.

**3.33** The overwhelming majority of the existing homes in Barrow (including Burthorpe) and Denham or Burthorpe are either owned outright by their occupiers or are owner-occupied with a mortgage. Whilst some properties in the area are rented, the renting of homes, either privately or socially, is less prevalent in the Parishes of Barrow and Denham than within the former St Edmundsbury Borough, or within the Country as a whole. This pattern of tenure is however not unusual in smaller and relatively affluent rural parishes, such as Barrow and Denham.

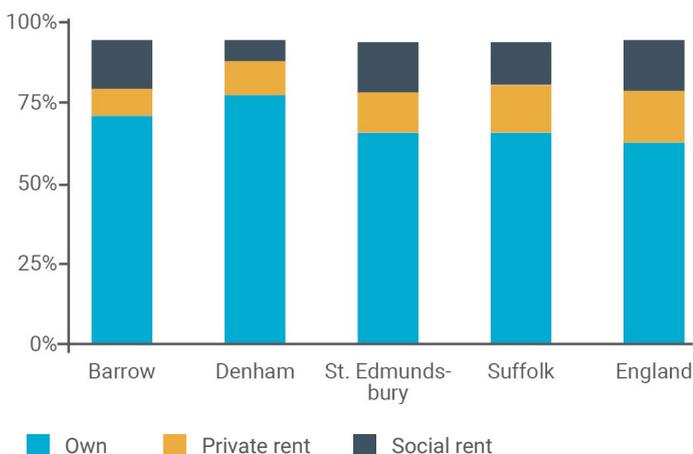
**3.34** The table below illustrates the comparative ratios of owner-occupation versus private and social rent in Barrow, Denham, St Edmundsbury, Suffolk and England.

**3.35** The majority of households in the two parishes comprise a household with two or more adults, which represents around 72% of all Barrow's households and around 79% of all Denham's households. This contrasts with the findings for Suffolk as a whole, at 65.8% and the Country, generally, where single family groups account for around 61.8% of all households.

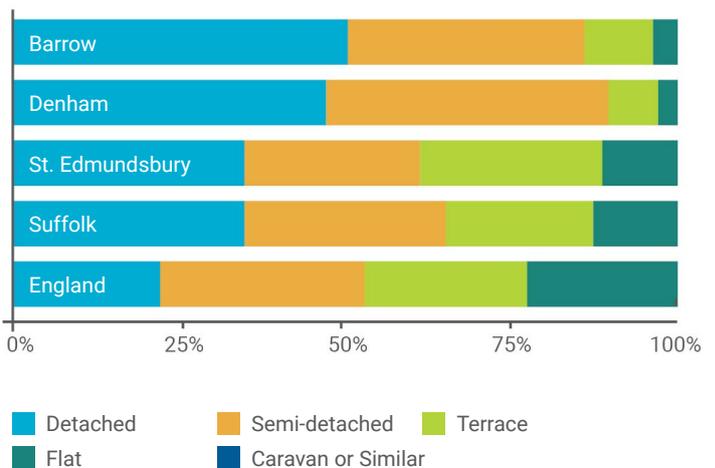
**3.36** Significantly, the two parishes accommodate proportionately more households comprised of people aged 65 or over. In Barrow, the percentage of households occupied only by those aged 65 and over, stands at 31%, whilst in Denham the figure is around 28%. This contrasts with the findings for the former Borough at under 24% and the rest of the Country generally at under 21%.

**3.37** The existing housing stocks of both Barrow and Denham are almost entirely comprised of either detached or semi-detached properties. In this regard, there is a notably very low proportion of terraced properties and flats in Barrow and Denham than in the former Borough, the County or the Country as a whole, as illustrated in the following graph:

### Tenure



### Dwelling types



## Housing for Later Living Needs

**3.38** As can be seen from the socio-economic profile in the previous section, Barrow-cum-Denham has an aging population, with a demographic which differs from that of the former St Edmundsbury Borough and England as a whole.

**3.39** This means that the area has a much higher population of people aged between 65 – 84, than average. Barrow-cum-Denham also has a significantly lower proportion of people in the age groups 16-24 and 25-44 than the rest of Suffolk or the national average.

**3.40** Work undertaken by AECOM on behalf of the Neighbourhood Planning Body (Housing Needs Assessment 2020) indicates that Barrow-cum-Denham's population of households over the age or 65 is likely to increase by around 66% over the Plan period 2019-2041, whilst all other age groups cumulatively decline by around 9%. This means that by 2041, 57% of all households are likely to be 65 or over.

**3.41** In terms of housing need, this suggests that Barrow-cum-Denham is likely to require a greater percentage of smaller new homes over the period, which are better suited to later living needs and single occupation, than a predominance of larger family homes which does not match the likely demographic trend.

**3.42** The work undertaken by AECOM therefore recommends that in terms of a working housing mix, 23% of all new housing should have 2 bedrooms, 40% should have 3 bedrooms, whilst only 12% should have 4 or more bedrooms. The remainder (25%) is a reasonable estimate of the likely requirement for single person households in the Plan period, given the currently very low representation of such homes in Barrow-cum-Denham.

## Affordability

**3.43** However, where a proposed exception site is delivered to meet local housing need, under Policy BCD3 of this Neighbourhood Plan, a greater proportion of smaller homes may also be considered, in accordance with the recommended housing mix of the Housing Needs Study of Specialist Groups.

**3.44** House prices have risen progressively in the Neighbourhood Plan Area over the last 10 years and outpaced local incomes considerably. This means that the current annual income required to secure a mortgage to buy an entry level home in Barrow-cum-Denham, is more than 6 times higher than the average net household income in the area. In particular, those on the lowest incomes are unlikely to be able to afford any of the housing tenures currently available.

**3.45** The aspiration of this Plan is to help 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, according to their personal needs.

# Settlement History and the Conservation of Heritage Assets

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## The Foundation and History of Barrow

**3.46** Whilst it is not known when Barrow was first settled, implements have been found at the settlement dating back to the Palaeolithic era (approximately 8,500 BCE). Two late Bronze Age leaf shaped swords were also found in 1850 by labourers carrying out excavation work to the north of the village.

**3.47** The modern name of the village most probably comes from the Old English *bearu*, meaning a grove, and is not, as is usually thought, taken from the burial mounds of the same name. In the late Anglo Saxon period, the village of Barrow belonged to King Edward the Confessor (1042-1066) and Barrow is listed in the Domesday Book.

**3.48** Following the Norman Conquest, various noble families had the overlordship, including the Marshals, the Passelewes, the Giffards and the Tibetofts. In 1267, King Henry III (1216-1272) granted Maud Passelewe the right to hold a weekly market at her manor in 'Barewe'.

**3.49** During the Tudor period, the manor of Barrow was sold in 1540 to Sir Clement Heigham, who was a supporter of Queen Mary I, and who became Speaker of the House of Commons in the 1554 Parliament, which reunited the English Church with Rome, eventually becoming Lord Chief Baron of the Exchequer. With the subsequent accession of Elizabeth I, Sir Clement was obliged to retire from public life and later died in 1570, in the manor house in Barrow that he had constructed.

**3.50** His ornate tomb, of Purbeck marble with a brass inscription, may still be seen in Barrow Church. Sir Clement's son (Sir John Heigham) was also a Member of Parliament and he is believed to have entertained Queen Elizabeth I at the Manor House in Barrow, which sadly no longer survives.

**3.51** Mary Beale (1633-1699) was born in the village as the daughter of the rector, John Cradock. Mary Beale was most likely the first woman in England to earn her living from her art as a portrait painter and studied under Sir Peter Lely and others and had a studio in London from 1670 until her death in 1699. She is buried at St James's, Piccadilly and some of her portraits may be seen in Moyses Hall Museum in Bury and at the National Portrait Gallery.

**3.52** The village underwent a degree of expansion in the post war years and the Village Hall was completed in 1955 in honour of the Coronation of the late Queen Elizabeth II. The village sign, which is also depicted on the cover of this Neighbourhood Plan was designed locally and erected in 1991. The sign features a sword to represent the Bronze Age swords uncovered in 1850. It also includes a steam traction engine (used extensively in the last century to help with harvesting and ploughing), a hurdle, trees (which symbolise the village name) and ducks (another local characteristic of Barrow).

**3.53** A more in depth history of Barrow can be found on the Parish website and in the work of Zigurds Kronbergs, with the assistance of the Barrow Local History Society and Mrs Sylvia Greening.



Gables Cottage, Bury Road (erected circa 1840) an example of a focal building potentially sensitive to neighbouring change.

## The Listed Buildings of Barrow and Denham

**3.54** Whilst many buildings in Barrow are relatively modern and are either recently constructed or date from the mid to late 20<sup>th</sup> Century, there is also a surprisingly large number of listed buildings and ancient monuments. There are specifically 23 listed buildings identified in Barrow and 12 listed buildings identified in Denham.

