

Barrow-cum-Denham Neighbourhood Plan

Site Options and Assessment
Draft Report

Barrow-cum-Denham Parish Council

September 2021

Quality information

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Abbreviations used in the report

DLUHC	Department for Levelling Up, Housing and Communities
DPD	Development Plan Document
Ha	Hectare
LDF	Local Development Framework
NPG	Neighbourhood Planning Group
NPPF	National Planning Policy Framework
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SHELAA	Strategic Housing and Economic Land Availability Assessment
SOA	Site Options and Assessment
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

Executive Summary

The Barrow-cum-Denham Neighbourhood Plan, which will cover the parish of Barrow, is being prepared in the context of the West Suffolk Local Development Framework West Suffolk Local Development Framework, which includes the former St Edmundsbury Core Strategy and the Joint Development Management Policies Document of the Forest Heath and St Edmundsbury Local Plan. Within the Local Plan St Edmundsbury Borough Council's Local Plan Rural Vision 2031, Adopted September 2014, three residential and two employment site are allocated for growth of the village, of which the residential elements only are near completion. The Development Plan Document sets out a profile of Barrow evidenced by the St Edmundsbury Local Development Framework Opportunities and Constraints (2012) which indicates fundamental constraints and opportunities for growth of Barrow with respect to heritage, ecological and coalescence issues with a scheduled ancient monument, County Wildlife Site and neighbouring settlements of Burthorpe and Denham respectively. The Local Plan Issues and Options (Regulation 18) consultation continues to identify Barrow as a Key Service Centre which will deliver housing provision over the plan period. This housing provision figure for the West Suffolk District is currently being reviewed with the neighbourhood planning group receiving an expected minimum housing requirement for allocation through the neighbourhood plan from West Suffolk Council for Barrow excluding existing commitments of 230 households.

The Neighbourhood Plan intends to allocate sites on suitable sites well related with the urban form of Barrow, that accord with strategic policy of the Local Plan, relevant evidence base such as the Barrow-cum-Denham Design Code (2020), and the objectives of the Neighbourhood Plan. Further to the identification of sites in the Issues and Options Site Submission Review (2021) in 2020 to support the Local Plan Review, a Neighbourhood Plan Call for Sites was also undertaken in October 2020 identified thirteen sites for development consideration in the neighbourhood plan to meet housing need. This site assessment considers all sites for development, taking into account Local Plan policy and national planning criteria to establish which, if any, 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. The assessment reviews the conclusions of the Issues and Options Site Submission Review pro-formas 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.

The assessment concludes that the following sites are suitable for allocation in the Neighbourhood Plan:

- BD9 – Land south of Denham Lane; and
- BD10 – Old Bakehouse Site, Bury Rd.

The assessment concludes that the following sites are potentially suitable for allocation in the Neighbourhood Plan:

- BD1 – Land south of Stoney Lane
- BD6 – Land east of Barrow Hill
- BD8 – Land south of Barrow Forge
- BD12 – Land west of Barrow Hill; and
- Western part of BD13 – Land south of Bury Road

The remaining sites assessed were found not suitable for allocation when considered against identified constraints and Local Plan policy.

This assessment is the first step in the consideration of site allocations. From the shortlist of potentially suitable sites identified in this report, the Barrow-cum-Denham Neighbourhood Plan Steering Group, in conjunction with the Parish Council, should engage with West Suffolk Council and the community to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and future housing need for the plan area.

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Barrow-cum-Denham Neighbourhood Plan on behalf of Barrow Parish Council. The work undertaken was agreed with the Town Council and the Department for Levelling Up, Housing and Communities (DLUHC) in October 2020 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 This site appraisal will assess potential development sites to understand if they are suitable, available and likely to be viable for development under national planning criteria. This, together with other evidence available to the Neighbourhood Plan group, can help to guide decision making on the selection of sites to allocate for new development in the Neighbourhood Plan.

Local context

- 1.3 Barrow-cum-Denham Neighbourhood Plan, which will cover the parish of Barrow (see Figure 1), is being prepared in the context of the West Suffolk Local Development Framework, which includes the former St Edmundsbury Core Strategy and the Joint Development Management Policies Document of the Forest Heath and St Edmundsbury Local Plan. Neighbourhood Plans are required to be in conformity with the strategic policies of adopted and emerging Local Plans. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plan to provide a clear overall strategic direction for development in the parish of Barrow, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 1.4 Barrow is a large village located approximately six miles to the west of Bury St Edmunds. It is served with a good range of day-to-day services and facilities including a primary school, village shop, post office, two public houses, a village hall, play area and a GP surgery. The small settlements of Denham and Burthorpe are located in close proximity to Barrow, to the southwest and northeast respectively. There are numerous listed buildings within the parish of Barrow, with a scheduled monument moated site and associated fishpond to the south east of Barrow Hall located to the north of the village. The Breckland Special Protected Area (SPA) and Breckland Farm and Site of Special Scientific Interest (SSSI) is a protected ecological site to the north of the parish and A14. The National Trust Grade II listed Ickworth House and registered park and garden is located off Bury Road between the parish boundary and Bury. Barrow is surrounded by Grade 2 agricultural land. As identified in the SFRA and Water Cycle Study Barrow Wastewater Treatment Works has very little headroom to accommodate growth, which is a critical constraint that will need to be overcome by provision of necessary infrastructure improvements.
- 1.5 West Suffolk's Local Development Framework identifies through planning policies where planned growth is to be located and sets out a range of strategic policies governing development over the plan period. West Suffolk Council is currently reviewing its Local Plan with preferred options for growth to be published for consultation next summer. The Issues and Options consultation for the Local Plan review in late 2020 continues to identify Barrow as a Key Service Centre, with all other settlements within the Neighbourhood Area as Countryside. Growth Option 2 focuses development in the towns and key service centres where infrastructure and environmental constraints allow, and Growth Option 3 focuses growth in the towns, key service centres and local service centres through urban extensions and infilling where infrastructure and environmental constraints allow. Housing need and provision for the emerging Local Plan is currently being revised.
- 1.6 It is the intention of the Neighbourhood Plan to allocate appropriate sites to provide housing for assessed need over the Neighbourhood Plan period, the figure for which is yet to be agreed with West Suffolk Council. The Neighbourhood Plan period is planned to coincide with the emerging Local Plan period.
- 1.7 The purpose of AECOM's site appraisal is to assess the identified sites to understand which, if any, are appropriate for allocation in the Neighbourhood Plan. In particular, the assessment looks at whether site locations and development proposals comply with the strategic policies of the adopted Development Plan; and from the group of identified sites, then identifies which are the

best sites to meet the objectives and criteria of the Neighbourhood Plan. The report is also intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

- 1.8 Since publication of the Neighbourhood Plan Housing Needs Assessment (HNA), which identified an unmet minimum housing need of 77 dwellings, the neighbourhood planning group received an expected minimum housing requirement from West Suffolk Council for Barrow excluding existing commitments and remaining allocations of 230 households. As this figure differs from the HNA requirement the final housing requirement is yet to be agreed between the Neighbourhood Plan group and West Suffolk Council. This report can be used to guide decision making in terms of which sites are needed to meet the housing requirement within a redrawn Neighbourhood Plan Housing Settlement Boundary, once a housing requirement has been established.

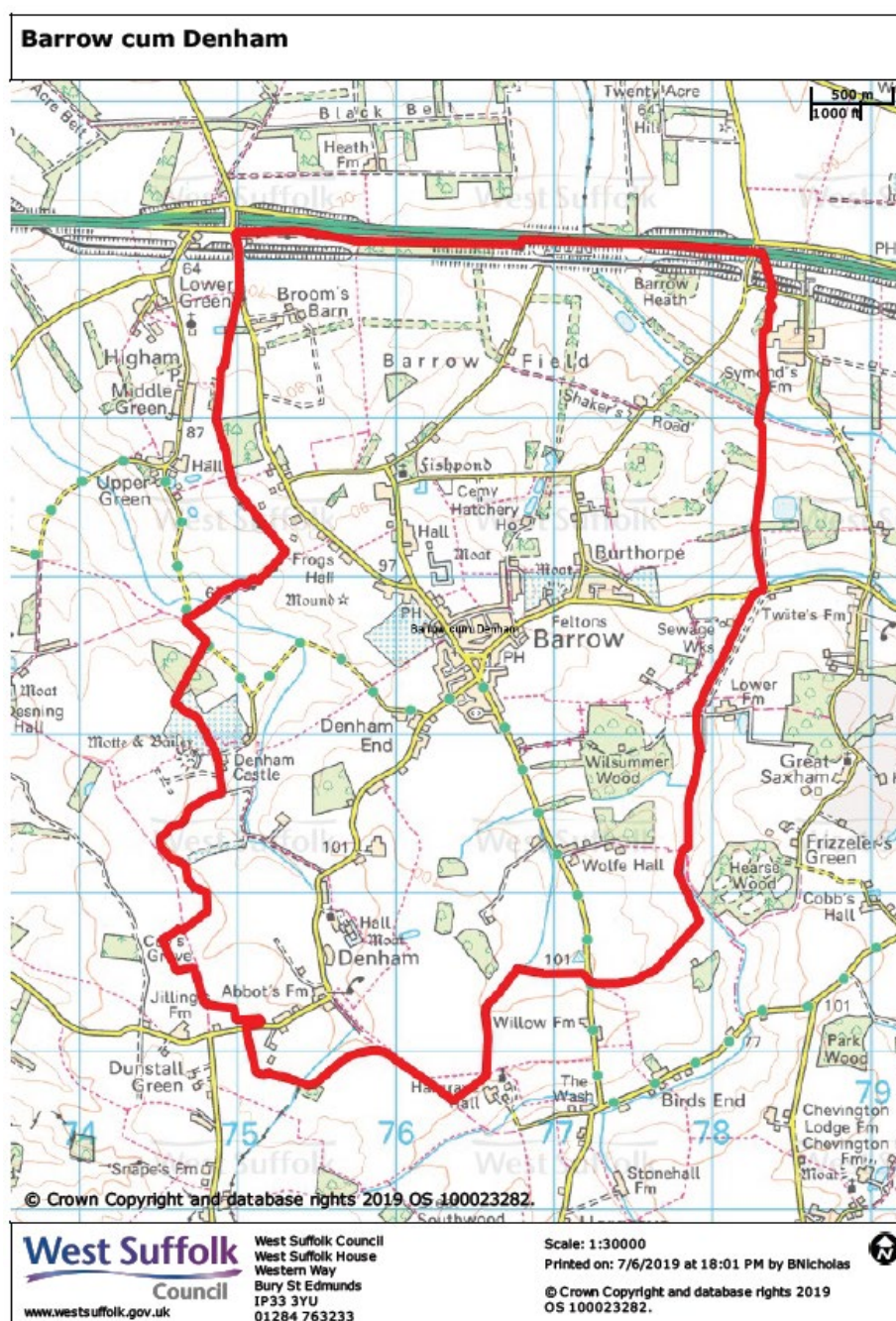


Figure 1: Neighbourhood Plan Area (Source: West Suffolk Council)

2. Policy Context

Planning Policy

- 2.1 National policy is set out in the National Planning Policy Framework (2019)¹ and is supported by Planning Practice Guidance (PPG)². The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in Local and Neighbourhood Plans.
- 2.2 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the Local Plan and have regard to the emerging Local Plan. The Local Plan evidence base also provides a significant amount of information about potential developments in Barrow-cum-Denham.
- 2.3 The key documents within West Suffolk's Local Development Framework for Barrow-cum-Denham Neighbourhood Plan include:
- St Edmundsbury Core Strategy Local Development Framework, Adopted December 2010³;
 - St Edmundsbury Borough Council's Local Plan Rural Vision 2031, Adopted September 2014³;
 - Forest Heath and St Edmundsbury Local Plan Joint Development Management Policies Document, Adopted February 2015³;
 - St Edmundsbury Borough Council Local Plan Policies Map, Adopted February 2015³; and
 - Suffolk Minerals & Waste Local Plan, Adopted July 2020⁴.
- 2.4 West Suffolk Council are currently at the beginning of the Local Plan Review, having consulted on the Regulation 18 Issues and Options Local Plan, October 2020⁵. The Local Plan Preferred Options (Regulation 18) consultation is timetabled for March to May 2022.
- 2.5 A number of other policy sources and evidence base have been reviewed in order to understand the context for potential site allocations. This includes the AECOM Housing Needs Assessment (2020) the West Suffolk Council 2020 Issues and Options Site Submission Review (2021), the St Edmundsbury Local Development Framework Rural Vision 2031 Opportunities and Constraints for Key and Local Service Centres (2012)⁶ and the Barrow-cum-Denham Design Guidance and Codes (2019).
- 2.6 The relevant policies and recommendations of the above documents are highlighted below.

National Planning Policy Framework (2021)

- 2.7 The National Planning Policy Framework (NPPF)⁷ sets out the Government's planning policies and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

¹ Available at www.gov.uk/government/publications/national-planning-policy-framework--2

² Available at www.gov.uk/government/collections/planning-practice-guidance

³ Available at https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/west-suffolk-local-plan-former-forest-heath-and-st-edmundsbury-areas.cfm

⁴ Available at: <https://www.suffolk.gov.uk/planning-waste-and-environment/minerals-and-waste-policy/suffolk-minerals-and-waste-development-scheme/>

⁵ Available at: https://westsuffolk.inconsult.uk/consult.ti/WSLP_Issues_and_Options/consultationHome

⁶ Available at https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/upload/RuralVision2031OpportunitiesandConstraints-2012.pdf

⁷ Available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

- 2.8 Paragraph 8 highlights that achieving sustainable development means that the planning system has three overarching objectives; an economic objective, a social objective, and an environmental objective.
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 2.9 Paragraph 14 states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:
- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
 - c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
 - d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.
- 2.10 Paragraph 13 states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies. Paragraph 29 further states that neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.
- 2.11 Paragraph 67 states that where it is not possible to provide a requirement figure for a neighbourhood area⁸, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.
- 2.12 Paragraph 69 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. Furthermore, paragraph 70 highlights that neighbourhood planning groups should also consider the opportunities for allocating small and medium sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.

⁸ 3 Because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date.

- 2.13 Paragraph 159 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future risk).
- 2.14 Paragraph 175 states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 58 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer-quality land should be preferred to those of a high quality.
- 2.15 Paragraph 189 explains that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage. These assets are an irreplaceable resource and should be considered in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

St Edmundsbury Core Strategy (2010)

- 2.16 The Core Strategy provides the strategic context for how the Rural Areas, within which the Neighbourhood Area is located, will be managed. A collection of objectives and strategic policies help guide the sustainable distribution of new development across the borough. Those of relevance to development in the Neighbourhood Area include:

Policy CS1 - St Edmundsbury Spatial Strategy sets provision for the delivery of 2,212 homes in Rural Areas for the period to 2031 of which appropriate levels of development will be delivered in Key Service Centres.

Policy CS2 Sustainable Development ensures a high quality, sustainable environment will be achieved by designing and incorporating measures appropriate to the nature and scale of development. Only development that will not adversely affect the integrity of the Breckland Special Protection Area (SPA) will be permitted within a 1,500m buffer that extends into the Neighbourhood Area. Within the buffer permission may be granted for the re-use of existing buildings and for development which will be completely masked from the SPA by existing development.

Policy CS4 Settlement Hierarchy and Identity identifies Barrow as a Key Service Centre, with all other settlements within the Neighbourhood Area as Countryside. Careful consideration will be given to maintaining the identity, character and historical context of settlements, to ensure new development does not detract from the environmental quality, townscape, functional vitality and setting of the settlement as a whole. The coalescence of towns with surrounding settlements through new development will not be allowed to happen.

Policy CS13 Rural Areas ensures the scale of development in Key Service Centres will reflect the need to maintain the sustainability of local services for the communities they serve, the diversification of the economy and the provision of housing for local needs. Development outside Key Service Centres will be strictly controlled, with a priority on protecting and enhancing the character, appearance, historic qualities and biodiversity of the countryside.

Rural Vision 2031

- 2.17 Rural Vision 2031, adopted in 2014, provides a vision and planning framework for the rural areas up to 2031. It accompanies the Core Strategy and Policy Maps (see Figure 2) and sets out site allocations across the rural area.
- 2.18 Chapter 20 of the Rural Vision sets out a profile of the local area of Barrow, as seen in Figure 2, which sets out the following local constraints and opportunities:
 - a. The scale of growth will be dependent on local environmental and infrastructure capacity.
 - b. Proposals for growth need to be sensitive to the proximity of Denham.
 - d. Barrow is fundamentally constrained to the north from the setting of the adjacent Scheduled Ancient Monument (SAM).

e. Buffers between Barrow and surrounding settlements create fundamental constraints to development to the east and south west.

f. Consideration needs to be given to the impact on views from the west of the settlement around Denham Castle.

g. A buffer is required to protect the County Wildlife Site to the south of Barrow, although there may be potential to extend the settlement in this direction providing suitable mitigation can be achieved and a defensible boundary to further development formed.

h. There are constraints to the Barrow Waste Water Treatment Works which has very little headroom for additional development up to 2031, with additional capacity probably required by 2020 to support the new housing allocations. Therefore, there will be a need for additional water infrastructure and or treatment upgrades to support new development in the village.



Figure 2 Barrow local area facilities (source: Rural Vision 2031)

2.19 Policies of relevance to development in the Neighbourhood Area include:

Policy RV2: Neighbourhood Plans and Neighbourhood Development Orders in the Rural Areas considers favourably proposals to bring forward and develop neighbourhood plans and/or neighbourhood development orders in the rural areas if they meet the following requirements.

- Proposals for development meet at least the minimum level of growth and demonstrate how they conform with the strategic policies as set in the adopted Core Strategy
- The form, size, type and design of new development proposed meets the requirements set out in national and local planning policy.

Supporting text for this policy outlines that Neighbourhood Development Plans allow communities to establish general or detailed policies for the development and use of land in a neighbourhood. Neighbourhood Plans should not however promote less development than set out in a Local Plan nor undermine its strategic policies and they must contribute to the achievement of sustainable development.

Policy RV3: Housing Settlement Boundaries sets housing settlement boundaries for villages on accompanying Policies Maps. Planning permission for new residential development, residential conversion schemes, residential redevelopment and replacement of an existing dwelling with a new dwelling will be permitted within housing settlement boundaries where it is not contrary to other policies in the plan.

Policy RV4 Rural Employment Areas designates land at Barrow Business Park (RV4(a)) for B1 class uses, providing that space requirements, parking, access, landscaping and general environmental considerations can be met.

Policy RV10: Barrow allocates Land at The Green, Barrow (RV10(a)) for short term development of 29 dwellings; Land east of Barrow Hill (RV10(b)) for medium term development of 75 dwellings and 1 hectare of B1 business use; and Land west of Barrow Hill (RV10(c)) for medium term development of 75 dwellings. Land east of Barrow Hill and west of Barrow Hill must provide enhanced footpath and cycleway access to the village centre and areas of public open space. Developers of land east of Barrow Hill should investigate the opportunity for the provision of a new dental surgery and improved access/parking for the existing Barrow doctor's surgery through consultation and liaison with NHS England.⁹

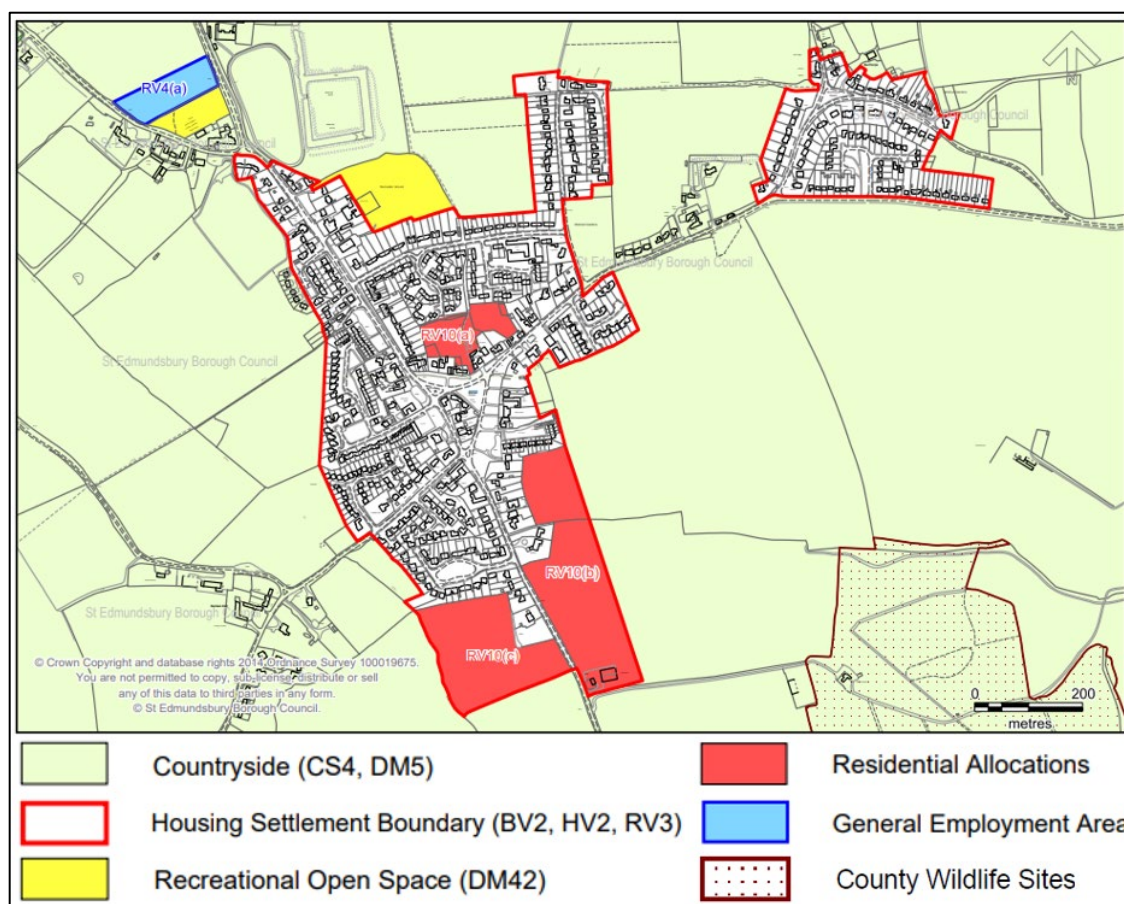


Figure 3 Barrow Policy Map (source: Inset 10, St Edmundsbury Borough Council Local Plan Policies Map February 2015)

Joint Development Management Policies Document 2031

2.20 The Joint Development Management Policies Document, adopted in February 2015, is used for planning decisions in line with each Council's adopted Core Strategy. The Development Management Document and the NPPF supersede the saved policies of the St Edmundsbury

⁹ 40 dwellings (including 11 affordable homes) was developed on Land at the Green; 56 No. Market dwellings and 24 No. Affordable dwellings was developed at Land west of Barrow; Land east of Barrow Hill received outline approval in August 2017 for the construction of (i) 75 dwellings, roads and open space and (ii) 1 hectare of B1 and B8 employment land. The application includes only details of one new access for the residential element and an amended access for the employment area. All other details (doctors surgery parking, roads, open space) are indicative only.

Replacement Local Plan (2016). Policies of relevance in the Development Management Document for the Neighbourhood Area include:

Policy DM5: Development in the Countryside protects areas designated as countryside from unsustainable development. A new or extended building will be permitted, in accordance with other policies within this Plan, where it meets certain criteria including for:

f. small scale residential development of a small undeveloped plot, in accordance with policy DM27

Policy DM10: Impact of Development on Sites of Biodiversity and Geodiversity Importance requires development proposals not to have an adverse impact on nature conservation sites or interests.

Policy DM13: Landscape Features permits development where it will not have an unacceptable adverse impact on the character of the landscape, landscape features, wildlife, or amenity value. Areas of particular landscape sensitivity, including Special Landscape Areas, and other valued landscapes such as The Brecks have, by reason of their landform, historic landscape importance and/or condition, a very limited capacity to absorb change without a significant material effect on their character and/or condition. However, individual proposals within or adjacent to these areas will be assessed based on their specific landscape and visual impact.

All proposals for development should be informed by, and be sympathetic to, the character of the landscape. Landscape Character Types are identified in the Suffolk Landscape Character Assessment.

All development proposals should demonstrate that their location, scale, design and materials will protect, and where possible enhance the character of the landscape, including the setting of settlements, the significance of gaps between them and the nocturnal character of the landscape.

Policy DM20: Archaeology finds that development will not be acceptable if it would have a material adverse effect on Scheduled Ancient Monuments or other sites of archaeological importance, or their settings.

Policy DM27: Housing in the Countryside permits proposals for new dwellings in the countryside subject to satisfying the following criteria:

- a. the development is within a closely knit 'cluster' of 10 or more existing dwellings adjacent to or fronting an existing highway;
- b. the scale of development consists of infilling a small undeveloped plot by one dwelling or a pair of semi detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continuous built up frontage.

Permission will also not be granted where a proposal harms or undermines a visually important gap that contributes to the character and distinctiveness of the rural scene, or where development would have an adverse impact on the environment or highway safety.

Policy DM29: Rural Housing Exception Sites in St Edmundsbury permits rural affordable housing schemes in St Edmundsbury Borough adjoining but outside a Housing Settlement Boundary or built up area, as an exception to the provision made in the Core Strategy for general housing demand, provided that:

- a. the development will meet or assist in meeting a proven and specific need for affordable housing in the locality which could not otherwise be met;
- b. the development is on the edge of a Key Service Centre, Local Service Centre, or Infill Village and is well related to existing community services and facilities and sympathetic to the form and character of the settlement;
- c. the site is the most suitable to meet the identified need and, in particular, the need could not be met on any site which would better meet criterion b.;

d. the development will not negatively impact on biodiversity, geodiversity or the surrounding landscape character. Any unavoidable harm to the natural environment will be adequately mitigated.

In exceptional circumstances, a small number of market homes will be permitted where demonstrated to be essential to facilitate the delivery of affordable units.

Suffolk Minerals & Waste Local Plan (2020)

- 2.21 The Minerals and Waste Local Plan is part of the Development Plan and provides the framework for the determination of planning applications for minerals and waste development, and safeguards and proposes minerals and waste sites. The Barrow-cum-Denham Neighbourhood Area contains the Waste Water Treatment Plants Safeguard Areas of Barrow Sewage Treatment Works (STW), Denham End STW, and Denham-Abbots CI STW.

West Suffolk Local Plan Review

- 2.22 West Suffolk Council have commenced a review of the local plan which will set out the long-term planning and land use policies for the area. The Local Plan Issues and Options (Regulation 18) consultation ran from October to December 2020, with Preferred Options to be consulted upon in January to March 2022. The Issues and Options October 2020 is the beginning of the process of drawing up a local plan for West Suffolk and helps to identify the key issues that have an impact on rural areas and the options that are available to plan for growth to meet the housing needs appropriate to the requirements of individual settlements.
- 2.23 The national standard method of assessing housing need currently gives the district a minimum figure of 800 new dwellings needing to be built each year, which would result in a minimum need of some 16,000 new homes over the 20-year plan period. This figure however would be reviewed during the plan making process. Currently there are some 8,100 homes in the pipeline (sites with planning permission at 1 April 2020) and 5,300 homes allocated in existing local plans to be taken forward into the plan review. These commitments reduce the number of new homes that need to be planned for to a minimum of 2,600 homes to be met over the plan period.
- 2.24 Barrow remains as a Key Service Centre in the Local Plan review. The Issues and Options consultation sets out four different options for the distribution of growth across the district, which includes growth in key service centres in Option 2: Focus development in the towns and key service centres where infrastructure and environmental constraints allow, and Option 3: Focus growth on the towns, key service centres and local service centres through urban extensions and infilling where infrastructure and environmental constraints allow.

Evidence base

- 2.25 The following documents have also been reviewed to understand and evidence the opportunities and constraints to delivering sustainable development in Barrow-cum-Denham.

Housing Needs

- 2.26 AECOM was commissioned in February 2020 to establish what quantity of housing should be planned for in the Neighbourhood Area over the plan period including housing for older people and affordable housing.
- 2.27 The Housing Needs Assessment (HNA) recommends a minimum housing needs figure (HNF) for Barrow-cum-Denham of 154 dwellings, or 7 dwellings per year over the Plan period 2019-2041, derived from the local housing need (LHN) figure for West Suffolk.
- 2.28 There are currently commitments for 77 homes (i.e. planning permissions that are under construction or yet to be implemented) in Barrow-cum-Denham. If these commitments are implemented during the Plan period, there will be a need for the Neighbourhood Plan to identify sites to meet an equivalent portion of the HNF, as the outstanding quantity of need would be 77 dwellings.

- 2.29 Since publication of the Neighbourhood Plan HNA, the neighbourhood planning group received an expected minimum housing requirement from West Suffolk Council for Barrow excluding existing commitments and remaining allocations of 230 households.

Issues and Options Site Submission Review (2021)

- 2.30 The Issues and Options Site Submission Review (July 2021) is a key part of the evidence base which underpins the West Suffolk Local Plan Review. The assessment tests whether there is sufficient land to meet objectively assessed needs and identifies where this land is located. It therefore helps the Council understand the level of growth it can plan for and the areas of the District where the growth can be accommodated. At a more detailed level it helps the Council choose the best individual sites to allocate in the Local Plan to meet the growth planned. The Issues and Options Site Submission Review includes the assessment of nine sites received through the call for sites process which ran from 13 October to 22 December 2020.

St Edmundsbury Local Development Framework Opportunities and Constraints (2012)

- 2.31 This document provides supporting evidence in identification and selection of the Council's preferred sites for development for the Rural Vision 2031 development framework by setting out the constraints and opportunities for growth in Key and Local Service Centres in rural areas. A profile of Barrow finds that land rises up to the west of Barrow up to Denham Castle from where sensitive views may limit the extent of development on the western boundary of the settlement which would be visible in long views from the west. Potential coalescence with Burthorpe and Denham End forms a fundamental constraint to development to east and south west of existing settlement. Although Burthorpe is a small settlement the growth of Barrow to the east is considered to be a negative impact on the character of Burthorpe should coalescence occur and therefore a distinctive break in development (as existing) should be retained. An opportunity for expansion of Barrow to the southeast is identified provided a suitable buffer to Burthorpe is retained.
- 2.32 There is a large County Wildlife Site to the south at Wolfe Hall which forms a fundamental constraint to development to the south of the settlement. The topography of the area shows that the land drops in level to the south and south east at a distance of approximately 750m from the existing southern fringe of the settlement. Growth in these locations would significantly increase prominence in views from the south and west (Denham Hall and Denham Castle). Growth to the south has potential to create a ribbon of development away from the existing centre, whereby development should therefore be sited as close as possible to the existing facilities within the settlement.
- 2.33 Growth in Barrow is fundamentally constrained to the north by the setting of the adjacent Scheduled Ancient Monument of a Hall and moat which requires a buffer. An appropriate buffer is required for the setting of the Scheduled Ancient Monument to the north of the settlement and several listed buildings adjacent to protect from development. The opportunities and constraints document further summarises by zone where growth opportunities exist and where areas are discounted due to fundamental constraints. The report finds that small extensions and infill around the existing village has potential to support growth. Although a buffer is required to the County Wildlife Site to the south there may be potential to extend the settlement in this direction, providing suitable mitigation can be achieved and a defensible boundary to further development formed. Potential growth opportunities and landscape and settlement constraints buffers are identified in Figure 3.
- 2.34 Since publication of this document two residential allocations have been built to the south of settlement, with defensible boundaries and landscape mitigation not fully formed with built-up hard edges and potential access points existing into open countryside especially along the south-eastern edge of the settlement.

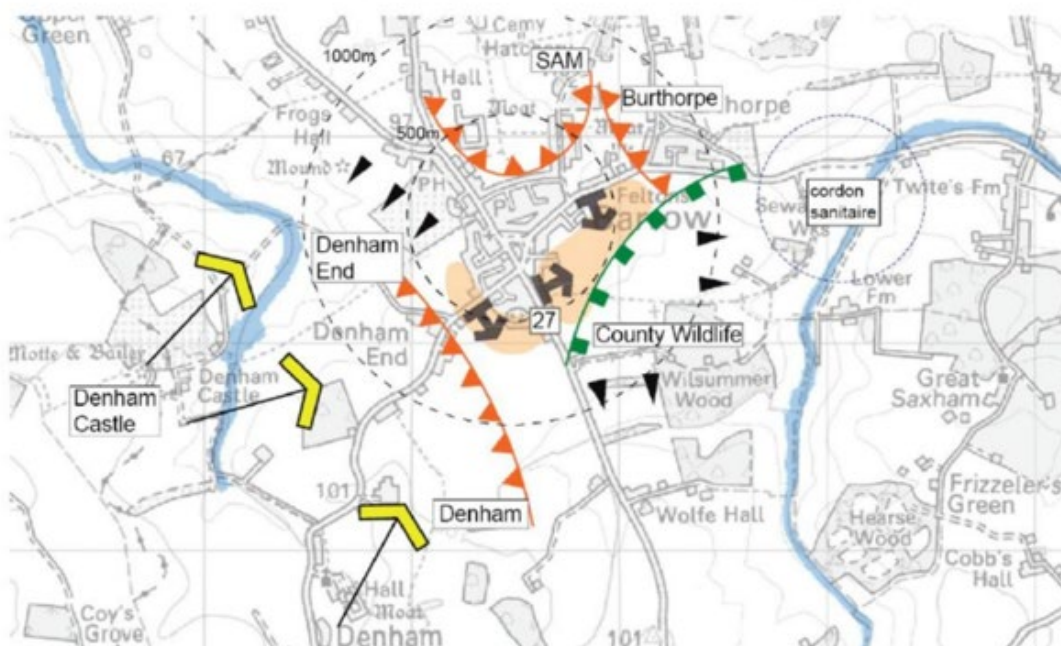
Opportunities Areas

Barrow

Dwelling Yield: 420-740

Map Reference: 27

Small extension and infill around existing village has potential to support existing facility provision.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Opportunities and Constraints Mapping Key

Identified opportunity for potential growth		Junction in need of further investigation	
Infill / minor extension opportunity		Ridge	
Protected flood corridor		Conservation Area (approx)	
Settlement buffer		Key/protected view	
Landscape buffer		View out/into conservation area	
Slope		Bypass option	
Green corridor		Key infrastructure relevant to growth (see inset map)	
Need for new boundary to settlement		Open Access Land	
Existing defensible boundary to settlement		Walking catchments	

Figure 4 Constraints and Opportunities map (2012) (Source: West Suffolk Council)

Barrow-cum-Denham Design Code (2020)¹⁰

2.35 AECOM was commissioned to establish design principles and guidelines for development in Barrow and surrounding hamlets based on the existing context and character of the area. The Design Guide focuses on local character analysis such as landscape character and settlement pattern which underpin design principles, guidance and codes.