**3.55** These heritage assets include; Barrow Church of All Saints (Grade I) Barrow Hall and Barrow School (Grade II) the Town Estate Room, the Weeping Willow PH, the War Memorial (erected 1920) and Wolfe Hall.

**3.56** Barrow Church is located some way off from the main settlement but adjacent to the former manor. The present building, although much altered and extended, is believed to have been erected in the 13<sup>th</sup> Century during the reign of Henry III, replacing an earlier Norman church, which would itself have replaced an earlier wooden Saxon church.

**3.57** Nearby is Barrow Hall, a Grade II listed building, which has a moat enclosing the site of an ancient manor house. Another building of note is the Town Estate Room, which dates from the 17<sup>th</sup> Century but has a probable mediaeval core. Barrow Mill was demolished in 1926.

**3.58** St Mary's Church in Denham lies near the southern extremity of the settlements and within the purview of Denham Hall, and is a mediaeval church with a chapel dating from circa 1605 but restored in 1846. It is faced with flint rubble and there is a large, canopied table monument to Sir Edward and Lady Lewkenor, who both died of smallpox in 1605.

**3.59** Moated, Denham Hall lies immediately to the east of the church and is a two storey, timber framed, house with an early 16<sup>th</sup> Century core, extended later in the same century and further in the 17<sup>th</sup> and 19<sup>th</sup> Centuries. Denham Castle was a C12 Norman castle, built to a Motte and Bailey design with the Motte (man-made hill) now 3 metres high, located in the north-east corner of the Site. The Motte and Bailey (courtyard) are contained within a wide ditch, approximately 132 metres by 122 metres.

**3.60** The above list is not comprehensive. Further details of the listed buildings of Barrow and Denham, along with its ancient monuments and other curiosities, can be found at Appendix 1 of this Neighbourhood Plan and full building descriptions can be sourced via the British Listed Buildings Website; <https://britishlistedbuildings.co.uk/england/suffolk>

# Local Landscape Context and Areas of Sensitivity

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West Suffolk is a rural district with a varied landscape and the settlements within it are set within a rural landscape. Landscape character plays an important part in understanding the relationship between people and place and identifying distinct patterns in the landscape which makes one area different from another. This means that the existing gaps between settlements play a key role in retaining these patterns and preserving individual settlement identities.

**3.61** Much of the Designated Area comprises large agricultural fields over gently undulating hills and valleys, with the main settlements of Barrow and Burthorpe located near to the centre of the Area and Denham extending further to the south west. Although the Neighbourhood Plan Area is attractive, it is not located within, or within nearby proximity of, any National Parks, Areas of Outstanding Natural Beauty (AONB). The nearest nationally protected landscape is the Suffolk Coast and Heaths AONB, located approximately 30km to the south east of the Area. None of the Designated Area lies within the Green Belt and the nearest designated (Cambridge) Green Belt is located approximately 20km to the west of the Neighbourhood Plan Area.

**3.62** Landscape character analysis can assist in the assessment of the value of local landscape, both in visual and amenity terms and the likely significance of effects of change resulting from development. Developed by Natural England, National Character Areas (NCAs) are landscape areas which share similar characteristics, and which follow natural lines in the landscape rather than administrative boundaries. NCA profiles describe the natural and cultural features that shape each of these landscapes, providing a broad context to their character. The Neighbourhood Plan Area overlaps two NCAs: The Brecks (northern section); and South Suffolk and the North Essex Clayland NCA41 (central and southern sections).

**3.63** The Brecks is amongst the warmest and driest parts of the UK, which combined with its free-draining soils has greatly influenced the landscape character and led to the development of dry heath and grassland communities. The area is a major producer of vegetables and cereals, with over two-thirds of the land under cultivation. The dry heath and grassland are also known to support a diversity of plants, invertebrates and breeding birds, as recognised with the associated biodiversity designations within this area.

**3.64** South Suffolk and North Essex Claylands is an ancient landscape of wooded arable countryside with a distinct sense of enclosure. There is a complex network of old species-rich hedgerows, ancient woods and parklands, meadows with streams and rivers that flow eastwards. Much of the land is utilised for farming and recent changes in farming methods have had an impact on farmland habitats such as hedges and ponds, and once-common species of arable land such as tree sparrow, grey partridge, cornflower and brown hare.

**3.65** The Brecks are located directly to the north of the Neighbourhood Plan area. The Brecks Special Qualities analysis report explores the extent to which different aspects of the Brecks heritage are significant in terms of their sensitivity to change and the degree to which they are valued, and this work includes a viewpoint analysis.

**3.66** The Suffolk Landscape Character Assessment (LCA) 43 provides an assessment of the landscape character across the County and forms part of the evidence base for the adopted West Suffolk Local Plan. The assessment identifies a variety of Landscape Typologies within West Suffolk, including:

- Ancient Rolling Farmland;
- Undulating Estate Farmlands;
- Undulating Ancient Farmlands;
- Wooded Chalk Slopes;
- Rolling Estate Chalklands;
- Estate Sandlands;
- Rolling Estate Sandlands;
- Plateau Estate Farmlands;
- Valley Meadows and Fens.

**3.67** In this regard, most of the Neighbourhood Plan area lies within the 'Plateau Estate Farmlands' Landscape Typology. A corridor of land alongside the eastern boundary of the Neighbourhood Plan area (surrounding Cavenham Stream) also lies within the 'Wooded Chalk Slopes' Landscape Typology. The key characteristics, key forces for change, and land management guidelines for these two landscape typologies are summarised for each typology below:



View in the southern section of the Neighbourhood Plan Area looking north.

## Plateau Estate Farmlands Typology

### a) Key Characteristics:

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

### b) Key forces for change:

- Expansion of existing settlements into this landscape and creation of new settlement patterns and clusters associated with infrastructure development;
- Conversion and expansion of farmsteads for residential uses;
- Large-scale agricultural buildings in open countryside;
- Redevelopment of former airfield sites to new uses;
- Changes in the management and use of landscape parklands;
- The introduction of new agricultural techniques;
- Leisure as a driving force for changes in economic activity.

### c) Land management guidelines:

- Reinforce the historic pattern of regular boundaries;
- Restore the quality of elm hedges with coppice management;
- Restore, maintain and enhance the network of tree belts and pattern of small plantations found across much of this landscape type; and
- Restore, maintain and enhance the historic parklands and the elements within them.

## Wooded Chalk Slopes Typology

### a) Key Characteristics:

- Rolling valleys;
- Shallow free-draining chalk soils;
- Scattered plantation woodlands;
- Fringed with ancient woodland;
- Planned rectilinear field patterns;
- Hawthorn hedges with few trees;
- Compact villages and a scattering of farms;
- Flint and thatch vernacular buildings.

### b) Key forces for change:

- Change of land use to horse paddocks;
- Construction of large agricultural buildings;
- Expansion of garden curtilage;
- Impact of deer on the condition of woodland cover;
- Changes to settlement form pattern and building style.

### c) Land management guidelines:

- Reinforce the historic pattern of regular field boundaries;
- Maintain and increase the stock of hedgerow trees;
- Maintain the area of woodland cover;
- Conserve and enhance areas of chalk grassland.

**3.68** The Neighbourhood Plan Area differs slightly from its classification as much of the soil is heavy clay and is not free-draining. This gives rise to around 40 ponds and linear drainage ditches in various locations in the Neighbourhood Plan Area.

# Sport and Recreation Provision

**3.69** The primary health and wellbeing objectives of this Neighbourhood Plan are to retain a strong sense of community for both existing and future residents and to ensure that the Parishes of Barrow and Denham remain pleasant and integrated places to live, work and play, thereby providing a high quality of life for all residents of the area. To encourage a healthy and active community, the Parish Council will support new development proposals which provide additional facilities to assist the development of long-term health and wellbeing in the Parishes of Barrow and Denham. The Parish Council however also wishes to encourage sustainable access to enhanced outdoor sport and recreation, where achievable, for the benefit of all the community.

**3.70** In 2020, Barrow cum Denham Parish Council undertook a local consultation, comprising a survey questionnaire which sought responses to a number of matters, including amenities and infrastructure. One of these questions (Q15) related to whether the Parishes of Barrow and Denham had sufficient sports and leisure facilities.

**3.71** Whilst 59% of the 370 respondents to Q15 considered that the Parishes of Barrow and Denham had sufficient sports and leisure facilities, a total of 25% of the adult population either disagreed or strongly disagreed that the existing facilities in Barrow were sufficient. This indicates that a quarter of the Neighbourhood Plan Area population considered that their sporting and recreational needs were not being met. It is also important to note that this survey response mostly reflected the views of the adult population in the area, as the questionnaires were only distributed to those of 18 years or over.

**3.72** The broad age structure of the Neighbourhood Plan Area is that 25% of the population are over the age of 65 and 20% of the population under the age of 16, the latter of which, did not receive the questionnaire. Whilst the majority of adult respondents were content that sufficient facilities were available, the quarter of the population that disagreed, indicates that there are identified sports and recreational deficiencies in the Neighbourhood Plan Area. These needs can currently only be met by using facilities elsewhere, outside of the Neighbourhood Plan Area, resulting in the need to travel.

**Table 1: Fields in Trust recommended benchmark guidelines – formal outdoor space**

Open space typology	QUANTITY GUIDELINE (hectares per 1,000 population)	WALKING GUIDELINE (walking distance: metres from dwellings)	QUALITY GUIDELINE
Playing pitches	1.20	1,200m	<ul style="list-style-type: none"> <li>* Quality appropriate to the intended level of performance, designed to appropriate technical standards.</li> <li>* Located where they are of most value to the community to be served.</li> <li>* Sufficiently diverse recreational use for the whole community.</li> <li>* Appropriately landscaped.</li> <li>* Maintained safely and to the highest possible condition with available finance.</li> <li>* Positively managed taking account of the need for repair and replacement over time as necessary.</li> <li>* Provision of appropriate ancillary facilities and equipment.</li> <li>* Provision of footpaths.</li> <li>* Designed so as to be free of the fear of harm or crime.</li> <li>* Local authorities can set their own quality benchmark standards for playing pitches, taking into account the level of play, topography, necessary safety margins and optimal orientation<sup>3</sup>.</li> <li>* Local authorities can set their own quality benchmark standards for play areas using the <a href="#">Play England Quality Tool</a>.</li> </ul>
All outdoor sports	1.60	1,200m	
Equipped/designated play areas	0.25 <small>See table 4 for recommended recommended minimum sizes</small>	LAPs – 100m LEAPs – 400m NEAPs – 1,000m	
Other outdoor provision (MUGAs & skateboard parks)	0.30	700m	

# Ecology and the Natural Environment

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**3.73** In terms of best practice, Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, published by Fields in Trust, in November 2020, emphasises the need for a range of both formal and informal outdoor spaces to meet recreational needs and the practical tools to guarantee sufficient space is available. Fields in Trust is the operating name of the National Playing Fields Association (NPFA), and has protected outdoor space for sport and recreation since 1925. Its mission is to safeguard and improve protected space for future generations and it currently safeguards over 2,500 sites, including playgrounds, playing fields, and formal and informal parkland across the UK. Further information can be found at: <https://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England.pdf>

**3.74** The Parishes of Barrow and Denham have a combined resident population of over 2,500 persons. The population of Denham is around 170 persons. The Fields in Trust recommended benchmark guidelines for formal outdoor space per head of the population are indicated in the table extract below:

**3.75** The NPPF places great emphasis on achieving sustainable development in mutually supportive ways, combining economic, social and environmental objectives. The environmental objective of the NPPF is to protect and enhance our natural, built and historic environment, including; making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change.

**3.76** The natural rural environment of the Parishes of Barrow and Denham is a characteristic attribute of the local area which contributes substantially towards the existing quality of life for their residents. Accordingly, this Neighbourhood Plan recognises the intrinsic character and beauty of the surrounding countryside and the wider benefits arising from such natural capital, and seeks to encourage sustainable development which helps to conserve or enhance the Parishes of

Barrow and Denham's natural environment and its natural assets. All new development proposals should therefore demonstrate that their location, scale, design and materials will protect, and where possible, enhance the character of the local landscape, including the setting of settlements, and maintain the significance of the existing gaps between them.

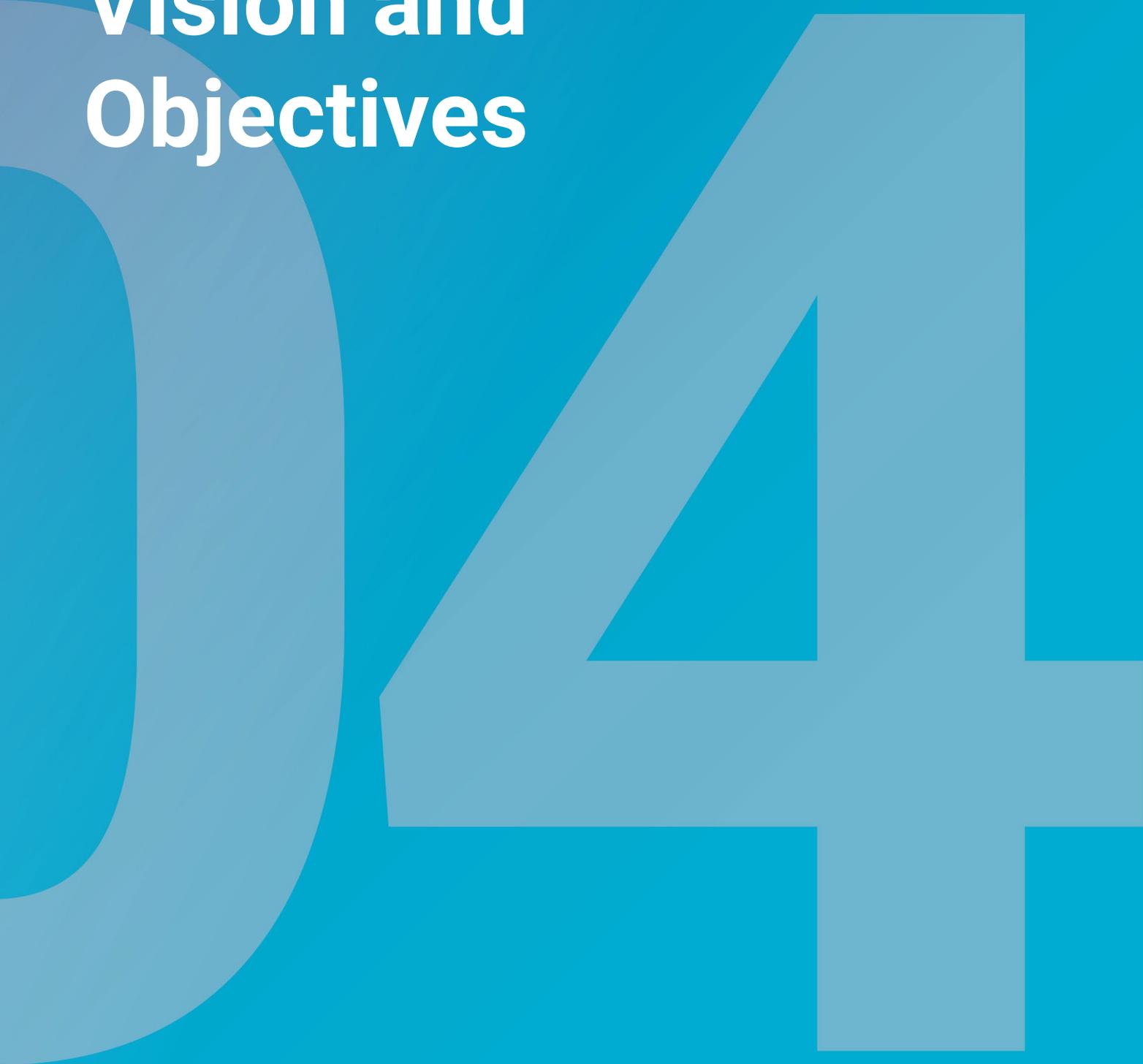
**3.77** There are no, internationally or nationally, designated wildlife sites located directly within the Neighbourhood Plan Area. However Barrow lies within the 12km buffer zone for the Breckland Special Protection Area (SPA) and the Breckland Special Area of Conservation (SAC), both of which, are located to the north of the A14. There are several Sites of Special Scientific Interest (SSSI) proximate to the area, including Cavenham SSSI, Lackford Lakes SSSI, West Stow Heath SSSI, Red Lodge Heath SSSI and Barton Mills SSSI.

**3.78** Given the development policies set out in this Neighbourhood Plan, full consultation will be required with Natural England at the planning application stage as appropriate. Therefore appropriate and proportionate evidence will need to be submitted with applications to demonstrate that specific development proposals are not likely to have any significant impacts upon the integrity of these designated sites outside of the Neighbourhood Plan area.

**3.79** Proposals for larger scale developments however have the potential to be designed to incorporate green infrastructure enhancements at a scale which can positively contribute to local networks, linking areas together and positively contributing to biodiversity objectives. The Parish Council will therefore encourage new habitat creation as part of all new major development proposals and this Plan expects an appropriate level of biodiversity management to encourage measures which will improve public access to natural habitats, where appropriate.



# Vision and Objectives



# The Local Vision for the Neighbourhood Plan Area

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The Parishes of Barrow and Denham have their own strong sense of individual 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, with Denham as a completely separate, small rural village.

**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 accounts 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.

**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 the Parishes of Barrow and Denham continue 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.

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

**4.5** The overarching vision of this Plan translates into six sets of Key Objectives for the Parishes of Barrow and 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.