¹⁰ Available at: <https://www.barrowcumbdenhampc.com/neighbourhood-plan/>

3. Methodology

- 3.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)¹¹, Neighbourhood Planning (updated February 2018)¹² and Locality's Neighbourhood Planning Site Assessment Toolkit¹³. These all support assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 3.2 The first task is to identify which sites should be considered as part of the assessment.
- 3.3 For the Barrow-cum-Denham Neighbourhood Plan, this included thirteen sites identified by the Barrow-cum-Denham Neighbourhood Plan Group (NPG) through their Call for Sites consultation undertaken in October 2020, and seven sites promoted in the neighbourhood area through the West Suffolk Council 2021 Issues and Options Site Submission Review.

Task 2: Review of sites identified

- 3.4 As the sites in the West Suffolk Council Issues and Options Site Submission Review 2021¹⁴ have already been assessed by West Suffolk, a thorough review of the report conclusions is conducted to establish whether there is any new or additional evidence available that would change the findings; whether the conclusions that have been applied in the Local Plan context can also be applied to the neighbourhood plan; and whether the assessment conclusions are fully supported by evidence.
- 3.5 A site visit was also conducted on 18 August 2021 in order to verify the information gathered from the Issues and Options Site Submission Review 2021, as well as to add further detail on aspects which are difficult to assess without a physical inspection, such as landscape impact and visual amenity.

Task 4: Consolidation of Results

- 3.6 The assessments were then finalised, and all conclusions reviewed to judge which sites could potentially be taken forward for allocation in the NP.
- 3.7 All the site assessment information is drawn together into a summary table which ranks sites from most to least appropriate for allocation in the Neighbourhood Plan, based on the level of constraints and issues identified which would need to be resolved or mitigated.
- 3.8 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

Task 5: Indicative Housing Capacity

- 3.9 Site capacities for residential development were calculated in the Issues and Options Site Submission Review 2021 as follows:

¹¹ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹² Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

¹³ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

¹⁴ West Suffolk Council also refer to this document as the Strategic Housing and Economic Land Availability Assessment (SHELAA) Update 2021

- A standard yield of 30 dwellings per hectare (dph) for each site.
- For strategic sites (over 100 dwellings at 30dph), 40 per cent of land was set aside for infrastructure, such as access and landscaping (in line with the former Forest Heath area Site Allocations Local Plan and evidenced by Natural England Sites of Special Scientific Interest impact zone setting limit for sites over 100 dwellings).
- Mixed used sites also have a lower estimated yield, with 40 per cent of land set aside for non-residential uses, unless further information was available about the proportion of each land use.

3.10 Indicative capacities were estimated for sites with no existing capacity estimates in line with the above Issues and Options Site Submission Review 2021 capacity methodologies.

4. Site Assessment

4.1 As noted previously, the sites to be considered through this site appraisal have been identified through:

- the Neighbourhood Plan Call for Sites consultation in October 2020; and
- the West Suffolk Council 2020 Issues and Options Site Submission Review 2021 (SHELAA 2021 Update)¹⁵;

Neighbourhood Plan Call for Sites

4.2 Thirteen sites, outlined in Table 3 and Figure 3, were submitted for consideration through the Neighbourhood Plan Call for Sites consultation. As sites BD1, BD2, BD3, BD9 and BD10 had not already been assessed through the Issues and Options Site Submission Review 2021, a full site assessment using AECOM pro formas was undertaken to assess suitability for development. As all other sites were submitted as Issues and Options Site Submission Review 2021 sites (or part thereof) a review of the Site Submission Review conclusions was undertaken. The full appraisals can be viewed in Appendix A.

Table 1 Sites submitted through the NP Call for Sites

Site Ref	Site Name / Address	SHELAA 2019/2021 Reference	Site Size (ha)	Proposed Uses	Planning History
BD1	Land south of Stoney Lane	WS533 (2019); Not submitted in 2021	0.39	Housing – no capacity stated	Planning Applications: No relevant planning applications; Local Plan: The site was submitted in the SHELAA 2019 and assessed as deferred due to not being available. The site was not submitted for consideration in the SHELAA 2021 Update.
BD2	Land north of Stoney Lane	Part of WS009 (2019); Not submitted in 2021	0.3	Housing 6-8 homes	Planning Applications: DC/18/2395/FUL - Planning Application - (i) 1no. dwelling with detached garages for new and existing dwellings (ii) Creation of vehicular access. Approved Apr 2019; DC/18/0648/FUL - Planning Application - 5no. dwellings with associated access, garaging and car parking (Resubmission of DC/17/0754/FUL where appeal AP/18/0004/REF was dismissed). Refused Jul 2018. DC/15/2597/CLP - Application for Lawful Development Certificate for Proposed Use or Development - (i) Formation of new vehicular access onto unclassified road and creation of associated driveway and (ii) detached garage. Approved Feb 2016. Local Plan: The site was submitted in the SHELAA 2019 and assessed as available, suitable and achievable. The site was not submitted for consideration in the SHELAA 2021 Update.
BD3	Land east of Stoney Lane	Part of WS009 (2019); Not submitted in 2021	3.4	Housing Up to 70 homes	Planning Applications: No relevant planning applications; Local Plan: The site was submitted in the SHELAA 2019 and assessed as available, suitable and achievable. The site was not submitted for consideration in the SHELAA 2021 Update.

¹⁵ Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/shlaa.cfm

BD4	Land south of Haysborder Road	WS226 (2019 & 2021)	24.6	New garden village" with 300-400 units or expansion to village; commercial development; open space & sports facilities	<p>Planning Applications:</p> <p>DC/18/2398/FUL - Planning Application - (i) Extension to existing campsite to use land for 7no. tents, 15no. electric pitches and 15 no. non electric pitches to cater for motorhomes, touring caravans and tents (ii) installation of an external disabled toilet and shower (iii) additional parking. Approved Mar 2019;</p> <p>DC/16/0292/FUL - Retention of (i) 24 obstacle assault course (ii) 10m x 5m canvas army tent (iii) 2 x toilet blocks. Approved Jun 2016.</p> <p>Local Plan:</p> <p>The site was submitted in the SHELAA 2021 and 'deferred due to significant policy constraints for not being adjacent to the settlement boundary.'</p>
BD5	Land between Colethorpe Lane & Church Road	WS229 & WS225 (2019); WS225 (2021)	5.4	Housing and expansion of primary school; 100 units in 4Ha plus 1Ha for school expansion	<p>Planning Applications:</p> <p>No relevant planning applications;</p> <p>Local Plan:</p> <p>The southern part of the site is designated as land at Barrow Business Park (RV4(a)) for B1 class uses.</p> <p>The site was submitted as sites WS229 and WS225 in the SHELAA 2019 and collectively as WS225 in the SHELAA 2021 Update.</p> <p>Site WS229 was deferred in the SHELAA 2019 as not adjacent to settlement boundary, also site is currently allocated as an employment site in the Local Plan.</p> <p>Site WS225 was deferred in the SHELAA 2019 as not adjacent to settlement boundary.</p> <p>Site WS225 (which includes Site WS229 submitted in the 2019 SHELAA) was deferred in the SHELAA 2021 Update due to significant policy constraints for not being adjacent to the settlement boundary.</p>
BD6	Land east of Barrow Hill	WS010 (2019 & 2021)	8.6	120 units, commercial area, open space and possible community facilities.	<p>Planning Applications:</p> <p>No relevant applications for the main site. There is potential to achieve access through the neighbouring site, the access point for which is included within the redline submitted through the Call for Sites:</p> <p>DC/16/0300/OUT outline planning application for the construction of</p> <ul style="list-style-type: none"> (i) 75 dwellings roads and open space and (ii) 1 hectare of B1 and B8 employment land. <p>The application includes only details of one new access for the residential element and an amended access for the employment area. All other details (doctors surgery parking, roads, open space) shown are indicative only.</p> <p>Local Plan:</p> <p>The site was assessed as available, suitable and achievable in the SHELAA 2021 Update.</p>
BD7	Land west of Mill Lane	WS013 (2019 & 2021) & part of WS1079 (2021)	4.5	Housing – no capacity stated	<p>Planning Applications:</p> <p>SE/01/1492/P - Outline Planning Application - Residential development and access. Dismissed on Appeal Ref. No: SE/01/1492/P, September 2002</p> <p>Local Plan:</p> <p>The site was assessed as available, suitable and achievable in the SHELAA 2021 Update.</p>

BD8	Land south of Barrow Forge	WS228 (2019); Part of WS228A (2021)	1.41	Housing – no capacity stated	<p>Planning Applications: No relevant planning applications;</p> <p>Local Plan: The site was assessed as available, suitable and achievable in the SHELAA 2019. The site was submitted as part of a larger site in the SHELAA 2021 Update which was assessed as available, suitable and achievable.</p>
BD9	Land south of Denham Lane	WS008 (2019); Not submitted in 2021	0.66	Housing – no capacity stated	<p>Planning Applications: No relevant planning applications;</p> <p>Local Plan: The site was assessed as available, suitable and achievable in the SHELAA 2019. The site was not submitted for consideration in the SHELAA 2021 Update.</p>
BD10	Old Bakehouse Site	-	0.125	Housing – no capacity stated	<p>Planning Applications: No relevant planning applications;</p> <p>Local Plan: No relevant information</p>
BD11	Land either side of Barrow Hill	WS012a, WS228, WS012b (2019); WS228(A) (2021)	27	Housing and open space – no capacity stated	<p>Planning Applications: No relevant planning applications;</p> <p>Local Plan: The site was assessed as available, suitable and achievable in the SHELAA 2021 Update.</p>
BD12	Land west of Barrow Hill	WS012a (part of) (2019); WS1078 & part of WS228(A) (2021)	3.5	70 homes	<p>Planning Applications: No relevant planning applications;</p> <p>Local Plan: The site is part of site WS228(A) which was assessed as available, suitable and achievable in the SHELAA 2021 Update.</p>
BD13	Land south of Bury Road	WS011 (2019 & 2021)	10	Up to 200 homes	<p>Planning Applications: No relevant planning applications;</p> <p>Local Plan: The site was assessed as available, suitable and achievable in the SHELAA 2021 Update.</p>



Figure 5 Sites submitted through the Neighbourhood Plan Call for Sites (Source: 2021 Google)

Issues and Options Site Submission Review 2021

- 4.3 The Issues and Options Site Submission Review is an assessment of land submitted through the 2020 West Suffolk Local Plan Issues and Options call for sites. A call for sites consultation ran from 13 October to 22 December 2020 and all sites were assessed for availability, suitability and achievability.
- 4.4 For each site the residential development potential was calculated as follows:
- A formula was applied to the database using a standard yield of 30 dwellings per hectare (dph) for each site.
 - For strategic sites (over 100 dwellings at 30dph), 40 per cent of land was set aside for infrastructure, such as access and landscaping.
 - Mixed used sites also have a lower estimated yield, with 40 per cent of land set aside for non-residential uses, unless further information was available about the proportion of each land use.
 - A future potential housing capacity has also been calculated for each site with a range of between 20dph and 50dph to prepare an estimated capacity by settlement.
- 4.5 Seven sites with a total size of 124.6 hectares were assessed and considered suitable, available and achievable in Barrow. The SHELAA 2021 update estimated that in total these sites potentially can yield a total of 2,112 dwellings, at 656 dwellings over 1-5 years, 1,356 dwellings over 5-10 years and 100 dwellings over 10-15 years.
- 4.6 Two sites, WS225 (Land between Colethorpe Lane and Church Road, Barrow) and WS226 (Land south of Hayborder Road, Barrow), were deferred due to significant policy constraints for not being adjacent to the settlement boundary.
- 4.7 As viewed in Figure 3, Table 3 and Appendix B, the SHELAA 2021 Update considered seven sites within the Barrow-cum-Denham neighbourhood area as 'included sites' which were assessed as available and suitable due to not having significant policy constraints.
- 4.8 The assessment findings for these 'included' sites were reviewed by AECOM to determine if they were appropriate to be carried forward to the Neighbourhood Plan process for allocation. The review can be viewed in Appendix A.



Figure 6 West Suffolk Issues and Options Site Submission Review 2021 mapped sites (Map Source: 2020 Google)

Table 2 Sites identified in Neighbourhood Area in West Suffolk Issues and Options Site Submission Review 2021

Site Ref.	Site Name / Address	Site Area (ha)	Existing Use	Yield	Planning History	SHELAA Conclusion
WS225	Land between Colethorpe Lane and Church Road, Barrow	5.4	Agricultural arable land	-	None	Deferred: not adjacent to settlement boundary
WS226	Land south of Haysborder Road, Barrow	14.67	Agricultural arable land and Sports Field / Campsite	-	DC/18/2398/FUL - Planning Application - (i) Extension to existing campsite to use land for 7no. tents, 15no. electric pitches and 15 no. non electric pitches to cater for motorhomes, touring caravans and tents (ii) installation of an external disabled toilet and shower (iii) additional parking. Approved Mar 2019; DC/16/0292/FUL - Retention of (i) 24 obstacle assault course (ii) 10m x 5m canvas army tent (iii) 2 x toilet blocks. Approved Jun 2016.	Deferred: not adjacent to settlement boundary
WS010(A)	Land east of Barrow Hill, Barrow	9.67	Agriculture	Mixed use 120 dwellings (developer estimate) and commercial;	DC/16/0300/OUT outline planning application for the construction of (i) 75 dwellings roads and open space and (ii) 1 hectare of B1 and B8 employment land. The application includes only details of one new access for the residential element and an amended access for the employment area. All other details (doctors surgery parking, roads, open space) shown are indicative only.	Availability: The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites. Suitability: There are no significant constraints to development, however further assessment would be required to understand other environmental issues such as archaeological finding and recreational pressure. Achievability: There are no known legal issues or constraints on the site. Timescale: 1-5 years for 120 dwellings Summary: The site is located adjacent to Barrow settlement boundary the settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated within the as a key service centre within the settlement hierarchy. The developer has estimated the capacity of the site to be for 120 dwellings within the next 1-5 years.