**4.6** The Key Objectives for the Parishes of Barrow and Denham are set out in more detail under each of these headings on the pages overleaf:

# Key Objectives for Barrow cum Denham

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## Built and Natural Environment

- To ensure that future new growth is fully integrated so that the Parishes of Barrow (including Burthorpe) and Denham retain their distinctive and separate rural characters and qualities.
- To ensure that all new development is well designed and enhances and contributes to the diverse rural character of the Parishes of Barrow and 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 the Parishes of Barrow and Denham remain pleasant and integrated spaces 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 the Parishes of Barrow and 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.

## Support for Business and Employment

- To support the viability and retention of existing small businesses in the Parishes of Barrow and Denham and to support further small-scale 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, 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 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, 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.

# Sustainable Strategic Growth and the Spatial Strategy

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National planning policy requires applications for planning permission to be determined in accordance with the relevant Development Plan for the area, unless material considerations indicate otherwise. National planning policy also states that the NPPF is a material planning consideration in all planning application decisions. Further material considerations can include the provision of substantial public benefits, as part of new development proposals which, when carefully balanced, are found to significantly outweigh any identified planning policy or other conflicts, sufficient to warrant approval of the proposed development.

**4.7** As set out in Section 2 of this Plan, the existing planning policy framework for West Suffolk comprises the adopted West Suffolk Local Plan 2024 – 2041. This Neighbourhood Plan has been prepared in accordance with the relevant neighbourhood planning regulations and therefore is in general conformity with the strategic policies of the relevant adopted West Suffolk Development Plan documents.

**4.8** Once made, this Neighbourhood Plan will also form part of the Development Plan for the Designated Area. Thereafter, in accordance with national planning policy, all planning applications to West Suffolk for development within the Designated Neighbourhood Planning Area will also need to have full and considered regard to 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.

**4.9** The general approach to planning strategy in this Neighbourhood Plan responds to the status of Barrow as a Key Service Centre in the settlement hierarchy and reflects the need to maintain the long term vitality and viability of existing local services for the rural communities they serve.

**4.10** The spatial strategy looks to facilitate future sustainable growth in Barrow in a manner which seeks to prevent coalescence or the erosion of the existing separation and settlement identity between Barrow and the adjacent nearby settlements of Burthorpe and Denham. This will ensure that there is a good relationship between new development and existing services and facilities and that the undeveloped rural countryside around Barrow and Burthorpe is suitably preserved for appropriate countryside and other uses for the benefit of future generations.



# Policy BCD1

The Spatial Planning Strategy

BCD1

# The Spatial Planning Strategy

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**BCD1.1** This Plan seeks to continue the approach taken in national and local planning policies of promoting sustainable development in locations which have ready access to commercial and community facilities. As such the Plan sets out to consolidate the position taken in the West Suffolk Local Plan of concentrating new development in Barrow (and which includes the allocation of two strategic sites in Policies AP24 and AP25).

**BCD1.2** Nevertheless, the Plan recognises that there may be situations where it is necessary for some forms of development to take place outside of the defined Settlement Boundary. However, such development will be mainly limited to forms of development which are essential for the operation of agriculture, horticulture, forestry, outdoor sport and recreation and other uses that may need to be in the countryside. This relates to national and local planning policies

**BCD1.3** This strategic approach does not restrict the conversion of existing agricultural buildings to other appropriate development uses, where individual proposals are in accordance with the criteria set out in Policy BCD2 of this Plan and other adopted local planning policies for rural conversions.

**BCD1.4** The following Policy (BCD1) sets out the spatial development strategy for the Neighbourhood Plan Area, during the Plan period to 2041:

## **POLICY BCD1 – The Spatial Planning Strategy**

The neighbourhood area will accommodate strategic development in accordance with the designation of Barrow as a Key Service Centre in the Local Plan settlement hierarchy. Apart from the strategic site allocations in the West Suffolk Local Plan (Policies AP24 and AP25), windfall development will be mainly focused within the defined Settlement Boundary of Barrow.

Outside the Settlement Boundary, priority will be given to protecting and enhancing the surrounding countryside from inappropriate forms of development. Development proposals will only be supported where they accord with national or local planning policies for the countryside and with other relevant policies in this Plan.

# Policy BCD2

Non-Strategic Housing Delivery

BCD2

# Non-Strategic Housing Delivery

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In the plan period the neighbourhood area will primarily accommodate new housing delivery at the strategic allocations (Policies AP24 and AP25) in the West Suffolk Plan.

**BCD2.1** In addition to the strategic site allocations, this Plan provides for small infill developments, including the redevelopment of existing brownfield sites to come forward for new homes, on suitable sites, within the defined village Settlement Boundaries of Barrow and Burthorpe.

**BCD2.2** This Plan therefore allows for small infill developments, including the redevelopment of existing brownfield sites to come forward for additional new homes, on suitable sites, within the defined village Settlement Boundaries of Barrow and Burthorpe. Such developments will be judged on their individual merits and will be expected to meet the relevant development criteria set out in Policy BCD2 of this Plan.

**BCD2.3** In addition, proposals for the conversion of redundant or disused rural buildings, including agricultural barns for residential use outside of the defined Settlement Boundaries of Barrow and Burthorpe, will also be supported in principle, where they meet all of the relevant criteria of Policy BCD2, as set out below:

**BCD2.4** Further relevant criteria, for limited small scale housing delivery outside of the defined Settlement Boundaries, to accommodate identified special needs or specific local affordable needs, are set out separately under Policy BCD4 of this Plan.

**BCD2.5** In all cases, non-strategic development proposals will need to be carefully designed and located so as to minimise any impact upon local character, street scene, local heritage and existing natural features. The landscape setting of Barrow cum Denham and Burthorpe and any key views will also need to be carefully considered where proposals are located close to the settlement edges.

**BCD2.6** A project level habitats regulations assessment (HRA) will need to be undertaken for all development proposals that are likely to have a significant effect on a Special Protection Area (SPA) or Special Area of Conservation (SAC). All development that leads to a net increase in built development within the 1500 metre (secondary) buffer around areas outside the Breckland SPA (where it has been identified that there are concentrations of Stone Curlew) may also require a project level HRA.

## **POLICY BCD2 – Non Strategic Housing Delivery**

In the plan period the neighbourhood area will primarily accommodate new housing delivery at the strategic allocations (Policies AP24 and AP25) in the West Suffolk Plan.

In addition to the strategic site allocations, this Plan provides for small infill developments, including the redevelopment of existing brownfield sites to come forward for new homes, on suitable sites, within the defined village Settlement Boundaries of Barrow and Burthorpe.

As appropriate to their scale and nature, any such developments should meet all the following development criteria:

- i. Infill development should respond positively to the size and capacity of the site and ensure that its density relates to the character of the immediate area.
- ii. New development proposals should be of a suitable scale and high quality design, appropriate to their particular location and/or street scene and should maintain or enhance local village character.
- iii. New development should not have any significant adverse impacts upon the existing amenities of neighbouring residents, by reason of scale, design or building proximity.
- iv. Where existing buildings are proposed to be converted or demolished, which currently, or have previously accommodated local business or community uses, proposals must also satisfy the relevant requirements of Policies BCD7 and BCD8 of this Plan.
- v. Where character buildings are converted from other uses, they should retain and, where practicable, restore existing architectural or vernacular features.
- vi. Wherever practicable, development proposals should seek to retain all existing healthy trees and hedgerows on the site or provide compensatory planting where the removal of any trees and/or hedgerows is unavoidable.
- vii. Information to inform an appropriate assessment will be required with any planning application for built development within the 1500 metre (primary) buffer around Breckland SPA in accordance with policy SP10.
- viii. All new development which would result in a net increase in dwellings must mitigate for its recreational effects on Breckland (SPA and SAC) in accordance with WSLP Policy SP11.



# Policy BCD3

Special Needs and Local  
Affordable Housing

BCD3

# Special Needs and Local Affordable Housing

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In the period 2019 to 2041 the Neighbourhood Plan area will primarily accommodate new housing delivery, within the framework set by Policies BCD1 and BCD2 of this Plan. Where justified, this Plan also facilitates limited, small scale, development outside of the defined Settlement Boundaries of Barrow and Burthorpe, to accommodate identified special housing needs that cannot be provided within the existing built up areas. Such special needs can include, but are not limited to, the provision of new accommodation for elderly and/or other vulnerable groups, or extensions to existing accommodation.

**BCD3.1** New development proposals to accommodate elderly and/or other vulnerable groups should demonstrate evidence of local need, primarily from within the Neighbourhood Plan area, that cannot be reasonably met on a suitable, alternative, non-rural, site. All special needs proposals, located outside of the Settlement Boundaries, will be considered on their own individual merits, and will be supported in principle, subject to meeting all of the relevant criteria of Policy BCD3.

**BCD3.2** Similarly, proposals for small scale local rural affordable housing proposals, to meet local, affordable housing needs, for schemes of up to 5 new homes, will be supported in principle, subject to meeting all of the relevant criteria of Policy BCD3. Such schemes should demonstrate that 100% of the new homes will be genuinely affordable for discounted or assisted purchase, or affordable rent, in accordance with the definitions set out in the National Planning Policy Framework.