Site Ref.	Site Name / Address	Site Area (ha)	Existing Use	Yield	Planning History	SHELAA Conclusion
WS011	Land at Bury Road, Barrow	9.6	Agricultural land	200 dwellings (developer estimate)	No relevant planning history	<p>Availability: The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.</p> <p>Suitability: There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>The site is adjacent to a listed building and has tree preservation orders on site. Further assessment would be required.</p> <p>Achievability There are no known legal issues or constraints on the site.</p> <p>Timescale: 6-10 years for 200 dwellings</p> <p>Summary: The site adjoins the eastern edge of the Barrow settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated within the as a key service centre within the settlement hierarchy.</p> <p>The site has potential capacity for 200 dwellings on site within 6-10 years.</p>
WS013	Land to the west of Mill Lane, Barrow	4.5	Agriculture	100 dwellings (developer estimate)	SE/01/1492/P - Outline Planning Application - Residential development and access. Dismissed on Appeal Ref. No: SE/01/1492/P, September 2002	<p>Availability: The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites</p> <p>Suitability: There are no significant constraints to development however further assessment would be required to understand other environmental issues.</p> <p>The site is adjacent to a scheduled ancient monument and public rights of way. Further assessment would be required.</p> <p>Achievability: No known legal issues or constraints on the site.</p> <p>Timescale: 1-5 years for 100 dwellings</p> <p>Summary: The site adjoins the north-western edge of the Barrow settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated as a key service centre within the settlement hierarchy.</p> <p>The developer has estimated the potential capacity for the site to 100 dwellings on the site within the next 1-5 years.</p>

Site Ref.	Site Name / Address	Site Area (ha)	Existing Use	Yield	Planning History	SHELAA Conclusion
WS228(A)	Land off Barrow Hill, Barrow	27	Agricultural arable land	Mixed use: community use, affordable and self-build homes, outdoors sports pitch, landscape and open public spaces and new market. 486 dwellings	No relevant planning history	<p>Availability: The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.</p> <p>Suitability: There are no significant constraints to development however further assessment would be required to understand other environmental issues.</p> <p>The site contains tree preservation orders and is adjacent to a listed building so issues such as these will need to be looked at.</p> <p>Achievability: No known legal issues or constraints on the site.</p> <p>Timescale: 1-5 years for 486 dwellings</p> <p>Summary: The site is located to the southern edge of Barrow settlement boundary the settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated as a key service centre within the settlement hierarchy.</p> <p>For the purposes of the strategic housing and economic land availability assessment (SHELAA) a standard yield of 30 dwellings per hectare has been applied (with 40 per cent of land set aside for infrastructure, such as access and landscaping) and so the site has capacity for 486 dwellings within the next 1-5 years.</p>
WS1005	Land west of Barrow	7.6	Informal horse paddocks	100 dwellings	No relevant planning history	<p>Availability: The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites</p> <p>Suitability: There are no significant constraints to development however numerous archaeological finds are recorded in the area and further assessment (pre-application evaluation) would be required to understand this and any environmental issues.</p> <p>Achievability: No known legal issues or constraints on the site.</p> <p>Timescale: 11-15 years for 100 dwellings</p> <p>Summary: The site is located on the western edge of Barrow settlement boundary. The West Suffolk Local Plan</p>

Site Ref.	Site Name / Address	Site Area (ha)	Existing Use	Yield	Planning History	SHELAA Conclusion
						<p>Issues and Options has proposed Barrow be designated within the as a key service centre within the settlement hierarchy.</p> <p>For the purposes of the strategic housing and economic land availability assessment (SHELAA) a standard yield of 30 dwellings per hectare has been applied (with 40 per cent of land set aside for infrastructure, such as access and landscaping which is capped to 100 dwellings) and so the site has a potential capacity for 100 dwellings on site within the next 11-15 years.</p>
WS1078	Land east Barrow Hill	3.5	Arable field	70 dwellings (developer estimate)	No relevant history	<p>Availability: The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites</p> <p>Suitability: There are no significant constraints to development however numerous archaeological finds are recorded in the area and further assessment (pre-application evaluation) would be required to understand this and any environmental issues.</p> <p>Achievability: No known legal issues or constraints on the site.</p> <p>Timescale: 1-5 years for 70 dwellings</p> <p>Summary: The site adjoins the south-western edge of the Barrow settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated as a key service centre within the settlement hierarchy.</p> <p>The site has potential capacity for 70 dwellings on the site within the next 1-5 years.</p>
WS1079	Land north of Mill Lane, Barrow, Suffolk	65.7	Agriculture	Mixed use: residential and supporting infrastructure, community facilities and public open space.	No relevant planning history	<p>Availability: The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites</p> <p>Suitability: The northern edge of the site falls within a special protection ares (SPA) Stone Curlew 1500 metre buffer which will be a significant constraint to development. There are also other constraints such as tree preservation orders, recreational pressure 7500 metres as well</p>

Site Ref.	Site Name / Address	Site Area (ha)	Existing Use	Yield	Planning History	SHELAA Conclusion
				1,183 dwellings		<p>as being adjacent to ancient woodlands. These will require further assessments to understand the stated environmental issues.</p> <p>Achievability: No known legal issues or constraints on the site.</p> <p>Timescale: 6-10 years for 1,183 dwellings</p> <p>Summary: The site is located on the Northern edge of the Barrow settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow is designated as a key service centre within the settlement hierarchy.</p> <p>For the purposes of the strategic housing and economic land availability assessment (SHELAA) a standard yield of 30 dwellings per hectare has been applied (with 40 per cent of land set aside for infrastructure, such as access and landscaping) and so the site has potential capacity for 1183 dwellings on site within the next 6-10 years due to the amount of constraint on site.</p>

5. Site Assessment Summary

- 5.1 In total, fifteen sites were assessed by AECOM to consider whether they would be appropriate for allocation in the Barrow-cum-Denham Neighbourhood Plan. Table 3 sets out a summary of the site assessments, which should be read alongside the full review and assessments available in Appendix A and B. Five of these sites were identified through the Neighbourhood Plan Call for Sites process and outside the West Suffolk Issues and Options Site Submission Review 2021 process and were assessed in full using AECOM pro formas.
- 5.2 Sites identified as suitable and available in the West Suffolk Issues and Options Site Submission Review 2021, were considered further with regard to whether the West Suffolk Council conclusions were reasonable and the sites could be considered further for allocation in the Neighbourhood Plan. A council-identified site could be found suitable for strategic development at Local Plan level but not be considered for allocation in the Neighbourhood Plan (and vice versa) due to strategic policy approach of the Local Authority to deliver a large portion of their housing need as a settlement extension, conversely a site may be considered by a Local Authority as too small to be considered strategically in the Local Plan.
- 5.3 The final column within the table is a ‘traffic light’ rating for each site, indicating whether the site is appropriate for allocation in the Neighbourhood Plan. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 5.4 The summary table shows that Sites BD9 and BD10 are considered suitable for allocation in the Neighbourhood Plan, subject to issues such as landscape and townscape being addressed. Sites BD1, BD6, BD8, BD12 and part of BD13 were found to be potentially suitable for allocation in the Neighbourhood Plan subject to issues such as access, landscape buffer, open space mitigation, screening and risk of coalescence being addressed. Sites BD2, BD3, BD4, BD5, BD7, BD11, WS1019 and WS1005 were found not suitable for allocation when considered against planning policy and issues such as access and location within the setting of scheduled ancient monument. The spatial location and suitability of the sites can be viewed in Figure 7.

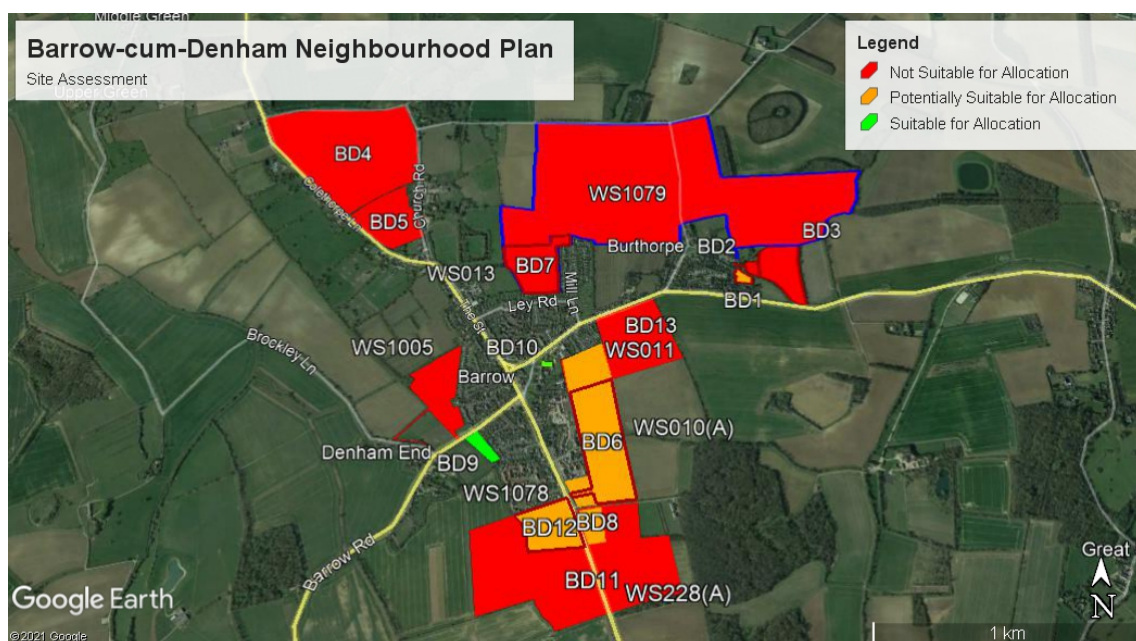


Figure 7 Red Amber Green rating for assessed sites (Map Source: 2021 Google)