**BCD3.3** All new development proposals supported by this policy should be of an appropriate scale to the rural character of their location and should demonstrate high standards of amenity space, sustainable design and construction. They should also demonstrate that they are well related to local services and can be accessed by sustainable transport modes. New development must also preserve the existing settlement gaps between Barrow, Burthorpe and Denham and not have any significant visual impact upon the surrounding countryside.

**BCD3.4** A project level habitats regulations assessment (HRA) will need to be undertaken for all development proposals that are likely to have a significant effect on a Special Protection Area (SPA) or Special Area of Conservation (SAC).

**BCD3.5** All development that leads to a net increase in built development within the 1500 metre (secondary) buffer around areas outside the Breckland SPA (where it has been identified that there are concentrations of Stone Curlew) may also require a project level HRA.

### **POLICY BCD3 – Special Needs and Local Affordable Housing**

Development proposals to meet special housing needs, including accommodation for the elderly and/or vulnerable groups, and small scale, local, rural affordable housing proposals outside of the Settlement Boundaries of Barrow and Burthorpe will be supported where they meet the following criteria:

- i. They 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.
- ii. They 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 definitions in Annex 2 of the NPPF.
- iii. Where specifically justified and to ensure viable delivery, a small percentage of market housing may be supported to facilitate appropriate affordable schemes.
- iv. They 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.
- v. They should be well-related to local services and can be accessed by sustainable transport modes.
- vi. They should safeguard the existing settlement gaps between Barrow, Burthorpe and Denham or have any significant visual impact upon the surrounding countryside.
- vii. They should deliver new landscaping and green infrastructure, including formal and informal public open space provision, in accordance with adopted Local Plan requirements, together with the creation of deliverable biodiversity and habitat enhancements.
- viii. Information to inform an appropriate assessment will be required with any planning application for built development within the 1500 metre (primary) buffer around Breckland SPA in accordance with policy SP10.
- ix. All new development which would result in a net increase in dwellings must mitigate for its recreational effects on Breckland (SPA and SAC) in accordance with WSLP Policy SP11.



# Policy BCD4

New Development and  
High Quality Design

BCD4

# New Development and High Quality Design

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Proposals for new development within the Neighbourhood Plan area, should demonstrate high standards of exterior design and generally reflect the rural vernacular. All new housing must also be of an appropriate gross internal floor area which satisfies the Nationally Described Space Standards prevailing at the time of the submitted planning application.

**BCD4.1** The layout of new development, including new housing, should not be overly dominated by roads or hard surfaced car parking and should generally reflect the settlement pattern of the area, providing high levels of pedestrian permeability. Proposals for affordable housing within developments must also be socially well integrated into the overall layout of the scheme so as to be fully tenure blind and be delivered in accordance with an agreed affordable housing mix. Detailed advice is included in the Design Guidance and Codes (December 2020).

**BCD4.2** New homes in the area should not exceed two storeys in height unless the specific site location is able to accommodate some additional storeys without any significant adverse impact upon the amenities of neighbouring occupiers.

**BCD4.3** However, there will be a general presumption against new homes that are materially larger than two storeys, unless specifically justified by the characteristics of the Site. In addition, all proposals for new homes should have full regard to the particular rural character of the site location and seek to preserve or enhance that rural character.

**BCD4.4** This policy does not seek to prescribe a particular housing mix, but the evidence that supports this Plan suggests that new housing schemes should aim to provide around 25% as 2-bedroom homes and 40% as 3-bedroom homes. Homes with four or more bedrooms, should generally be limited to around 10% of the site, with reasonable provision also made for single person households, which are particularly lacking in the area.

**BCD4.5** This policy expects an appropriate level of outdoor amenity for new occupiers and requires proportionate private garden sizes. Schemes which deliver a percentage of new homes to Lifetime Homes Standards, are particularly encouraged.

**BCD4.6** Subject to meeting the requirement of other relevant policies in this Plan, new housing proposals will be supported where they meet all the criteria of the following policy:

## POLICY BCD4 – New Development and High Quality Design

Development proposals should demonstrate high standards of design and respond positively to the character and appearance of their immediate locations taking account of the Barrow-cum-Denham Design Guidance and Codes.

The layout of development proposals should reflect the settlement pattern of the area, with high levels of pedestrian permeability, in accordance with the Suffolk Guidance for Parking 2023 and the Suffolk Design for Streets Guide 2022 (or any successor documents). Development proposals should not be dominated by roads and/or car parking.

Proposals for housing development should incorporate an appropriate gross internal floor area to satisfy prevailing Nationally Described Space Standards. Proposals for affordable housing should be fully integrated into the overall layout of any associated housing development.

New homes should not 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, proposals for new homes should:

- i. Provide a good mix of new housing, which prioritises 2 and 3 bedroom homes.
- ii. Have full regard to the rural character of the development site location and seek to preserve or enhance that character.
- iii. Provide separation distances and proportionate private garden sizes which provide for an appropriate level of outdoor amenity for occupiers.
- iv. Deliver a percentage of the scheme as accessible and adaptable new homes in accordance with the definitions set out in prevailing Building Regulations.

Detailed advice is included in the Design Guidance and Codes (December 2020).



# Policy BCD5

Sustainable Design  
and Construction

BCD5

# Sustainable Design and Construction

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Proposals for all forms of new development within the Neighbourhood Plan area, should demonstrate high standards of sustainability and incorporate current best practice in energy conservation. All buildings should incorporate sustainable design, construction and energy efficiency measures, including where feasible, the use of ground or air source heat pumps, solar heating, photo voltaic systems or other energy efficiency technologies.

**BCD5.1** Such technologies should be designed, as far as possible, to be integral to the design of the building, so as to minimise any detrimental impact on the external appearance of the building or the rural character of the area. New buildings should also make provision for sustainable waste management (including waste separation and minimisation) and grey and surface water harvesting, where feasible.

**BCD5.2** Proposals for new housing should incorporate provision for sustainable waste management in a manner which avoids any adverse impact on the street scene, the amenities of neighbours or the character of the area. Proposals for new housing should also make adequate provision for home working, proportional to the scale of the new home and include appropriate ground works to accept existing and future upgrades in broadband.

**BCD5.3** All new buildings will be expected to make adequate provision for the covered storage of cycles and e-bikes in accordance with adopted local cycle parking standards and provide appropriate levels of electric vehicle charging infrastructure in accordance with adopted car parking standards.

## POLICY BCD5 – 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.

As appropriate to their scale, nature and location, development proposals should 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.
- 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.
- iii. All new buildings must make adequate provision for the covered storage of cycles and e-bikes in accordance with adopted cycle parking standards.
- iv. Proposals for new housing should make appropriate provision for home working.
- v. All new buildings should include integral Nest Boxes to British Standard BS42021:2022 'Integral Nest Boxes, Selection and Installation for New Developments'.

# Policy BCD6

Local Employment Strategy

BCD6

# Local Employment Strategy

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Local employment opportunities within the Neighbourhood Plan Area are mainly focused in Barrow, which reflects its function as a Key Service Centre. These local opportunities are currently limited, resulting in a high level of out-commuting from the area for those of working age, who are not currently able to work from home.

**BCD6.1** There is a small cluster of existing business premises and local employment to the north of the village. To supplement this, Barrow also has two shops, a hairdressers, a take-away, a post office, and two public houses. There are also some other employment generating uses at the primary school, in the north of the village, together with a nursery and other small scale forms of local employment located within the village.

**BCD6.2** The gradual decline of business premises and local employment opportunity in rural areas over time can have a significantly detrimental impact on the vitality and viability of villages and their ability to sustainability support local services and facilities over the longer term. In a Key Service Centre, such as Barrow, it is therefore important that existing employment opportunities are protected and also given the opportunity to expand, provided that there is no detrimental impact upon the environment, or the capacity of local infrastructure, which cannot be suitably mitigated.

**BCD6.3** National policy generally supports sustainable economic growth in rural areas. In particular, the NPPF requires planning policies to assist in creating the conditions in which businesses can invest, expand and adapt. Paragraph 83 of the NPPF states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

**BCD6.4** The NPPF also expects local planning policies for rural areas to support an appropriate mix of uses across an area to help minimise the number and length of journeys required for employment, shopping, leisure, and education. At the local policy level, the employment policies in the Local Plan provide important guidance on the retention of existing business and the development of new enterprises.

**BCD6.5** As set out in the Vision and Objectives section, the policy aspiration of this plan is to support the viability and retention of existing small businesses and support further small scale business creation in appropriate and sustainable locations in the Neighbourhood Plan area. The local employment strategy is therefore to seek to safeguard all existing employment generating uses, with a general presumption against the loss of all existing or designated future employment land and premises.

## POLICY BCD6 – Local Employment Strategy

Proposals that would contribute towards the ongoing viability and retention of existing small businesses will be supported. Proposals for the development of small to medium scale new businesses in appropriate and sustainable locations will be supported where they comply with relevant criteria in Policy SP24 of the West Suffolk Local Plan.

Insofar as planning permission is required, proposals for 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 will be supported. Proposals for the delivery of new and upgraded infrastructure to help further support remote working will also be supported.

# Policy BCD7

Support for New and Existing  
Community Facilities

BCD7

# Support for New and Existing Community Facilities

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Barrow is a Key Service Centre and plays an important role in providing day-to-day services to the village and the local rural community. The continuity of viable local services and facilities provides a vital role in preventing social exclusion and contributing to general health and wellbeing, including reducing the need to travel. These key services also support the educational, spiritual, recreational, leisure and cultural needs of the local community.

**BCD7.1** The NPPF states that to support a prosperous rural economy, planning policies 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.

**BCD7.2** Planning policies should therefore:

- Plan positively for the provision and use of shared spaces, community facilities and other local services in order to enhance the sustainability of communities and residential environments;
- Guard against the unnecessary loss of valued facilities and services;
- Ensure that established facilities are retained and able to develop and modernise;
- Ensure an integrated approach to the location of housing, economic uses and community facilities.

**BCD7.3** The aspiration of this plan is to protect existing community facilities, including retail, education and recreation facilities and to support further growth in these areas as appropriate. The complementary provision of new facilities and/or other community support, in association with new development proposals, will be encouraged. The use of both new and existing community facilities by all sections of the community will also be strongly supported. Where appropriate, the Parish Council will look to secure community funding in support of the delivery of new or expanded community services and facilities serving the Parishes of Barrow and Denham. Examples of current and proposed initiatives to which such community funding would be directed include upgrading the village Skatepark, protecting public grassed areas from vehicles, the installation of fencing around allotments to protect from deer, and resurfacing village pathways.

**BCD7.4** Proposals for new or expanded community facilities in the Neighbourhood Plan area will be supported in principle, subject to meeting the applicable development management criteria set out in the Development Plan. All other forms of new development should also demonstrate how they will support and contribute towards the maintenance of viable community facilities for the benefit of the Neighbourhood Plan area. New development proposals will also normally be required to make contributions towards the maintenance of library services in the Neighbourhood Plan Area. 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 (land for this purpose is reserved by Policy AP26 of the West Suffolk Local Plan).
- The provision of enhanced school drop-off/ pick-up facilities.
- New or improved sporting and leisure facilities.
- Healthcare provision.

**BCD7.5** Consideration will be given to how new facilities can complement and enhance the existing provision. New facilities should be located in a way that is able to maximise accessibility by foot or cycle and the co-location of facilities and adaptable buildings will be supported.

**BCD7.6** Development proposals that would result in a net loss of existing community facilities in Barrow will be determined against the details in Policy LP19 of the West Suffolk Local Plan. The existing key services and facilities to which Policy BCD7 apply are mostly located in Barrow, and are:

- Barrow VC Primary School
- Village Nursery (private)
- Post Office
- Village Hall & Meeting Room
- The Three Horseshoes in The Street and The Weeping Willow on Bury Road
- Convenience Shops
- Sporting Goods/Country Shop
- Takeaway Restaurant
- Health Centre
- Play Area
- Hairdressers
- Churches.
- Mill Lane Allotments at Mill Lane
- Allotments in Burthorpe
- Orchard to the rear of the Three Horseshoes PH
- Feltons Orchard to the North of Bury Road.

## POLICY BCD7 – Support for New and Existing Community Facilities

Proposals for new or expanded community services and facilities will be supported where they meet all relevant development management criteria.. New community facilities should complement and where practicable enhance existing community facilities and be located to maximise co-location and accessibility by non-car modes.

Proposals that will result in the loss of a community facility or services which support a local community, or building which was last used for such purposes, will be determined in accordance with the details in Policy LP19 of the West Suffolk Local Plan.

Where appropriate, other development proposals should demonstrate how they support and contribute towards the maintenance of viable community facilities.



Community  
Garden

# Policy BCD8

Ecology and the Natural  
Environment

BCD8

# Ecology and the Natural Environment

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All new development proposals in the Neighbourhood Plan Area should seek to conserve or enhance the biodiversity and geological interests of the area and ensure that protected species and existing habitats will be protected and, where possible, enhanced.

**BCD8.1** Proposals for larger scale developments should be designed to incorporate green infrastructure enhancements at a scale which can positively contribute to local networks, linking areas together and positively contributing to enhanced biodiversity objectives. Where development is likely to negatively affect biodiversity, the level of impact must be suitably determined and a detailed survey of species and/or habitat prepared and submitted to inform the consideration of planning applications, in accordance with relevant Local Plan policies.

**BCD8.2** The scope of the required survey will be determined using the Suffolk Biodiversity Validation Checklist, local requirements and Natural England standing advice. Any assessments will need to be proportionate to the nature and scale of development proposed and the likely impact on biodiversity. Where the benefits of the development are considered to outweigh the risk to biodiversity and there is no reasonable alternative, appropriate provision will be required for mitigation, and if necessary, compensatory measures, in line with the 'mitigation hierarchy' so that disruption to biodiversity networks are minimised, with no net loss of features.

**BCD8.3** The Parish Council will encourage new habitat creation and this policy expects an appropriate level of biodiversity management to encourage measures which will improve public access to natural habitats where appropriate. Sustainable development proposals which accord with the above objectives and which provide tangible net gains for biodiversity in line with Policy BCD8 of this Plan and relevant Local Plan policies will be supported. New development which would result in any unacceptable net impacts on biodiversity or create unacceptable levels of soil, air, water or noise pollution, will not be supported.

## POLICY BCD8 – Ecology and the Natural Environment

Development proposals should protect and enhance biodiversity including existing habitats and species. Development proposals should demonstrate that there will no unacceptable net impacts upon the biodiversity and ecology of the natural environment.

Development proposals which would result in significant harm to biodiversity, should have regard to the 'mitigation hierarchy' of avoidance, mitigation, and compensation, to be supported.

As appropriate to their scale, nature and location, development proposals should also meet the following relevant 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.
- 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.
- iii. All new housing development of ten units or more will be required to contribute towards the improvement of local wildlife habitats, where any adverse impacts arising from the proposals have been identified.
- iv. Development proposals which result in unacceptable levels of soil, air, water or noise pollution, will be not be supported.
- v. Any other supporting information, as may be required by prevailing Local Plans, should provided to enable full consideration of the proposals.



# Policy BCD9

Active Transport and  
Accessibility

BCD9

# Active Transport and Accessibility

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This Neighbourhood Plan seeks to minimise the impact of future new development on the existing local highway network, by encouraging walking, cycling and other non-car modes, including public transport to other areas, beyond the Neighbourhood Plan area. This Plan also seeks to promote and encourage measures to improve the wider safety of the roads and footways throughout the Neighbourhood Plan area, including the enhancement of local cycle routes. This Plan additionally seeks to encourage proportionate investment in new public rights of way within Barrow, including measures to enhance pedestrian safety and facilitate further safe crossing areas.

**BCD9.1** Barrow currently has eight bus stops located within the village, although there is an infrequent bus service (Bus number 312) which provides direct routes to Bury St Edmunds via Bury Road, and indirect routes to other surrounding areas. The nearest Train station is located at Kennett, which is located approximately 4 miles to the north of Barrow. Given the current level of accessibility to public transport, in Barrow cum Denham, the private car therefore remains the primary mode of transport for journeys outside of the Neighbourhood Plan Area. The Parish Council will seek to secure community funding for the delivery of walking, cycling, and other non-car modes, including public transport, through contributions to improved facilities serving the parishes of Barrow and Denham.

**BCD9.2** Travel Plans are a key aspect of Transport Assessments, and are submitted as part of planning applications, to help identify opportunities and set targets for minimising future car use. Travel Plans include the physical and management measures necessary to address the transport impacts arising from proposed new development. They are also a key management tool to help integrate a number different transport related elements and so are usually developed as the last part of the transport assessment process, and are generally separate from it.

**BCD9.3** Whilst the Parish Council acknowledges the wider accessibility constraints of a rural area location, the Parish Council seeks to reduce over-reliance on the private car and to promote more sustainable forms of transport, for the new development facilitated by the policies of this Plan. Accordingly, all proposals for new development, or redevelopment, including changes of use, will be required to provide appropriately designed and located cycle parking. Development proposals must also make suitable provision for emergency, delivery and service vehicles, in accordance with the relevant adopted Local Plan standards prevailing at the time of the application.

**BCD9.4** Proposals for new development will be generally expected to minimise the provision of on plot car parking where achievable, for example by providing shared use parking as part of the Travel Plan. Limited exceptions may be made to parking standards where satisfactory evidence is provided to demonstrate that an exception is appropriate for that particular scheme, taking into account the specific nature and location of the development proposed. Wherever practicable, development proposals should demonstrate that they are sufficiently flexible to respond to changes in transport technology in the Plan period or can be adapted to support, enhanced smart mobility services.