Table 3 Site Assessment Summary Table

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Proposed Uses	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
BD1	Land south of Stoney Lane	Neighbourhood Call for Sites 2020	0.39	Greenfield	Housing – no capacity stated; AECOM's calculated capacity is 11-12 dwellings (based on 30 dwellings per hectare).	The site is adjacent to the settlement boundary of Burthorpe and surrounded on two sides by the residential built-up area. The site is agricultural land classified as Grade 2 Very Good Agricultural Land, however the site is vacant and overgrown. The site would require further ecological assessment due to overgrown nature. The site has agricultural access onto Stoney Lane, however two-way vehicular access is restricted from the access point going eastwards due to the narrow lane with steep embankments on both sides. The site is poorly located to village facilities and services in Barrow, but is moderately located to bi-hourly bus services to Bury St Edmunds and Newmarket. The site is contained from public view but overlooked by a home on higher ground to the northwest as the site slopes down towards homes on Bury Road. The site could be considered of low landscape sensitivity and visual amenity due to the contained nature of the site. The site has the potential to fit within the built form pattern of Burthorpe. The site is potentially suitable for development for a few dwellings below estimated capacity subject to consultation with the Highways Authority on upgraded vehicular and pedestrian access and redrawing of the Housing Settlement Boundary in the Neighbourhood Plan.	
BD2	Land north of Stoney Lane	Neighbourhood Call for Sites 2020	0.3	Greenfield	Housing 6-8 homes	The site is adjacent to the settlement boundary of Burthorpe and is a garden and backland of 2 Stoney Lane. The site is Grade 2 Very Good Agricultural Land. Development of the site will lead to the loss of the best and most versatile agricultural land, the loss of which would have to be justified for proposed development. Proposed access through the curtilage of 2 Stoney Lane is constrained due to location of the site adjacent to the narrow Stoney Lane, where two way access is unlikely to be achieved into the site. The site is poorly located to village facilities and services in Barrow, but is moderately located to bi-hourly bus services to Bury St Edmunds and Newmarket. The site could be considered of low landscape sensitivity and visual amenity due to the contained nature of the site. Development of the site would depart from the built form and settlement pattern of Burthorpe. Given the proposed deviation for the settlement pattern and significant access constraints on narrow part of Stoney Lane,	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Proposed Uses	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						the site is found not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan.	
BD3	Land east of Stoney Lane	Neighbourhood Call for Sites 2020	3.4	Greenfield	Housing Up to 70 homes	The site is agricultural fields outside and not connected to the settlement boundary and built-up area of Burthorpe. The site is classified as Grade 2 Very Good Agricultural Land. Development of the site will lead to the loss of the best and most versatile agricultural land, the loss of which would have to be justified for proposed development. The site has agricultural access which could be potentially upgraded to support residential development on site. However, this access point is near a bend and may be potentially deemed unsafe by the relevant Highways Authorities, subject to further consultation and highways assessments. There is no pedestrian link from Burthorpe and Barrow to the site along Bury Road. Suitable pedestrian access along Bury Road could potentially be created subject to consultation with the relevant Highways Authorities, however, this would require creation of a footpath along agricultural land on Bury Road to the site. The site is poorly located to village facilities and services. The site gently slopes southward with expansive views from the eastern portion of the site across open countryside to the south. The eastern field is also visible from Bury Road, owing to sloping topography. The site has some intervisibility with the surrounding landscape and could be considered of medium sensitivity in terms of visual amenity. Given the significant constraints, development would be contrary to Policies CS4, CS13, DM5 and DM27 of the Local Plan and so the site is found not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan.	
BD4	Land south of Haysborder Road	Neighbourhood Call for Sites 2020; and Issues and Options Site Submission Review 2021 – Site WS226	24.6	Greenfield	New garden village" with 300-400 units or expansion to village; commercial development; open space & sports facilities	The site is located to the north east of Barrow and is a collection of large fields two of which are in agriculture use. The field to the north-east is in use as an obstacle course for the Suffolk Health and Fitness Centre. The site is bordered by Colethorpe Lane, Haysborder Rd and Church Rd. and the partially built up area along Church Rd and Colethorpe Rd. The site is poorly located to village services and facilities. The site is largely flat but undulating in parts with views from the northern parts of the site towards open countryside to the north. Current agricultural access opens onto the	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Proposed Uses	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>narrow Haysborders Road, whereby potential for vehicular access could be considered unsafe and inappropriate. There is potential to create access elsewhere onto Church Road, which also contains a pedestrian link to the village. The site is removed from the settlement boundary and built form of the village where development in open countryside would be considered to have an impact on the existing settlement pattern and be contrary to Local Plan Policy DM5: Development in the Countryside, Policy DM27: Housing in the Countryside and Policy DM29: Rural Housing Exception Sites in St Edmundsbury.</p> <p>The West Suffolk Issues and Options Site Review 2021 conclusions are justified in that the site is removed and not adjacent to the settlement boundary. The site is not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan.</p>	
BD5	Land between Colethorpe Lane & Church Road	Neighbourhood Call for Sites 2020; and Issues and Options Site Submission Review 2021 – Site WS225	5.4	Greenfield	Housing and expansion of primary school; 100 units in 4Ha plus 1Ha for school expansion	<p>The site is agricultural arable land located between Church Road and Colethorpe Lane and is adjacent to the built up area to the north east of Barrow which includes Barrow Primary School, residences and farm buildings. The site is not adjacent to the settlement boundary but is moderately located to village services and facilities and favourably located to the primary school and employment site (not yet delivered). The southernmost part of the site is designated as land at Barrow Business Park (RV4(a)) for B1 (business) class uses. The site is flat and contained on all sides from view by hedgerow and trees.</p> <p>Current agricultural access opens onto Church Road, whereby potential for vehicular access could be considered unsafe and inappropriate due to bend at Church Road. There is however potential to create safer access towards the southern end of the site onto Church Road, which also contains a pedestrian link to the village. Potential access onto Colethorpe Lane presents issues of safe vehicular and pedestrian access on a long bend which would require further assessment with the Highways Authority. The West Suffolk Issues and Options Site Submission Review (2021) defers the site as it is not adjacent to the settlement boundary.</p> <p>Development of the southern part of the site for residential homes would be contrary to the General Employment Area designation set in Policy RV4</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Proposed Uses	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>Rural Employment Areas in the Rural Vision 2031 planning framework. Development of the site for housing would also be contrary to Policy RV3: Housing Settlement Boundaries, Policy DM5: Development in the Countryside and Policy DM27: Housing in the Countryside. There is however potential to develop the northern part of the site for rural affordable housing schemes in line with Policy DM29: Rural Housing Exception Sites in St Edmundsbury on sites adjoining or outside the settlement boundary and on the edge of a Key Service Centre where the site is well related to existing community services and facilities (primary school and designated employment area) and is required to meet affordable housing in the locality that cannot be otherwise met. Development of the site however would elongate the village to the north and not be sympathetic to the 'form and character of the settlement' as required in clause b. of Policy DM29. On this basis the northern part of the site is potentially suitable as a rural exception site with a small amount of cross-subsidising market homes subject to affordable housing need not being met in the area and discussion with West Suffolk Council on precedents set by designation of Policy RV4 on form and character of the built up area of the village.</p> <p>The West Suffolk Issues and Options Site Submission Review 2021 conclusions are justified in that the site is removed and not adjacent to the settlement boundary, however the northern part of the site outside the general employment designation is potentially suitable for affordable housing as a rural exception subject to criteria in Policy DM29 been met. The site is not appropriate for allocation in the Neighbourhood Plan, but the northern part of the site may be acceptable as an exception site for affordable homes, subject to discussion with West Suffolk Council.</p>	
BD6	Land east of Barrow Hill	Neighbourhood Call for Sites 2020; and Issues and Options Site Submission Review 2021 – Site WS010	8.6	Greenfield	120 units, commercial area, open space and possible community facilities.	The site is located to the south east of Barrow, adjacent to the settlement boundary and to a recently built housing allocation of 75 dwellings (Policy (RV10(b)) and 1 hectare of business use (latter being currently under construction). The site is flat and part of wider agricultural fields to the east of the village and surrounded on three sides by open fields with views across open countryside towards the County Wildlife Site of Wilsummer	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Proposed Uses	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>Wood, located in close proximity to the southeast. The site is open to the north and east, however the site contains limited landscape features of value and could be considered of medium sensitivity in terms of visual amenity due to intervisibility with the surrounding landscape. The hard edge of the recently built residential allocation (Hopkins Homes) is visible from all areas of the site due to limited landscaping planting. The site is moderately located to village services and facilities. The south-western portion of the site benefits from an extant outline planning permission for commercial uses (part of the RV10(b) allocation), and it is envisaged that this area could be reconfigured to provide the proposed principal vehicular, pedestrian and cycle access into the site. The general area of the site is identified as an opportunity for potential growth in the Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)), however development of the site would require a defensible boundary to the east in line with the landscape buffer outlined in the St Edmundsbury Local Development Framework Opportunities and Constraints (2012) (see Figure 4 of this report). The site is considered to be well related to the built form and settlement pattern of the village.</p> <p>The West Suffolk Issues and Options Site Submission Review 2021 conclusions are justified in that the site is adjacent to the settlement boundary with no significant constraints to development. Further assessment would be required to understand other environmental issues such as archaeological finding and recreational pressure. The site is potentially suitable for development and allocation in the Neighbourhood Plan subject to Housing Settlement Boundary being redrawn, access being confirmed through site allocation RV10(b) and landscape impact being assessed in terms of the creation of a landscape buffer to the east.</p>	
BD7	Land west of Mill Lane	Neighbourhood Call for Sites 2020; and Issues and Options Site Submission Review 2021 –	4.5	Greenfield	100 dwellings	The site is located to the north of Barrow off Mill Lane and is agricultural arable land, a woodland block and two dwellings. The site is adjacent to the settlement boundary and favourably located to village services and facilities. The site is surrounded to the east and south by dwellings on Ley Road and Mill Lane, the village recreation grounds to the west (separated	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Proposed Uses	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
		Site WS013 & part of Site WS1079				<p>by a stand of poplars) and is contained to the north from open countryside by a birch woodland plantation. The site is 60m from the scheduled ancient monument of 'Moated site and associated fishpond to the south east of Barrow Hall'. Public right of ways exist along the northern and western boundary, the former connects the site to Mill Lane and the latter to Ley Road. The site is flat and largely contained on all sides.</p> <p>The site contains limited landscape features of value and could be considered of low sensitivity in terms of visual amenity, however the site is in close proximity to a scheduled ancient monument (SAM) for which the Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)) identifies a settlement buffer to protect the SAM which includes the site as part of the buffer. Development of the site would likely be contrary to Policy DM20 which finds that development will not be acceptable if it would have a material adverse effect on Scheduled Ancient Monuments or other sites of archaeological importance, or their settings. The site is part of the rural setting of a collection of fields that surround the SAM. Vehicular access to the site is proposed to be achieved through the demolition of a bungalow in the northeast corner of the site which would require consultation with the Highways Authority on feasibility of access proposals.</p> <p>The West Suffolk Issues and Options Site Submission Review 2021 conclusions are justified in that the site is adjacent to the settlement boundary however significant constraints to development are present as the site is adjacent and within the setting of a SAM for which an appropriate buffer is required as set out in the St. Edmundsbury LDF Opportunities and Constraints plan (2012). Given overriding heritage constraints, the site is currently not suitable for development and allocation in the Neighbourhood Plan.</p>	
BD8	Land south of Barrow Forge	Neighbourhood Call for Sites 2020; and Issues and Options Site Submission Review 2021 –	1.41	Greenfield	Housing – no capacity stated AECOM's calculated capacity is 42	The site is located to the south east of Barrow and is part of a larger agricultural field that extends eastwards to the adjacent Willsummer Wood County Wildlife Site. The site is located on Barrow Hill to the south of Higham Forge and residential/employment allocation (RV10(b) which is currently under construction. The site is adjacent to the settlement	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Proposed Uses	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
		Part of Site WS228A (2021)			<p>dwelling (based on 30 dwellings per hectare.</p>	<p>boundary. The site is moderately located to village services and facilities. The southern boundary is adjacent to a row of TPOs that leads to Willsummer Wood. The site is in agricultural use and includes access to wider field and agricultural buildings. The site is flat and contained on three sides, with open views from within the site of Wilsummer Wood. Development of the site has potential to place recreational pressures on the County Wildlife Site. As identified in the Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)) due to the existing small size of the settlement 'major growth has the potential to create a ribbon of development away from the existing centre. Development should therefore be sited as close as possible to the existing facilities within the settlement'. The constraints and opportunities specific area plan in the Opportunities and Constraints document identifies growth potential to the south of the settlement which has been constructed (residential allocations). The same plan approximately identifies the site as part of a landscape buffer to prevent further growth to the south. Shared agricultural access to the site opens onto Barrow Hill at the northwest and southwest corner of the site. There is currently no footpath linking the site to the village but potential to create internal footpaths similar to those created to the north in the Hopkins Homes scheme (allocation under construction). Although development of the site would elongate the village to the south, the site could be considered to be well related to the built form and settlement pattern of the village and provides an opportunity for growth up to a defensible boundary to the south. The site however would require open space and screening to the east to mitigate against recreational pressures on the nearby County Wildlife Site.</p> <p>The West Suffolk Issues and Options Site Submission Review 2021 conclusions are justified in that the wider site (WS228(A)) is adjacent to the settlement boundary and there are no significant constraints to development. Although development of the smaller site parcel of BD8 would elongate the village to the south in an area identified as a landscape buffer in close proximity to a County Wildlife Site, the site is potentially suitable for development subject to mitigatory open space and screening</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Proposed Uses	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						been provided to relieve recreational pressures on the County Wildlife Site. The site is therefore potentially appropriate for allocation consideration in the Neighbourhood Plan subject to redrawing the Housing Settlement Boundary in the Neighbourhood Plan.	
BD9	Land south of Denham Lane	Neighbourhood Call for Sites 2020	0.66	Greenfield	Housing – no capacity stated; AECOM's calculated capacity is 20 dwellings (based on 30 dwellings per hectare), consistent to the yield identified in the previous SHELAA (2020).	The site is an agricultural field in equestrian use adjacent to the settlement boundary and built-up area of Barrow. The site is classified as Grade 2 Very Good Agricultural Land. Development of the site will lead to the loss of the best and most versatile agricultural land, however the site is in equestrian use rather than agricultural use and so loss of agricultural land may be justified. The site has agricultural access which has potential to be upgraded to support residential development on site. The site is linked to the village by footpath, which also has potential for further upgrade along the site frontage. The site is moderately located to village facilities and services. The site is flat and contained from public view on all sides and could be considered of low landscape sensitivity in terms of visual amenity. Development of the site would increase risk of coalescence between Barrow and Denham End, however the area including the site and residential allocation to the south were identified as an area of 'limited opportunity for expansion in this location' in the Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)). Development of the site therefore has potential to round off the settlement to the west while providing a defensible boundary to further risk of coalescence with Denham End. Given the constraints and identified opportunities for the site it is found to be suitable for development subject to consultation with the West Suffolk Council Landscape Officer on size of gap between settlements and risk of coalescence.	
BD10	Old Bakehouse Site	Neighbourhood Call for Sites 2020	0.125	Greenfield	Housing – no capacity stated; AECOM estimate of up to 4 homes, dependent on suitable layout.	The site is vacant land and former bakehouse within the settlement boundary and built-up area of Barrow. The site has access onto Barrow Green and is adjacent to existing dwellings along Bury Road. The site is favourably located to village facilities and services. The site is flat and largely contained from view but forms part of the historic streetscape of the village, being in close proximity to the Grade II listed building Barrow House	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Proposed Uses	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						and Carriage Gateway and the Weeping Willow Public House. Sensitive design in relation to building layout, scale, mass, siting, height and materials would be required for the site. The site is suitable for development and allocation in the Neighbourhood Plan.	
BD11	Land either side of Barrow Hill	Neighbourhood Call for Sites 2020; and Issues and Options Site Submission Review 2021 – Site WS228(A)	27	Greenfield	Housing and open space; 486 dwellings	<p>The site is a collection of large fields either side of Barrow Hill at the southern end of Barrow. The site is adjacent to the settlement boundary and recently built residential allocations of Policy (RV10(b) and RV10(c). The site is poorly located to village services and facilities; however, site proposals provide community uses, outdoor sports pitches, and public open space. The site contains a stand of TPOs that leads to the nearby Willsummer Wood County Wildlife Site. The site slopes southwards on the southern part of the site, with expansive views across open countryside towards Denham in the western part of the site (west of Barrow Hill). A shelter belt or similar has been planted to divide the larger field west of Barrow Hill into two parcels, the site as a whole is divided into five distinct parcels divided by hedgerow and trees. There are multiple agricultural access points onto Barrow Hill with potential to upgrade or create new access for residential development. The site is not connected to the village by footpath.</p> <p>As identified in the Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)) development of the site would elongate the village to the south 'potentially creating ribbon development away from the centre, whereby development should be sited as close as possible to the existing facilities within the settlement'. The existing settlement boundary east of Barrow Road forms a defensible boundary to the south along an existing hedgerow approximately identified as part of a landscape buffer for growth to the south in the constraints and opportunities specific area plan. The recently built residential allocation at Simpson Way to the southwest of Barrow (and east of Barrow Way) also forms a defensible boundary to the southeast, however the hard edge of the development is visible within the site (BD11). Development of the whole site has potential to significantly change the size and character of the village and would depart from the built form and</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Proposed Uses	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>settlement pattern of the village. Smaller distinct parcels of the site (Sites BD8 and BD12) to the north and adjacent to the settlement boundary could be considered to align with the built form and settlement pattern of the village.</p> <p>The West Suffolk Issues and Options Site Submission Review 2021 conclusions are justified in that the site is adjacent to the settlement boundary and there are no significant constraints to development. Development of the whole of Site BD11 however would depart from the settlement pattern and would change the size and character of the village. The smaller parcels within BD11 (Sites BD8 and BD12), however, are potentially suitable for further investigation.</p> <p>On this basis, the wider Site BD11 is not suitable for development and therefore not appropriate for allocation consideration in the Neighbourhood Plan.</p>	
BD12	Land west of Barrow Hill	Neighbourhood Call for Sites 2020; and Issues and Options Site Submission Review 2021 – Site WS1078 & part of Site WS228(A)	3.5	Greenfield	70 homes	<p>The site is an agricultural field located on Barrow Hill to the south of Barrow. The site is adjacent to the settlement boundary and built out residential allocation RV10(c). The site is moderately located to village services and facilities. The site has two agricultural access points onto Barrow Hill with potential to upgrade and create new access for development. The site is moderately located to village services and facilities, however, is not connected to the village by footpath. Further consultation with the Highways Authority is required to assess potential to link the site by footpath to the village.</p> <p>The site is flat and relatively contained from view on three sides by trees and hedgerow and overlooked by to the north by homes and gardens on Simpson Way. The northern boundary, shared with homes on Simpson Way, forms a hard edge to the south of the settlement. Although development of the site has potential to continue the built form and settlement pattern to the south, development as identified in the Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)) would elongate the village to the south 'potentially creating ribbon development away from the centre, whereby development should be sited as close as possible to</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Proposed Uses	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>the existing facilities within the settlement'. Although development of the site would elongate the village to the south, the site could be considered to be well related to the built form and settlement pattern of the village and has an opportunity to create a defensible boundary to the south.</p> <p>The West Suffolk Issues and Options Site Submission Review 2021 conclusions are justified in that the wider site (WS228(A)) is adjacent to the settlement boundary and there are no significant constraints to development. Although development of the site would elongate the village to the south, the site is potentially suitable for allocation consideration should no other more sustainable sites be found suitable as development has potential to align with the settlement pattern of the village.</p> <p>The site is potentially suitable for development and therefore appropriate for allocation consideration in the Neighbourhood Plan subject to Housing Settlement Boundary being redrawn.</p>	
BD13	Land south of Bury Road	Neighbourhood Call for Sites 2020; and Issues and Options Site Submission Review 2021 – Site WS011	10	Greenfield	Up to 200 homes	<p>The site is part of a larger arable agricultural field located on Bury Road to the east of Barrow. The site is adjacent to the settlement boundary. The site is favourably located to village services and facilities. The site does not have existing access, but there is potential to create access onto Bury Road and also potentially through Lion Green (with demolition of garages) and Dale Tree Road (at two potential points, one of which would require the relocation of power line infrastructure). There is potential to link the site through multiple access points to the village centre including by footpath to The Weeping Willow Pub which backs onto the site. The site is largely flat with views towards Burthorpe to the northeast and Willsummer Wood County Wildlife Site to the southeast.</p> <p>Development of the site would depart from the built form settlement pattern, elongate the village to the east and increase coalescence between Barrow and Burthorpe (by further adding to the built-up area along the northern side of Bury Rd). The Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)) acknowledges that potential growth of Barrow 'is restricted by the potential threat from coalescence with Burthorpe' and further states 'although a small settlement it is considered to be a negative impact on the</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Proposed Uses	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>character of the Burthorpe, should coalescence occur at this scale and therefore a distinctive break in development (as existing) should be retained'.</p> <p>To avoid further coalescence between Barrow and Burnthorpe, there is potential to reduce the site area to the western part of the site in line with the built form of the Dale Tree Road residential area to the north. The reduced site area (approximately 2.7 Ha) could potentially be accessed through Dale Tree Road and Lion Green, with the eastern boundary of the reduced site area continuing the Dale Tree Road landscape buffer southwards. The site is potentially suitable for allocation consideration on a reduced site area and can potentially yield 80 new homes (AECOM estimate).</p> <p>The West Suffolk issues ad Options Site Submission Review 2021 conclusions are justified in that the site is adjacent to the settlement boundary and there are no significant constraints to development. To avoid coalescence between two settlements the site could potentially be reduced in size to the west to align with the built form settlement pattern. The site is potentially suitable for development on a reduced site area and is therefore appropriate for allocation consideration in the Neighbourhood Plan subject to the Housing Settlement Boundary being redrawn.</p>	
WS1079	Land north of Mill Lane, Barrow, Suffolk	Issues and Options Site Submission Review 2021	65.7	Greenfield	Mixed use: residential and supporting infrastructure, community facilities and public open space. 1,183 dwellings. (developer estimate)	<p>The site is located to the northeast of Barrow and is a large area that includes arable agricultural land, residences, woodland and ponds. The site is adjacent to the settlement boundary. The site is poorly located to village services and facilities, however site proposals include mixed-uses such as community facilities and public open space. The site has existing access from Mill Lane (to a residence) and the narrow Sharpes Lane also bisects the site. The site is adjacent to a 1500m buffer zone around an SPA for Stone Curlews. The site is largely flat with intermittent views through the site of open countryside.</p> <p>Development of the site has potential to significantly change the size and character of the village and would depart from the built form of the village. Development of the site would be contrary to Local Plan Policy CS4, CS13, DM5 and DM27.</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Proposed Uses	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						The SHELAA conclusions are partly justified in that the site is adjacent to the settlement boundary. Development of the site would however depart from the settlement pattern, with scale of development proposed having potential to change the size and character of the village and cause coalescence between settlements. Given these constraints, the site is not suitable for development and therefore not appropriate for allocation consideration in the Neighbourhood Plan.	
WS1005	Land west of Barrow	Issues and Options Site Submission Review 2021	7.6	Greenfield	Capacity for 100 dwellings (source: Issues and Options Site Submission Review 2021). The landowners stated during site visit that the land is not available and there are no proposals for the site. The site is to remain in agricultural/equestrian use.	The site is confirmed as not available for development. The site is not available for development and therefore not appropriate for allocation consideration in the Neighbourhood Plan.	

6. Conclusions

6.1 The assessment concludes that the following sites are suitable for allocation in the Neighbourhood Plan:

- BD9 – Land south of Denham Lane; and
- BD10 – Old Bakehouse Site, Bury Rd.

6.2 The assessment concludes that the following sites are potentially suitable for allocation in the Neighbourhood Plan:

- BD1 – Land south of Stoney Lane
- BD6 – Land east of Barrow Hill
- BD8 – Land south of Barrow Forge
- BD12 – Land west of Barrow Hill; and
- Western part of BD13 – Land south of Bury Road

6.3 The remaining sites are not suitable for allocation when considered against identified constraints and Local Plan policy.

6.4 Site BD10 is an infill site suitable for development of up to 4 homes, dependent on suitable layout. The allocation of Site BD9 would require redrawing the Housing Settlement Boundary in the Neighbourhood Plan and further consideration on whether development of the site leaves an appropriate gap between Barrow and Denham End. The site was identified as part of an 'identified opportunity for potential growth', along with the constructed residential allocation of Simpson Way off Barrow Hill, in the Rural Vision 2031 supporting evidence of St Edmundsbury Local Development Framework Opportunities and Constraints (2012).

6.5 Site BD1 presents a potential opportunity to round off the built-up area of Burthorpe should pedestrian and vehicular access be deemed achievable by the Highways Authority. To avoid further risk of coalescence between Burthorpe and Barrow, the western part of Site BD13 (also Site WS011 in the Issues and Options Site Submission Review 2021) was found to be potentially suitable for allocation to align with the built form and settlement pattern of Barrow and potential to integrate with Site BD6 to the south.

6.6 The Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)) states that due to the existing small size of the settlement potential growth to the south of Barrow 'has the potential to create a ribbon of development away from the existing centre' and so 'Development should therefore be sited as close as possible to the existing facilities within the settlement'. Should no other potentially suitable sites be available, Sites BD8 and BD12 have the potential to deliver housing with defensible boundaries to the south of each site. Sites BD8 and BD6 (to the north) however would require open space to mitigate against recreational pressures on the nearby County Wildlife Site of Wilsummer Wood.

Affordable Housing

6.7 Seven of the 15 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed-use development. Five of these sites have the potential to accommodate 10 or more dwellings and could be required to include a proportion of affordable housing depending on the thresholds for provision of affordable housing in your area¹⁶. They are

¹⁶ see NPPF para 63-65

therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹⁷), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.

- 6.8 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

Next Steps

- 6.9 From the shortlist of potentially suitable sites, the Neighbourhood Planning Group, in conjunction with the Parish Council, should engage with West Suffolk District Council and the community to select sites for allocation in the Neighbourhood Plan which best meet community needs and plan objectives.
- 6.10 The site selection process should be based on the following:
- The findings of this site assessment;
 - Discussions with the planning authority on housing requirement and direction of growth of the village;
 - The extent to which the sites support the vision and objectives for the NP;
 - The potential for the sites to meet the identified infrastructure needs of the community;
 - Engagement with key stakeholders; and
 - Neighbourhood Plan conformity with strategic Local Plan policy.

Viability


- 6.11 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with West Suffolk Council. It is further suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

¹⁷ The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>

Appendix A SHELAA Review

This appendix summarises the findings of the Issues and Options Site Submission Review 2021 (update of the Strategic Housing and Economic Land Availability Assessment (SHELAA) for West Suffolk Council published in July 2021) and assesses whether the findings can reasonably be applied to this Neighbourhood Plan site assessment or whether different findings have been reached. The Issues and Options Site Submission Review is a technical assessment of the amount of land that is available and suitable to meet the District's housing and employment needs to inform the plan-making process. It does not determine whether the site should be allocated for development in the emerging Local Plan.

BD4 Land south of Haysborder Road – Review of Issues and Options Site Submission Review 2021 Site WS226

Site Reference	BD4 (Neighbourhood Plan Call for Sites) WS226 (SHELAA)
Site Address	Land south of Haysborder Road
Site Source	NP Call for Sites (October 2020) Issues and Options Site Submission Review (July 2021)
Gross Site Area (Hectares)	24.6
Existing uses	Agriculture and business
Site proposals	300-400 dwellings including commercial development, open space and sports facilities. (Developer estimate)
Site boundary	
Site visit photo	

Relevant Planning History

Planning applications:
 DC/18/2398/FUL - Planning Application - (i) Extension to existing campsite to use land for 7no. tents, 15no. electric pitches and 15 no. non electric pitches to cater for motorhomes, touring caravans and tents (ii) installation of an external disabled toilet and shower (iii) additional parking. Approved Mar 2019;
 DC/16/0292/FUL - Retention of (i) 24 obstacle assault course (ii) 10m x 5m canvas army tent (iii) 2 x toilet blocks. Approved Jun 2016.



West Suffolk Issues and Options Site Submission Review 2021 information¹⁸

Conclusion¹⁸		Deferred due to significant policy constraint - not adjacent to settlement boundary
Confirmation that site is available		Yes, confirmation submitted through NP Call for Sites
Site in multiple ownership		No
Existing uses requiring relocation?		Buildings at Church Farm with businesses will remain occupied.
Any abnormal costs or constraints associated with bringing forward this site for development		No
Timeframe for bringing the site forward for development (as suggested by the site promoter)		5-10 years
Is the landowner supportive of the development of the site?		Yes
Suitability assessment		Not suitable as not adjacent to the settlement boundary
Achievability assessment		Not assessed due to site being unsuitable
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No

¹⁸ Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/shlaa.cfm

Additional notes from Site Visit (AECOM)	<p>The site is located to the north east of Barrow and is a collection of large fields two of which are in agriculture use. The field to the north-east is in use as an obstacle course for the Suffolk Health and Fitness Centre. The site is bordered by Colethorpe Lane, Haysborder Rd and Church Rd. and the partially built up area along Church Rd and Colethorpe Rd. The site is poorly located to village services and facilities. The site is largely flat but undulating in parts with views from the northern parts of the site towards open countryside to the north. Current agricultural access opens onto the narrow Haysborders Road, whereby potential for vehicular access could be considered unsafe and inappropriate. There is potential to create access elsewhere onto Church Road, which also contains a pedestrian link to the village. The site is removed from the settlement boundary and built form of the village where development in open countryside would be considered to have an impact on the existing settlement pattern and be contrary to Local Plan Policy DM5: Development in the Countryside, Policy DM27: Housing in the Countryside and Policy DM29: Rural Housing Exception Sites in St Edmundsbury.</p>
<p>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</p>	<p>The West Suffolk Site Review conclusions are justified in that the site is removed and not adjacent to the settlement boundary.</p> <p>The site is not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan.</p>

BD5 Land between Colethorpe Lane & Church Road – Review of Issues and Options Site Submission Review 2021 Site WS225



Site Reference	BD5 (Neighbourhood Plan Call for Sites) WS225 (Issues and Options Site Submission Review 2021)
Site Address	Land between Colethorpe Lane & Church Road
Site Source	NP Call for Sites (October 2020) Issues and Options Site Submission Review (July 2021)
Gross Site Area (Hectares)	5.4
Existing uses	Agriculture
Site proposals	Residential development and land for expansion of primary school; 100 units in 4Ha plus 1Ha for school expansion. (Developer estimate)
Site boundary	
Site visit photo	
Relevant Planning History	Planning applications: No relevant planning applications

West Suffolk Issues and Options Site Submission Review 2021 information¹⁹
¹⁹ Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/shlaa.cfm

Conclusion		Deferred due to significant policy constraint - not adjacent to settlement boundary
Confirmation that site is available		Yes, confirmation submitted through NP Call for Sites
Site in multiple ownership		No
Existing uses requiring relocation?		No
Any abnormal costs or constraints associated with bringing forward this site for development		No
Timeframe for bringing the site forward for development (as suggested by the site promoter)		0-5 years
Is the landowner supportive of the development of the site?		Yes
Suitability assessment		Not suitable as not adjacent to the settlement boundary
Achievability assessment		Not assessed due to site being unsuitable
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No

<p>Additional notes from Site Visit (AECOM)</p>	<p>The site is agricultural arable land located between Church Road and Colethorpe Lane and is adjacent to the built up area to the north east of Barrow which includes Barrow Primary School, residences and farm buildings. The site is not adjacent to the settlement boundary but is moderately located to village services and facilities and favourably located to the primary school and employment site (not yet delivered). The southernmost part of the site is designated as land at Barrow Business Park (RV4(a)) for B1 (business) class uses. The site is flat and contained on all sides from view by hedgerow and trees.</p> <p>Current agricultural access opens onto Church Road, whereby potential for vehicular access could be considered unsafe and inappropriate due to bend at Church Road. There is however potential to create safer access towards the southern end of the site onto Church Road, which also contains a pedestrian link to the village. Potential access onto Colethorpe Lane presents issues of safe vehicular and pedestrian access on a long bend which would require further assessment with the Highways Authority. The West Suffolk Issues and Options Site Submission Review (2021) defers the site as it is not adjacent to the settlement boundary.</p> <p>Development of the southern part of the site for residential homes would be contrary to the General Employment Area designation set in Policy RV4 Rural Employment Areas in the Rural Vision 2031 planning framework. Development of the site for housing would also be contrary to Policy RV3: Housing Settlement Boundaries, Policy DM5: Development in the Countryside and Policy DM27: Housing in the Countryside. There is however potential to develop the northern part of the site for rural affordable housing schemes in line with Policy DM29: Rural Housing Exception Sites in St Edmundsbury on sites adjoining or outside the settlement boundary and on the edge of a Key Service Centre where the site is well related to existing community services and facilities (primary school and designated employment area) and is required to meet affordable housing in the locality that cannot be otherwise met.</p> <p>Development of the site however would elongate the village to the north and not be sympathetic to the 'form and character of the settlement' as required in clause b. of Policy DM29. On this basis the northern part of the site is potentially suitable as a rural exception site with a small amount of cross-subsidising market homes subject to affordable housing need not being met in the area and discussion with West Suffolk Council on precedents set by designation of Policy RV4 on form and character of the built up area of the village.</p>
<p>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</p>	<p>The West Suffolk Issues and Options Site Review 2021 conclusions are justified in that the site is removed and not adjacent to the settlement boundary, however the northern part of the site outside the general employment designation is potentially suitable for affordable housing as a rural exception subject to criteria in Policy DM29 been met. The site is not appropriate for allocation in the Neighbourhood Plan, but the northern part of the site may be acceptable as an exception site for affordable homes, subject to discussion with West Suffolk Council.</p> <p>The site is not appropriate for allocation in the Neighbourhood Plan Part of the site is potentially suitable for development as a Rural Exception Site.</p>

BD6 Land east of Barrow Hill – Review of Issues and Options Site Submission Review 2021 Site WS010(A)

Site Reference	BD6 (Neighbourhood Plan Call for Sites) WS0110(A) (Issues and Options Site Submission Review 2021)
Site Address	Land west of Mill Lane
Site Source	NP Call for Sites (October 2020) Issues and Options Site Submission Review (July 2021)
Gross Site Area (Hectares)	8.6
Existing uses	Agriculture
Site proposals	Mixed-uses; 120 units, commercial area, open space and possible community facilities. (Developer estimate)
Site boundary	
Site visit photo	

Relevant Planning History	<p>Planning applications:</p> <p>The south-western portion of the site benefits from an extant outline planning permission which contains the proposed principal vehicular, pedestrian and cycle access into the site</p> <p>DC/16/0300/OUT outline planning application for the construction of 75 dwellings roads and open space and 1 hectare of B1 and B8 employment land.</p> <p>The application includes only details of one new access for the residential element and an amended access for the employment area. All other details (doctors surgery parking, roads, open space) shown are indicative only.</p>
Site in multiple ownership	No
Existing uses requiring relocation?	No
Any abnormal costs or constraints associated with bringing forward this site for development	No



West Suffolk Issues and Options Site Submission Review 2021 information²⁰

Availability	The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.
Suitability	There are no significant constraints to development, however further assessment would be required to understand other environmental issues such as archaeological finding and recreational pressure.
Achievability	There are no known legal issues or constraints on the site.
Timeframe	1-5 years 120 dwellings
SHELAA Summary	<p>The site is located adjacent to Barrow settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated as a key service centre within the settlement hierarchy.</p> <p>The developer has estimated the capacity of the site to be for 120 dwellings within the next 1-5 years.</p>
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	<p>Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</p> <p>No</p>
	<p>Does more recent or additional information now exist which could change the SHELAA findings?</p> <p>No</p> <p>The residential allocation, Hopkins Homes, to the west of the site has been built.</p>

²⁰ Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/shlaa.cfm

	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Additional notes from Site Visit (AECOM)	<p>The site is located to the south east of Barrow, adjacent to the settlement boundary and to a recently built housing allocation of 75 dwellings (Policy (RV10(b)) and 1 hectare of business use (latter being currently under construction). The site is flat and part of wider agricultural fields to the east of the village and surrounded on three sides by open fields with views across open countryside towards the County Wildlife Site of Wilsummer Wood, located in close proximity to the southeast. The site is open to the north and east, however the site contains limited landscape features of value and could be considered of medium sensitivity in terms of visual amenity due to intervisibility with the surrounding landscape. The hard edge of the recently built residential allocation (Hopkins Homes) is visible from all areas of the site due to limited landscaping planting. The site is moderately located to village services and facilities. The south-western portion of the site benefits from an extant outline planning permission for commercial uses (part of the RV10(b) allocation), and it is envisaged that this area could be reconfigured to provide the proposed principal vehicular, pedestrian and cycle access into the site. The general area of the site is identified as an opportunity for potential growth in the Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)), however development of the site would require a defensible boundary to the east in line with the landscape buffer outlined in the St Edmundsbury Local Development Framework Opportunities and Constraints (2012) (see Figure 4 of this report). The site is considered to be well related to the built form and settlement pattern of the village.</p>	
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	<p>The West Suffolk Issues and Options Site Submission Review conclusions are justified in that the site is adjacent to the settlement boundary with no significant constraints to development. Further assessment would be required to understand other environmental issues such as archaeological finding and recreational pressure. The site is potentially suitable for development and allocation in the Neighbourhood Plan subject to Housing Settlement Boundary been redrawn, access being confirmed through site allocation RV10(b) and landscape impact being assessed in terms of the creation of a landscape buffer to the east.</p> <p>The site is potentially suitable for development and allocation in the Neighbourhood Plan.</p>	

BD7 Land west of Mill Lane – Review of Issues and Options Site Submission Review 2021 Site WS013

Site Reference	BD7 (Neighbourhood Plan Call for Sites) WS013 (Issues and Options Site Submission Review 2021)
Site Address	Land west of Mill Lane
Site Source	NP Call for Sites (October 2020) Issues and Options Site Submission Review 2021 (July 2021)
Gross Site Area (Hectares)	4.5
Existing uses	Agriculture, dwellings, birch woodland plantation
Site proposals	100 dwellings (developer estimate)
Site boundary	
Site visit photo	
Relevant Planning History	Planning applications: SE/01/1492/P - Outline Planning Application - Residential development and access. Dismissed on Appeal Ref. No: SE/01/1492/P, September 2002
Site in multiple ownership	No
Existing uses requiring relocation?	No

Any abnormal costs or constraints associated with bringing forward this site for development		Yes - overhead powerlines traverse the site
West Suffolk Issues and Options Site Submission Review 2021 information²¹		
Availability		The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.
Suitability		There are no significant constraints to development, however further assessment would be required to understand other environmental issues. The site is adjacent to a scheduled ancient monument and public rights of way. Further assessment would be required.
Achievability		There are no known legal issues or constraints on the site.
Timeframe		1-5 years 100 dwellings
SHELAA Summary		The site adjoins the north-western edge of the Barrow settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated as a key service centre within the settlement hierarchy. The developer has estimated the potential capacity for the site to 100 dwellings on the site within the next 1-5 years.
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	Yes Additional information in the Opportunities and Constraints Rural Vision 2031 supporting document St Edmundsbury Local Development Framework Opportunities and Constraints (2012) identifies the site within a settlement buffer
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	Yes The site is in close proximity to a scheduled ancient monument (SAM) and identified as within a settlement buffer. Development of the site would need further investigation on impact on the setting of the SAM in line with Heritage England guidance and Policy DM20: Archaeology of the Joint Development Management Policies Document 2031

²¹ Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/shlaa.cfm

<p>Additional notes from Site Visit (AECOM)</p>	<p>The site is located to the north of Barrow off Mill Lane and is agricultural arable land, a woodland block and two dwellings. The site is adjacent to the settlement boundary and favourably located to village services and facilities. The site is surrounded to the east and south by dwellings on Ley Road and Mill Lane, the village recreation grounds to the west (separated by a stand of poplars) and is contained to the north from open countryside by a birch woodland plantation. The site is 60m from the scheduled ancient monument of 'Moated site and associated fishpond to the south east of Barrow Hall'. Public right of ways exist along the northern and western boundary, the former connects the site to Mill Lane and the latter to Ley Road. The site is flat and largely contained on all sides. The site contains limited landscape features of value and could be considered of low sensitivity in terms of visual amenity, however the site is in close proximity to a scheduled ancient monument (SAM) for which the Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)) identifies a settlement buffer to protect the SAM which includes the site as part of the buffer. Development of the site would likely be contrary to Policy DM20 which finds that development will not be acceptable if it would have a material adverse effect on Scheduled Ancient Monuments or other sites of archaeological importance, or their settings. The site is part of the rural setting of a collection of fields that surround the SAM. Vehicular access to the site is proposed to be achieved through the demolition of a bungalow in the northeast corner of the site which would require consultation with the Highways Authority on feasibility of access proposals.</p>
<p>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</p>	<p>The West Suffolk Issues and Options Site Submission Review 2021 conclusions are justified in that the site is adjacent to the settlement boundary however significant constraints to development are present as the site is adjacent and within the setting of a SAM for which an appropriate buffer is required as set out in the St. Edmundsbury LDF Opportunities and Constraints plan (2012). Given overriding heritage constraints, the site is currently not suitable for development and allocation in the Neighbourhood Plan.</p> <p>The site is currently not suitable for development and allocation in the Neighbourhood Plan.</p>

BD8 – Land south of Barrow Forge – Review of Issues and Options Site Submission Review 2021 Site WS228A



Site Reference	BD8 (Neighbourhood Plan Call for Sites) Part of WS228A (Issues and Options Site Submission Review 2021)
Site Address	Land south of Barrow Forge
Site Source	NP Call for Sites (October 2020) Issues and Options Site Submission Review (July 2021)
Gross Site Area (Hectares)	1.4
Existing uses	Agriculture
Site proposals	Housing. No capacity stated.
Site boundary	
Site visit photo	
Relevant Planning History	Planning applications: No relevant planning applications
Site in multiple ownership	No
Existing uses requiring relocation?	No