## POLICY BCD9 – Active Transport and Accessibility

Development proposals should include suitable mitigation for their impacts on the existing local highway network, by encouraging walking, cycling and other non-car modes, including public transport.

As appropriate to their scale, nature and location, major development proposals should incorporate investment in new footpath connections, including measures to enhance pedestrian safety and local cycle routes.

In addition, and where applicable, development proposals should meet the following criteria:

- i. Incorporating the promotion of sustainable transport choices with a clear order of priority, sequentially reducing the need to travel, encourage walking and cycling, encourage public transport and shared transport, and facilitating sustainable levels of private transport;
- ii. Delivering on plot car parking provision in relation to the Suffolk County Council Parking Standards; and
- iii. Making 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.



# Monitoring and Review

# Monitoring and Review

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The Barrow cum Denham Neighbourhood Plan will run concurrently with the West Suffolk Local Plan and any other relevant documents which form a part of the development plan.

This Neighbourhood Plan covers the period to 2041 and reflects the vision and aspirations of the local community of Barrow cum Denham, as understood during the time of its preparation. It is recognised however that future conditions and current issues are likely to change over time and evolve during the relevant plan period.

Periodic monitoring of development outcomes facilitated by this Neighbourhood Plan are therefore an essential part of ensuring that the Plan is effective. Monitoring can indicate areas where actions may be needed to achieve the objectives of the Plan, and/or may also demonstrate the need for a review, or partial review, of this Plan.

Accordingly, Barrow cum Denham Parish Council, as the Qualifying Body, will therefore review the content of the Neighbourhood Plan annually, at the Parish Annual General Meeting, in order to determine whether the planning policies of this Neighbourhood Plan remain up-to-date and conform with adopted national and local planning policies.

Where necessary, a formal review of the Neighbourhood Plan or parts of the Plan will be undertaken to reflect any changes in national, strategic or local policies affecting the Neighbourhood Plan area.

# Appendix 1

## Heritage Assets in Barrow and Denham

# Listed buildings in Barrow

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Although many buildings in Barrow are relatively modern, there is a surprisingly large number of listed buildings and ancient monuments. The list below is not comprehensive but illustrative. A full list may be found at

<https://britishlistedbuildings.co.uk/england/suffolk>

## Church of All Saints

Barrow Church (All Saints) is a Grade I listed building. Some way off from the main settlement but adjacent to the former manor (as is often the pattern), the present building, although much altered and added to (principally in 1848 1852), is believed to have been erected in the 13<sup>th</sup> Century during the reign of Henry III, replacing an earlier Norman church, which would itself have replaced a wooden Saxon church. It has flint rubble walls with black mortar pointing. The nave has Norman walling on the north side; the south porch is mid 14<sup>th</sup> Century.

The following buildings are all Grade II listed

## Church Farmhouse, Church Lane

Church Lane runs north east from the junction with Haysborder Lane and Church Road, some 50m north of the church. Church Farmhouse lies to the north of the lane. It is late 18<sup>th</sup> Century with an earlier core. It is timber framed and rendered in panels, with ropework pargeting. The roof has clay pantiles and is hipped. The entrance door has flat pilasters with a patera at the head.

## Barrow Hall

Some 500m SSE of the church on Church Road is Barrow Hall, a two storey building. It is a 17<sup>th</sup> Century house with early 19<sup>th</sup> Century alterations. It has two flanking wings and is timber framed and encased in early 19<sup>th</sup> Century gault brick, with a plain tiled roof and hipped wings at front and rear, with axial chimneys of red brick.

## Gables Cottage

Gables Cottage, c1840, is of unusual vertical character with Gothic ornament, comprising 3 storeys and an attic, with 3 windows. Gable fronted, with 2 flanking gabled wings, 2 storeys, 1 window wide. Red brick with gault brick dressings at centre; fish-scale slate-hung, above and on wings at first floor. Slated roofs with carved bargeboards and finial; rear chimney formerly with 2 moulded shafts now demolished. Central sash window with arched upper panes. Wrought iron casements with diamond and hexagonal panes or oblong panes.

## Barrow School

The main buildings, the schoolroom and schoolhouse, still in use as a school, which lie at the junction of Church Road and The Street, are Grade II listed. Built in 1846 of knapped flint with gault brick quoins. It has parapet gables with moulded stone pendant finials. It has a slate roof with a gault brick chimney having three circular shafts carved with diaper, zig zag and corkscrew ornaments.

## Town Estate Rooms and No 34 The Street

These are situated on The Street, some 200m SSE of the school. No 34 is a one and a half storey 17<sup>th</sup> Century house with a probable late mediaeval core. It is timber framed and rendered, with a thatched roof with eyebrow casement dormers. The Town Estate Room, to which it is adjoined, is a one storey gable fronted building, opened as an infant school in 1872. A 17<sup>th</sup> Century purlin roof covers No 34 and part of the Town Estate Room, the interior of which has recently been completely refurbished and is in use as a meeting room.



## Barrow House

Barrow House (No 8, The Green) lies on the eastern side of The Green, which forms a near equilateral triangle of roads enclosing the registered village green, with its apex to the south. It is an early 19<sup>th</sup> Century Grade II listed two storey house of painted brick with a hipped slate roof and sash windows. It has a projecting single storey flat roofed entrance porch with Doric pilasters. To the left there is a brick carriage gateway with parapet above.

## No 12 The Green

Lying at the extreme southern end of The Green and facing Barrow Hill, this is a late mediaeval house with a thatched roof and a 16<sup>th</sup> Century cross wing. It is single storey, except for the cross wing, which has one and a half storeys. It has a mediaeval coupled rafter roof with unusual features. The house has been truncated (a part has been knocked down) at some point in the 2<sup>th</sup> Century. Also on The Green and Grade II listed are No 16, No 20 and No 26, all on the western side of the triangle and slightly beyond it to the SSE, running into Barrow Hill, and Nos 29-30, at the junction of The Street and The Green.

## Weeping Willow Public House, 39 Bury Road

The Weeping Willow is situated on the south side of Bury Road at its westernmost extremity, on the north east fringe of The Green. It is an early 16<sup>th</sup> century two storey house, with a single storey 20<sup>th</sup> Century extension to the left. The listed 16<sup>th</sup> Century house is timber framed and rendered, with a pantiled roof and axial chimney. It closed as a public house in 2014 but has been sympathetically restored and extended and reopened as an up market bar and restaurant in September 2018.

## Feltons Cottage, No 18 Bury Road

Bury Road is a continuation of The Green in an easterly direction and has houses on the north side almost as far as the junction with Stoney Lane and very few on the south side. Feltons Cottage was built c 1840 in Gothic style, of red brick with white brick dressings. It has a slate roof with white brick chimneys and a large two story gabled porch.

## Gables Cottage, No 19 Bury Road

Also built c 1840, this stands at the corner of Bury Road and Sharpe's Lane, which runs up to the hamlet of Burthorpe. It is a three story gable fronted house with two flanking two storey gabled wings, built of red brick with gault brick dressings at the centre.

## Old Lamb House and Lamb Cottage, Burthorpe Green

Burthorpe is a tiny hamlet some 200 metres north of Bury Road and now part of Barrow. On the north side of the green, this was formerly a public house (The Lamb) and attached cottage, built in the early 19<sup>th</sup> Century of flint with red brick quoins and a string course, with a slated roof and sash windows.

## War Memorial

Erected and unveiled in 1920, this stands by the apex of the equilateral triangle of roads that is The Green.

## The Lodge, Colethorpe Lane

Colethorpe Lane is the long road leading north west out of the village as a continuation of The Street and towards the A14, becoming Coalpit Lane as it passes Higham Grove. The Lodge, like most of the houses along Colethorpe Lane, lies on its western side. The house is of two storeys and is late 18<sup>th</sup> Century with a 19<sup>th</sup> Century wing and 20<sup>th</sup> Century alterations. The main house is of red brick, with a modillion eaves cornice, and has a hipped concrete pantiled roof. The wing is of flint with red brick quoins and also has a pantiled roof.



## Frog Hall, Colethorpe Lane

A little further to the north of The Lodge is Frog Hall. It is an early 15<sup>th</sup> Century house with later alterations. It has a two bay open hall with a jettied service cross wing and a 17<sup>th</sup> Century cross wing at the upper end. It is timber framed and rendered with a clay pantiled roof with gabled casement dormers.

## K6 telephone kiosk, Brittons Road car park

Set some 10m back from the western side of the equilateral triangle of roads that is The Green is a K6 telephone kiosk, at the eastern edge of the car park bounded to the north west by Brittons Road. Bought from BT by the Parish Council in 2011, the kiosk has been restored and maintained by volunteers as a book exchange.