Any abnormal costs or constraints associated with bringing forward this site for development		No
West Suffolk Issues and Options Site Submission Review 2021 (July 2021) information²² for wider site WS228(A)		
Availability		The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.
Suitability		There are no significant constraints to development however further assessment would be required to understand other environmental issues. The site contains tree preservation orders and is adjacent to a listed building so issues such as these will need to be looked at.
Achievability		There are no known legal issues or constraints on the site.
Timeframe		1-5 years 486 dwellings (on wider site) As no stated housing yield submitted in the Call for Sites submission for Site BD8, AECOM estimate yield to be 42 homes. Open Space to mitigate against recreational pressures on the nearby County Wildlife Site is not accounted for in the above estimate.
SHELAA Summary		The site is located to the southern edge of Barrow settlement boundary the settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated as a key service centre within the settlement hierarchy. For the purposes of the strategic housing and economic land availability assessment (SHELAA) a standard yield of 30 dwellings per hectare has been applied (with 40 per cent of land set aside for infrastructure, such as access and landscaping) and so the site has capacity for 486 dwellings within the next 1-5 years.
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	Yes A smaller parcel, Site BD8 Land south of Barrow Forge, within the wider SHELAA Site WS228(A) has been submitted to the Neighbourhood Plan Call for Sites.
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No

²² Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/shlaa.cfm

<p>Additional notes from Site Visit (AECOM)</p>	<p>The site is located to the south east of Barrow and is part of a larger agricultural field that extends eastwards to the adjacent Willsummer Wood County Wildlife Site. The site is located on Barrow Hill to the south of Higham Forge and residential/employment allocation (RV10(b) which is currently under construction. The site is adjacent to the settlement boundary. The site is moderately located to village services and facilities. The southern boundary is adjacent to a row of TPOs that leads to Willsummer Wood. The site is in agricultural use and includes access to wider field and agricultural buildings. The site is flat and contained on three sides, with open views from within the site of Willsummer Wood. Development of the site has potential to place recreational pressures on the County Wildlife Site. As identified in the Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)) due to the existing small size of the settlement 'major growth has the potential to create a ribbon of development away from the existing centre. Development should therefore be sited as close as possible to the existing facilities within the settlement'. The constraints and opportunities specific area plan in the Opportunities and Constraints document identifies growth potential to the south of the settlement which has been constructed (residential allocations). The same plan approximately identifies the site as part of a landscape buffer to prevent further growth to the south. Shared agricultural access to the site opens onto Barrow Hill at the northwest and southwest corner of the site. There is currently no footpath linking the site to the village but potential to create internal footpaths similar to those created to the north in the Hopkins Homes scheme (allocation under construction). Although development of the site would elongate the village to the south, the site could be considered to be well related to the built form and settlement pattern of the village and provides an opportunity for growth up to a defensible boundary to the south. The site however would require open space and screening to the east to mitigate against recreational pressures on the nearby County Wildlife Site.</p>
<p>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</p>	<p>The West Suffolk Issues and Options Site Submission Review 2021 conclusions are justified in that the wider site (WS228(A)) is adjacent to the settlement boundary and there are no significant constraints to development. Although development of the smaller site parcel of BD8 would elongate the village to the south in an area identified as a landscape buffer in close proximity to a County Wildlife Site, the site is potentially suitable for development subject to mitigatory open space and screening been provided to relieve recreational pressures on the County Wildlife Site. The site is therefore potentially appropriate for allocation consideration in the Neighbourhood Plan subject to redrawing the Housing Settlement Boundary in the Neighbourhood Plan.</p> <p>The site is potentially suitable for development and therefore appropriate for allocation consideration in the Neighbourhood Plan.</p>

BD11 Land either side of Barrow Hill – Review of Issues and Options Site Submission Review 2021 Site WS228(A)


Site Reference	BD11 (Neighbourhood Plan Call for Sites) WS228(A) (Issues and Options Site Submission Review 2021)
Site Address	Land either side of Barrow Hill
Site Source	NP Call for Sites (October 2020) Issues and Options Site Submission Review (July 2021)
Gross Site Area (Hectares)	27
Existing uses	Agriculture
Site proposals	Mixed-use scheme comprising new market, affordable and self-build homes, community use, outdoor sports pitches, and new high-quality landscape and public open space.
Site boundary	
Site visit photo	
Relevant Planning History	Planning applications: No relevant planning applications
Site in multiple ownership	Yes, two landowners have entered into a partnership such that there are no legal or ownership constraints to delivery.
Existing uses requiring relocation?	No

Any abnormal costs or constraints associated with bringing forward this site for development		Powerlines cross the site
West Suffolk Issues and Options Site Submission Review 2021 (July 2021) information²³ for site WS228(A)		
Availability	The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.	
Suitability	There are no significant constraints to development however further assessment would be required to understand other environmental issues. The site contains tree preservation orders and is adjacent to a listed building so issues such as these will need to be looked at.	
Achievability	There are no known legal issues or constraints on the site.	
Timeframe	1-5 years 486 dwellings	
SHELAA Summary	The site is located to the southern edge of Barrow settlement boundary the settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated as a key service centre within the settlement hierarchy. For the purposes of the strategic housing and economic land availability assessment (SHELAA) a standard yield of 30 dwellings per hectare has been applied (with 40 per cent of land set aside for infrastructure, such as access and landscaping) and so the site has capacity for 486 dwellings within the next 1-5 years.	
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No Smaller parcels of the site however, BD8 and BD12, adjacent to the settlement boundary were submitted for development consideration in the Neighbourhood Plan Call for Sites.
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No

²³ Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/shlaa.cfm

<p>Additional notes from Site Visit (AECOM)</p>	<p>The site is a collection of large fields either side of Barrow Hill at the southern end of Barrow. The site is adjacent to the settlement boundary and recently built residential allocations of Policy (RV10(b) and RV10(c)). The site is poorly located to village services and facilities; however, site proposals provide community uses, outdoor sports pitches, and public open space. The site contains a stand of TPOs that leads to the nearby Willsummer Wood County Wildlife Site. The site slopes southwards on the southern part of the site, with expansive views across open countryside towards Denham in the western part of the site (west of Barrow Hill). A shelter belt or similar has been planted to divide the larger field west of Barrow Hill into two parcels, the site as a whole is divided into five distinct parcels divided by hedgerow and trees. There are multiple agricultural access points onto Barrow Hill with potential to upgrade or create new access for residential development. The site is not connected to the village by footpath.</p> <p>As identified in the Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)) development of the site would elongate the village to the south 'potentially creating ribbon development away from the centre, whereby development should be sited as close as possible to the existing facilities within the settlement'. The existing settlement boundary east of Barrow Road forms a defensible boundary to the south along an existing hedgerow approximately identified as part of a landscape buffer for growth to the south in the constraints and opportunities specific area plan. The recently built residential allocation at Simpson Way to the southwest of Barrow (and east of Barrow Way) also forms a defensible boundary to the southeast, however the hard edge of the development is visible within the site (BD11). Development of the whole site has potential to significantly change the size and character of the village and would depart from the built form and settlement pattern of the village. Smaller distinct parcels of the site (Sites BD8 and BD12) to the north and adjacent to the settlement boundary could be considered to align with the built form and settlement pattern of the village.</p>
<p>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</p>	<p>The West Suffolk Issues and Options Site Submission Review conclusions are justified in that the site is adjacent to the settlement boundary and there are no significant constraints to development. Development of the whole of Site BD11 however would depart from the settlement pattern and would change the size and character of the village. The smaller parcels within BD11 (Sites BD8 and BD12), however, are potentially suitable for further investigation.</p> <p>On this basis, the wider Site BD11 is not suitable for development and therefore not appropriate for allocation consideration in the Neighbourhood Plan.</p> <p>Site BD11 is not suitable for development and therefore not appropriate for allocation consideration in the Neighbourhood Plan.</p>

BD12 Land west of Barrow Hill – Review of Issues and Options Site Submission Review 2021 Site WS228(A)



Site Reference	BD12 (Neighbourhood Plan Call for Sites) Part of WS228(A) (Issues and Options Site Submission Review 2021)
Site Address	Land west of Barrow Hill
Site Source	NP Call for Sites (October 2020) Issues and Options Site Submission Review 2021 (July 2021)
Gross Site Area (Hectares)	3.5
Existing uses	Agriculture
Site proposals	70 homes (developer estimate)
Site boundary	
Site visit photo	
Relevant Planning History	Planning applications: No relevant planning applications
Site in multiple ownership	No
Existing uses requiring relocation?	No

Any abnormal costs or constraints associated with bringing forward this site for development		No
West Suffolk Issues and Options Site Submission Review 2021 (July 2021) information²⁴ for Site WS228(A)		
Availability	The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.	
Suitability	There are no significant constraints to development however further assessment would be required to understand other environmental issues. The site (WS228(A)) contains tree preservation orders and is adjacent to a listed building so issues such as these will need to be looked at.	
Achievability	There are no known legal issues or constraints on the site.	
Timeframe	1-5 years 486 dwellings (wider site) As no stated housing yield submitted in the Call for Sites submission for Site BD12, AECOM estimate yield to be 30 homes.	
SHELAA Summary	The site is located to the southern edge of Barrow settlement boundary the settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated as a key service centre within the settlement hierarchy. For the purposes of the strategic housing and economic land availability assessment (SHELAA) a standard yield of 30 dwellings per hectare has been applied (with 40 per cent of land set aside for infrastructure, such as access and landscaping) and so the site has capacity for 486 dwellings within the next 1-5 years.	
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No A smaller parcel however, Site BD8 Land west of Barrow Forge, within the wider Site WS228(A) has been submitted to the Neighbourhood Plan Call for Sites.
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No

²⁴ Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/shlaa.cfm

<p>Additional notes from Site Visit (AECOM)</p>	<p>The site is an agricultural field located on Barrow Hill to the south of Barrow. The site is adjacent to the settlement boundary and built out residential allocation RV10(c). The site is moderately located to village services and facilities. The site has two agricultural access points onto Barrow Hill with potential to upgrade and create new access for development. The site is moderately located to village services and facilities, however, is not connected to the village by footpath. Further consultation with the Highways Authority is required to assess potential to link the site by footpath to the village.</p> <p>The site is flat and relatively contained from view on three sides by trees and hedgerow and overlooked by to the north by homes and gardens on Simpson Way. The northern boundary, shared with homes on Simpson Way, forms a hard edge to the south of the settlement. Although development of the site has potential to continue the built form and settlement pattern to the south, development as identified in the Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)) would elongate the village to the south 'potentially creating ribbon development away from the centre, whereby development should be sited as close as possible to the existing facilities within the settlement'. Although development of the site would elongate the village to the south, the site could be considered to be well related to the built form and settlement pattern of the village and has an opportunity to create a defensible boundary to the south.</p>
<p>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</p>	<p>The West Suffolk Issues and Options Site Submission Review conclusions are justified in that the wider site (WS228(A)) is adjacent to the settlement boundary and there are no significant constraints to development. Although development of the site would elongate the village to the south, the site is potentially suitable for allocation consideration should no other more sustainable sites be found suitable as development has potential to align with the settlement pattern of the village.</p> <p>The site is potentially suitable for development and therefore appropriate for allocation consideration subject to Housing Settlement Boundary been redrawn in the Neighbourhood Plan. .</p>

BD13 Land south of Bury Road – Review of Issues and Options Site Submission Review 2021 Site WS011

Site Reference	BD13 (Neighbourhood Plan Call for Sites) WS011 (Issues and Options Site Submission Review 2021)
Site Address	Land south of Bury Road
Site Source	NP Call for Sites (October 2020) Issues and Options Site Submission Review (July 2021)
Gross Site Area (Hectares)	10
Existing uses	Agriculture
Site proposals	200 dwellings (developer estimate)
Site boundary	
Site visit photo	
Relevant Planning History	Planning applications: No relevant planning applications
Site in multiple ownership	No
Existing uses requiring relocation?	No

Any abnormal costs or constraints associated with bringing forward this site for development

Yes
Powerlines cross the site from east to west

West Suffolk Issues and Options Site Submission Review 2021 (July 2021) information²⁵ for site WS011

Availability	The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.	
Suitability	There are no significant constraints to development however further assessment would be required to understand other environmental issues. The site is adjacent to a listed building and has tree preservation orders on site. Further assessment would be required.	
Achievability	There are no known legal issues or constraints on the site.	
Timeframe	6-10 years for 200 dwellings	
SHELAA Summary	The site adjoins the eastern edge of the Barrow settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated within the as a key service centre within the settlement hierarchy. The site has potential capacity for 200 dwellings on site within 6-10 years.	
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No

²⁵ Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/shlaa.cfm

Additional notes from Site Visit (AECOM)

The site is part of a larger arable agricultural field located on Bury Road to the east of Barrow. The site is adjacent to the settlement boundary. The site is favourably located to village services and facilities. The site does not have existing access, but there is potential to create access onto Bury Road and also potentially through Lion Green (with demolition of garages) and Dale Tree Road (at two potential points, one of which would require the relocation of power line infrastructure). There is potential to link the site through multiple access points to the village centre including by footpath to The Weeping Willow Pub which backs onto the site. The site is largely flat with views towards Burthorpe to the northeast and Willsummer Wood County Wildlife Site to the southeast.

Development of the site would depart from the built form settlement pattern, elongate the village to the east and increase coalescence between Barrow and Burthorpe (by further adding to the built-up area along the northern side of Bury Rd). The Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)) acknowledges that potential growth of Barrow 'is restricted by the potential threat from coalescence with Burthorpe' and further states 'although a small settlement it is considered to be a negative impact on the character of the Burthorpe, should coalescence occur at this scale and therefore a distinctive break in development (as existing) should be retained '.



To avoid further coalescence between Barrow and Burnthorpe, there is potential to reduce the site area to the western part of the site in line with the built form of the Dale Tree Road residential area to the north . The reduced site area (approximately 2.7 Ha) could potentially be accessed through Dale Tree Road and Lion Green, with the eastern boundary of the reduced site area continuing the Dale Tree Road landscape buffer southwards. The site is potentially suitable for allocation consideration on a reduced site area and can potentially yield 80 new homes (AECOM estimate).

Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?

The West Suffolk Issues and Options Site Submission Review conclusions are justified in that the site is adjacent to the settlement boundary and there are no significant constraints to development. To avoid coalescence between two settlements the site could potentially be reduced in size to the west to align with the built form settlement pattern.

The site is potentially suitable for development on a reduced site area and is therefore potentially appropriate for allocation consideration in the Neighbourhood Plan subject to the Housing Settlement Boundary been redrawn.

Land north of Mill Lane, Barrow –Review of Issues and Options Site Submission Review 2021 Site WS1079


Site Reference	WS1079 (Issues and Options Site Submission Review 2021)
Site Address	Land north of Mill Lane, Barrow, Suffolk
Site Source	Issues and Options Site Submission Review (July 2021)
Gross Site Area (Hectares)	65.7
Existing uses	Agriculture
Site proposals	Mixed use: residential and supporting infrastructure, community facilities and public open space. 1,183 dwellings. (developer estimate)
Site boundary	
Site visit photo	
Relevant Planning History	Planning applications: No relevant planning applications
Site in multiple ownership	Unknown
Existing uses requiring relocation?	Unknown

Any abnormal costs or constraints associated with bringing forward this site for development		Unknown
West Suffolk SHELAA 2021 Update (July 2021) information²⁶ for site W1079		
Availability		The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.
Suitability		The northern edge of the site falls within a special protection area (SPA) Stone Curlew 1500 metre buffer which will be a significant constraint to development. There are also other constraints such as tree preservation orders, recreational pressure 7500 metres as well as being adjacent to ancient woodlands. These will require further assessments to understand the stated environmental issues.
Achievability		There are no known legal issues or constraints on the site.
Timeframe		6-10 years for 1,183 dwellings
SHELAA Summary		The site is located on the Northern edge of the Barrow settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow is designated as a key service centre within the settlement hierarchy. For the purposes of the strategic housing and economic land availability assessment (SHELAA) a standard yield of 30 dwellings per hectare has been applied (with 40 per cent of land set aside for infrastructure, such as access and landscaping) and so the site has potential capacity for 1183 dwellings on site within the next 6-10 years due to the amount of constraint on site.
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No A smaller portion (4.5 ha) however of the site has been submitted in both the Issues and Options Site Submission Review 2021 (WS013 – Land west of Mill Lane) and in the Neighbourhood Plan Call for Sites (BD7 – Land west of Mill Lane).
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	Yes Development of the site would change the form and character of Barrow and merge Barrow and Burthorpe. The northern edge of the site is also adjacent to a 1500m buffer zone around an SPA for Stone Curlews.