## Wolfe Hall, Barrow Hill

Barrow Hill is the SSE continuation of The Street, running in the direction of Hargrave. About 1.4km from The Green lies Wolfe Hall, on the east side of Barrow Hill. It is early 16<sup>th</sup> Century with a later 16<sup>th</sup> Century extension. It is timber framed and rendered, with a long jettied upper floor at the rear and a jettied attic floor to the cross wing. The roof is pantiled, with an axial chimney with three attached elongated hexagon flues.



# The listed buildings of Denham

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Denham is a village immediately to the south west of Barrow, with settlements running for some 2 km on either side of Denham Lane/Barrow Lane in a south westerly and then southerly direction. The civil parish of Denham is represented on Barrow cum Denham Parish Council by two councillors (to Barrow's nine).

## St Mary's Church, Denham

The church, which lies near the southern extremity of the settlements and within the purlieu of Denham Hall, is a mediaeval church with a chapel dating from c 1605 but restored in 1846. It is faced with flint rubble but the 1846 alteration uses rounded flints; the chapel is of red brick. The church has limestone quoins and dressings, with parapet gables. It has a plain tiled roof. There is a large but crudely fashioned canopied table monument to Sir Edward and Lady Lewkenor, who both died of smallpox in 1605. The canopy is supported by Corinthian columns.



## Denham Hall

Denham Hall lies immediately to the east of the church and is a two-storey house with an early 16<sup>th</sup> Century core, extended later in the same century and further in the 17<sup>th</sup> and 19<sup>th</sup> Centuries. It is timber framed and encased in the 19<sup>th</sup> Century in red brick at the front and with some 18<sup>th</sup> Century pargeting in panels at the rear. In the 20<sup>th</sup> Century, it was divided into privately owned flats. There is a slated roof at the front, but partially pantiled at the rear.

Not listed, but also of interest is Denham End Farm which lies at the junction of Brockley Lane and Denham Lane, just inside the boundary of Denham CP. It is a 15<sup>th</sup> and 16<sup>th</sup> century timber framed Yeoman's farmhouse, which was divided in two in the 19<sup>th</sup> Century but has now been restored, modernised and reconstituted as a single dwelling.

# Ancient monuments and curiosities (Barrow and Denham)

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## Fish Ponds and Moat, Barrow Hall

Immediately to the south east of Barrow Hall is a large square moat with the western side extended northwards, with remains of strong entrenchments. The moat presumably enclosed one or more of the former manor houses. The moat has been strengthened by inner and outer banks; that within the square moat is a rampart 6.1m broad, rising 1.6m from the interior, with an escarpment of 4.9m to the water. It was extensively dredged and restored in 1986 under archaeological supervision.

There is another ancient fish pond on the south side of New Road, opposite and a little to the east of All Saints Church. It is rumoured that the remains of a crashed 2<sup>nd</sup> World War aircraft lie at the bottom of the pond.

## Denham Hall Moat

There is a medieval square moat at Denham Hall.

## Denham Castle

This was a C12 Normal Castle, built in a Motte and Bailey Style, with the Motte now three metres high. The Motte and Bailey are contained within a wide ditch.

## Other Interests

Also of interest is the Blacker Bombard dating from the 2<sup>nd</sup> World War. This is situated in a field some 5m to the east of the ditch running north south at the easternmost extremity of the houses in Dale Tree Road, which runs to the south and east of Bury Road, some 100m to the east of the Weeping Willow. The Bombard was intended to be an anti tank weapon to be put at the disposal of the Home Guard. Only the mounting and the spigot remain within a circular concrete and brick surround.

An object of folkloric interest is the so called Highwayman's Stone a large boundary stone which is said to turn over of its own accord every New Year's Eve. It is lodged in the ground a few metres to the east of the footpath on the eastern side of Church Road, about 50m from the junction with The Street. It is said to mark the spot where a steward collecting rents was shot and robbed by a highwayman in the 1780s, although a report from The Bury Post dated 8 January 1783, records a similar incident, occurring to the landlord himself, who was not seriously injured. However, both versions of the story agree that the highwayman was apprehended the following morning at the Bell Inn, Kentford.



# Appendix 2

## Summary of Key Evidence Documents

# Summary of Key Evidence Documents

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The following provides a short summary of the purpose and content of each of the main technical documents which comprise the evidence base for this Neighbourhood Plan.

## AECOM - Strategic Environment Assessment - September 2024

AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of Barrow cum Denham's emerging Neighbourhood Plan.

SEA is a mechanism for considering and communicating the potential impacts of an emerging plan, and potential alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating potential negative impacts. Through this approach, the SEA for the Barrow cum Denham Neighbourhood Plan seeks to support the emerging plan's contribution to sustainable development.

The SEA contains an Options Appraisal, the purpose of which is to:

- Provide an outline of the spatial strategy options that have been developed as 'reasonable alternatives' for the purposes of the SEA;
- Appraise the potential effects and relative sustainability merits of these spatial strategy options;
- Provide a sustainability context for different spatial approaches that can be taken for the Barrow cum Denham Neighbourhood Plan; and
- Inform the development of the preferred spatial strategy for the Barrow cum Denham Neighbourhood Plan.

## AECOM - Site Options and Assessment – September 2021

The emerging West Suffolk Local Plan Issues and Options (Regulation 18) consultation identified Barrow as a Key Service Centre, which will deliver further housing provision over the plan period. The housing provision figure for the West Suffolk District has been reviewed and the neighbourhood planning group received a minimum housing requirement from West Suffolk Council for allocation through the Neighbourhood Plan for Barrow, excluding existing commitments. The Neighbourhood Plan intends to allocate suitable sites, informed by the AECOM Site Options and Assessment.

This site assessment considers a number of sites for development, taking into account Local Plan policy and national planning criteria to establish which of the sites are suitable for development. The assessment of sites is informed by a review of their policy constraints, the evidence base and site visits by AECOM. The assessment reviews the conclusions of the Issues and Options Site Submission Review proformas and undertakes a full appraisal of those additional sites submitted in the Neighbourhood Plan Call for Sites that were not submitted through the Local Plan Call for Sites Consultation.

## AECOM – Habitat Regulation Assessment – July 2024

AECOM was appointed by Barrow Parish Council and Denham Parish Council to undertake a Habitats Regulations Assessment (HRA) for the Barrow-cum-Denham draft Regulation 14 Neighbourhood Plan 2019-2041. This is to inform the planning group and local councils of the potential effects of Neighbourhood Plan (NP) development on European Sites and how they are being, or should be, addressed in the draft NP.

The adopted St Edmundsbury Local Plan supporting document: Rural Vision 2031, was subject to HRA in August 2014. The primary conclusions of that HRA were that development within the Rural area of the St Edmundsbury district would not have any adverse effects on the integrity of any of the identified European Sites, either alone or in combination with other development within the district such as the Bury St Edmunds Vision 2031 and Haverhill Vision 2031.

The Rural Vision 2031 allocates three sites for development in Barrow and a total of 179 dwellings over the planning period. Planning permission has been granted for 40 dwellings at Land on the Green and for 80 dwellings at Land west of Barrow Hill. However, this was published based on the situation in April 2012, and at the time of writing the HRA report, 75 dwellings had already been built, or were in construction or have received planning permission. The current West Suffolk allocation to Barrow and Denham is up to 238 dwellings.

The primary objective of this HRA is to identify if any particular site allocation proposed by the Council has the potential to cause an adverse effect on the integrity of European designated sites (Special Areas of Conservation, SACs, Special Protection Areas, SPAs, and Ramsar sites designated under the Ramsar convention), either in isolation or in combination with other plans and projects, and to determine whether site-specific or policy mitigation measures are required.

## AECOM – Design Guidance and Codes – December 2020

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Barrow-cum-Denham Parish Council. The Design Guidance and Codes document provides professional advice on design guidelines for any potential development within the Parish.

This document supports Neighbourhood Plan policies that guide the assessment of potential development proposals and encourages high-quality design for new builds. It advises on physical development, helping to create distinctive places that are integrated with the existing built environment and landscape.

The main objective of the AECOM report is to develop design guidelines that any potential development in Barrow-cum-Denham should follow, in order to retain and protect the rural character of the area whilst meeting local housing needs. New development should respect Barrow-cum-Denham's historic character and architecture, its high-quality landscape and setting, retain and enhance a high quality of life for all ages, encourage sustainable life style and improve natural environment.

These AECOM technical documents can be reviewed in full at:

<https://www.barrowcumdenhampc.com>



# Appendix 3

## Glossary

# Glossary

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**Affordable 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: is 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 holds, evidence of past human activity worthy of expert investigation at some point.

**Design code:** A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

**Design guide:** A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

**Development plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**Environmental impact assessment:** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**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.

**Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of the NPPF).

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

**Local plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Neighbourhood Development Order:** An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

**Neighbourhood plan:** A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**People with disabilities:** People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation:** A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure)(England) Order 2015.

**Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**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. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

**Special Areas of Conservation:** Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

**Special Protection Areas:** Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**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.

**Strategic policies:** Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