²⁶ Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/shlaa.cfm

<p>Additional notes from Site Visit (AECOM)</p>	<p>The site is located to the northeast of Barrow and is a large area that includes arable agricultural land, residences, woodland and ponds. The site is adjacent to the settlement boundary. The site is poorly located to village services and facilities, however site proposals include mixed-uses such as community facilities and public open space. The site has existing access from Mill Lane (to a residence) and the narrow Sharpes Lane also bisects the site. The site is adjacent to a 1500m buffer zone around an SPA for Stone Curlews. The site is largely flat with intermittent views through the site of open countryside.</p> <p>Development of the site has potential to significantly change the size and character of the village and would depart from the built form of the village. Development of the site would be contrary to Local Plan Policy CS4, CS13, DM5 and DM27</p>
<p>Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</p>	<p>The SHELAA conclusions are partly justified in that the site is adjacent to the settlement boundary. Development of the site would however depart from the settlement pattern, with scale of development proposed having potential to change the size and character of the village and cause coalescence between settlements.</p> <p>The site is not suitable for development and therefore not appropriate for allocation consideration in the Neighbourhood Plan.</p>

Land west of Barrow –Review of Issues and Options Site Submission Review 2021 Site WS1005

Site Reference	WS1005 (Issues and Options Site Submission Review 2021)
Site Address	Land west of Barrow
Site Source	West Suffolk Issues and Options Site Submission Review (July 2021)
Gross Site Area (Hectares)	7.6
Existing uses	Informal horse paddocks
Site proposals	Capacity for 100 dwellings (source: Issues and Options Site Submission Review 2021). The landowners stated during site visit that the land is not available and there are no proposals for the site. The site is to remain in agricultural/equestrian use.
Site boundary	

Site visit photo



Relevant Planning History	Planning applications: No relevant planning applications
Site in multiple ownership	No
Existing uses requiring relocation?	Unknown
Any abnormal costs or constraints associated with bringing forward this site for development	Yes Powerlines cross the southern part of the site from north to south.

West Suffolk Issues and Options Site Submission Review 2021 (July 2021) information²⁷ for site W1005

Availability	The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites (source: Issues and Options Site Submission Review 2021). The landowners, however, have stated the site was not submitted through this call for sites consultation.
Suitability	There are no significant constraints to development however numerous archaeological finds are recorded in the area and further assessment (pre-application evaluation) would be required to understand this and any environmental issues.
Achievability	There are no known legal issues or constraints on the site source: Issues and Options Site Submission Review 2021). The landowners, however, have stated the site is not available.
Timeframe	11-15 years for 100 dwellings (source: Issues and Options Site Submission Review 2021). The landowners, however, have stated the site is not available for development.

²⁷ Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/shlaa.cfm

SHELAA Summary		<p>The site is located on the western edge of Barrow settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated within the as a key service centre within the settlement hierarchy.</p> <p>For the purposes of the strategic housing and economic land availability assessment (SHELAA) a standard yield of 30 dwellings per hectare has been applied (with 40 per cent of land set aside for infrastructure, such as access and landscaping which is capped to 100 dwellings) and so the site has a potential capacity for 100 dwellings on site within the next 11-15 years. (Source: Issues and Options Site Submission Review 2021).</p> <p>The landowners, however, have stated the site is not available for development.</p>
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	<p>Yes</p> <p>During the site visit the owner confirmed the site was not available or submitted for consideration in the Call for Sites consultation. The site is not available for development.</p>
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	<p>Yes</p> <p>The site is not available for development.</p>
Additional notes from Site Visit (AECOM)		The site is confirmed as not available.
Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		<p>No. The site is confirmed as not available for development.</p> <p>The site is not available for development and therefore not appropriate for allocation consideration in the Neighbourhood Plan.</p>

Appendix B Full Site Assessment

This appendix includes a full assessment of those sites not submitted for consideration in the West Suffolk the Issues and Options Site Submission Review 2021 for the Local Plan review. These sites include BD1, BD2, BD3, BD9 and BD10, which were assessed using an AECOM pro forma in line with national Planning Policy Guidance.

1. Site Details

Site Reference / Name	BD1
Site Address / Location	Land south of Stoney Lane
Gross Site Area (Hectares)	0.39
SHLAA/SHELAA Reference (if applicable)	Not submitted in the Issues and Options Site Review 2021 (update of SHELAA) for Local Plan Review. Previous to this the site (then referenced WS533) was submitted in the 2020 SHELAA.
Existing land use	Agriculture (Vacant)
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	None given.
Site identification method / source	Submitted to Barrow-cum-Denham Call for Sites in 2020
Planning history	<p>Planning Applications: No relevant planning applications.</p> <p>Local Plan: The site was submitted in the SHELAA 2020 and assessed as deferred due to not being available. The site was not submitted for consideration in the Issues and Options Site Review 2021 (update of SHELAA) for the Local Plan Review.</p>
Neighbouring uses	Residential dwellings to the south and west. Agricultural fields to the north and east.



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site falls within a SSSI Impact Risk Zone but the proposed residential capacity does not trigger the requirement to consult Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk. The site is wholly in Flood Zone 1.</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk. The site is only subject to very low risk of surface water flooding. However, Stoney Lane is subject to medium to high risk of surface water flooding and therefore appropriate mitigation measures (such as SuDs) may be required subject to further flood risk assessments.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Yes. The site is Grade 2 Very Good Agricultural Land. Development of the site will lead to the loss of the best and most versatile agricultural land.</p>

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Unknown. The site falls within the Saxhams Woodland Enhancement Corridor (Corridor 4) identified in the St Edmundsbury Green Infrastructure Strategy 2009. While the development considerations for Corridor 4 are not specifically stated, the Strategy seeks to enhance the wooded character south of Bury St Edmunds and deliver biodiversity gains through greater connectivity in this area. West Suffolk District Council is currently developing an updated green infrastructure strategy.</p> <p>The site is not within or adjacent to any identified Priority Habitats or designated sites of biodiversity importance.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes. The site has agricultural access via Stoney Lane. However, as Stoney Lane is narrow with steep embankments on both sides, a two-way access upgrade is unlikely to be possible. There may still be potential to create a new vehicular access into the site from the northern corner to support a few dwellings if a section of the existing hedgerows is removed, subject to further highways and arboricultural assessments.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes. A suitable pedestrian access could be potentially created to the site from Stoney Lane subject to consultation with the relevant Highways Authority. However, the site can not be connected to the existing pedestrian network without third party land.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes. A suitable cycle access could be potentially created to the site subject to consultation with the relevant Highways Authority. There are currently no designated cycleways in Barrow-cum-Denham.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	No

<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield land.</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>No, the site is not crossed by strategic utility infrastructure. The site is not in close proximity to hazardous installations.</p> <p>The site is within Groundwater Source Protection Zone 2 Outer Zone, which is within the 400-day travel time of pollutant to groundwater source. Further assessments would be required to demonstrate that appropriate mitigation measures have been incorporated to reduce groundwater pollution.</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m. The site is approximately 700m from Papeley Meadow bus stations with bi-hourly services to Bury St Edmunds and Newmarket.	>1200m. The nearest train station is Bury St Edmunds which is approximately 9km away from the settlement.	>1200m. The site is approximately 2.2km from the Barrow CEVC Primary School.	>3900m. The nearest secondary schools are located at the western fringe of Bury St Edmunds (Westly Middle School and Horringer Court Middle School) 9km away from the settlement.	>800m. The site is approximately 1.9km from the designated recreational open space behind the Village Hall.	>800m. There are no designated cycle paths in the Parish at present.

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity</p> <p>The Suffolk Landscape Character Assessment provides an analysis of the landscape and settlement characters across the County. The site is in the Plateau Estate Farmlands Character Area which is characterised by gently rolling or flat plateau with planned and enclosed farmland. In terms of visual experience, the Assessment states that the landscape often feels open and even where coverts and hedges are present, the regular arrangement of these features can often enhance the feeling of distance rather than reduce it.</p> <p>The site contains limited valued features that are susceptible to development.</p>
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<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p><i>Low sensitivity</i></p> <p>The site is overlooked by a house in the northwest corner on higher ground but overall the site is visually contained with no views in or out. Development would not adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact</i></p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><i>No impact to identified non-designated heritage assets or their setting</i></p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No, the site is not allocated in the adopted Local Plan.</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>The site is in the designated Countryside area under Policy CS4 and DM5.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><i>Greenfield</i></p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><i>Adjacent to and connected to the existing built up area</i></p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><i>Adjacent to and connected to the existing settlement boundary</i></p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes. The site is submitted as part of the Neighbourhood Plan Call for Sites in 2021.

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

0 to 5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

No

5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Not stated. AECOM's calculated capacity is 11-12 dwellings (based on 30 dwellings per hectare), however significant access issues to the site would considerably reduce number of dwellings on site
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Landowner states 0-5 years
Other key information	<p>Housing on Bury Road backs onto the site; The site is used informally as a through pathway from homes to Stony Lane.</p> <p>Burthorpe was not identified in the Rural Vision 2031 development framework supporting Opportunities and Constraints document as an opportunity area for potential growth.</p>
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>The site is potentially suitable, and available.</p> <p>No</p>
Summary of justification for rating	<p>The site is adjacent to the settlement boundary of Burthorpe and surrounded on two sides by the residential built-up area. The site is agricultural land classified as Grade 2 Very Good Agricultural Land, however the site is vacant and overgrown and so would require further ecological assessment. The site has agricultural access onto Stony Lane, however access is restricted due to the narrow lane with steep embankments on both sides, making two-way access upgrade unlikely to be possible. The site is poorly located to village facilities and services in Barrow, but is moderately located to bi-hourly bus services to Bury St Edmunds and Newmarket. The site is contained from public view but overlooked by a home on higher ground to the northwest as the site slopes down towards homes on Bury Road. The site could be considered of low landscape sensitivity and visual amenity due to the contained nature of the site. The site has the potential to fit within the built form pattern of Burthorpe. The site is available. The site is potentially suitable for a few dwellings subject to consultation with the Highways Authority on upgraded access.</p>

1. Site Details	
Site Reference / Name	BD2
Site Address / Location	Land north of Stoney Lane
Gross Site Area (Hectares)	0.30
SHLAA/SHELAA Reference (if applicable)	Not submitted in the Issues and Options Site Review 2021 (update of SHELAA) for Local Plan Review. Previous to this the site (then part of site WS009) was submitted in the 2020 SHELAA.
Existing land use	Agriculture/garden including part of the existing residential curtilage of 2 Stoney Lane
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	6 to 8 dwellings
Site identification method / source	Submitted to Barrow-cum-Denham Call for Sites in 2020.
Planning history	<p>Planning Applications: DC/18/2395/FUL - Planning Application - (i) 1no. dwelling with detached garages for new and existing dwellings (ii) Creation of vehicular access. Approved Apr 2019; DC/18/0648/FUL - Planning Application - 5no. dwellings with associated access, garaging and car parking (Resubmission of DC/17/0754/FUL where appeal AP/18/0004/REF was dismissed). Refused Jul 2018. DC/15/2597/CLP - Application for Lawful Development Certificate for Proposed Use or Development - (i) Formation of new vehicular access onto unclassified road and creation of associated driveway and (ii) detached garage. Approved Feb 2016.</p> <p>Local Plan: The site was assessed as available, suitable and achievable in the SHELAA 2020. The site was not submitted for consideration in the Issues and Options Site Review 2021 (update of SHELAA) for the Local Plan Review.</p>
Neighbouring uses	Residential dwellings to the west and agricultural fields to all other directions.

1. Site Details



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No. The site falls within a SSSI Impact Risk Zone but the proposed residential capacity does not trigger the requirement to consult Natural England.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

1. Site Details	
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk. The site is wholly in Flood Zone 1.</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk. The site is only subject to very low risk of surface water flooding. However, Stoney Lane is subject to medium to high risk of surface water flooding and therefore appropriate mitigation measures (such as SuDs) may be required subject to further flood risk assessments.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is Grade 2 Very Good Agricultural Land. Development of the site will lead to the loss of the best and most versatile agricultural land.</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> UK BAP Priority Habitat; a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Unknown. The site falls within the Saxhams Woodland Enhancement Corridor (Corridor 4) identified in the St Edmundsbury Green Infrastructure Strategy 2009. While the development considerations for Corridor 4 are not specifically stated, the Strategy seeks to enhance the wooded character south of Bury St Edmunds and deliver biodiversity gains through greater connectivity in this area. West Suffolk District Council is currently developing an updated green infrastructure strategy.</p> <p>The site is not within or adjacent to any identified Priority Habitats or designated sites of biodiversity importance.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Relatively Flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is accessed through driveway of 2 Stoney Lane. Creation of new access would require consultation with the Highways Authority as site is adjacent to section of Stoney Lane that where two-way vehicular access is likely not feasible due to narrow land and embankments.</p> <p>Proposed access to the site would require removal of existing hedgerow with proposed access likely not to have adequate visibility splays due to adjacent location onto Stony Lane.</p>

1. Site Details	
Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	Yes, a suitable pedestrian access could be potentially created to the site from Stoney Lane subject to consultation with the Highways Authority. However, the site could potentially not be readily connected to the existing pedestrian network without third party land.
Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	Yes, a suitable cycle access could be potentially created to the site subject consultation with the Highways Authority.
Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i>	No. However, the site is adjacent to the PRoW network which runs along its northern boundary. The site offers potential to join with the existing PRoW network.
Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i>	No
Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	No
Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No, the site is not crossed by strategic utility infrastructure. The site is not in close proximity to hazardous installations. The site is within Groundwater Source Protection Zone 2 Outer Zone, which is within the 400-day travel time of pollutant to groundwater source. Further assessments would be required to demonstrate that appropriate mitigation measures have been incorporated to reduce groundwater pollution.
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
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1. Site Details

Distance (metres)	>1200m	400-800m. The site is approximately 700m from Papeley Meadow bus stations with bi-hourly services to Bury St Edmunds and Newmarket.	>1200m. The nearest train station is Bury St Edmunds which is approximately 9km away from the settlement.	>1200m. The site is approximately 2.2km from the Barrow CEVC Primary School.	>3900m. The nearest secondary schools are located at the western fringe of Bury St Edmunds (Westly Middle School and Horringer Court Middle School) 9km away from the settlement.	>800m. The site is approximately 1.9km from the designated recreational open space behind the Village Hall.	>800m. There are no designated cycle paths in the Parish at present.
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Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity

The Suffolk Landscape Character Assessment provides an analysis of the landscape and settlement characters across the County. The site is in the Plateau Estate Farmlands Character Area which is characterised by gently rolling or flat plateau with planned and enclosed farmland. In terms of visual experience, the Assessment states that the landscape often feels open and even where coverts and hedges are present, the regular arrangement of these features can often enhance the feeling of distance rather than reduce it.

The site contains limited valued features that are susceptible to development.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity

The site is visually contained with no views in or out. It would not adversely impact any identified views.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Limited or no impact

1. Site Details	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	No impact to identified non-designated heritage assets or their setting
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No, the site is not allocated in the adopted Local Plan.
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	The site is in the designated Countryside area in accordance with Policy CS4 and DM5.
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown</p>	<p>Yes. The site is submitted as part of the Neighbourhood Plan Call for Sites in 2020.</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>0 to 5 years</p>
4. Assessment of Viability	
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
5. Conclusions	

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	6-8 dwellings, however significant access issues to the site would considerably reduce number of dwellings on site
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years (Landowner estimate)
Other key information	<p>The site is currently in use as a garden and is backland to residence 2 Stoney Lane.</p> <p>The site was submitted to the 2020 SHELAA as part of a larger site (WS009) which included site BD3. The SHELAA conclusions for WS009 are as follows: 'The majority of the site lies outside but partially adjacent to the settlement boundary for Barrow which is classified as a key service centre in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard a yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping).</p> <p>There are a number of environmental, biodiversity and/or heritage issues affecting the site that may require further assessment.'</p> <p>Burthorpe was not identified in the Rural Vision 2031 development framework supporting Opportunities and Constraints document as an opportunity area for potential growth.</p>
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	<p>The site is not currently suitable for development</p> <p>No</p>

<p><i>Summary of justification for rating</i></p>	<p>The site is adjacent to the settlement boundary of Burthorpe and surrounded on two sides by the residential built-up area. The site is agricultural land classified as Grade 2 Very Good Agricultural Land, however the site is vacant and overgrown. The site would require further ecological assessment due to overgrown nature. The site has agricultural access onto Stoney Lane, however two-way vehicular access is restricted from the access point going eastwards due to the narrow lane with steep embankments on both sides. The site is poorly located to village facilities and services in Barrow, but is moderately located to bi-hourly bus services to Bury St Edmunds and Newmarket. The site is contained from public view but overlooked by a home on higher ground to the northwest as the site slopes down towards homes on Bury Road. The site could be considered of low landscape sensitivity and visual amenity due to the contained nature of the site. The site has the potential to fit within the built form pattern of Burthorpe. The site is potentially suitable for development for a few dwellings below estimated capacity subject to consultation with the Highways Authority on upgraded vehicular and pedestrian access and redrawing of the Housing Settlement Boundary in the Neighbourhood Plan.</p>
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1. Site Details	
Site Reference / Name	BD3
Site Address / Location	Land east of Stoney Lane
Gross Site Area (Hectares)	3.40
SHLAA/SHELAA Reference (if applicable)	Not submitted in the Issues and Options Site Review 2021 (update of SHELAA) for Local Plan Review. Previous to this the site (then part of site WS009) was submitted in the 2020 SHELAA.
Existing land use	Agriculture (Partly occupied by grassland and orchard)
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	up to 70 dwellings
Site identification method / source	Submitted to Barrow-cum-Denham Neighbourhood Plan Call for Sites in 2021.
Planning history	<p>Planning Applications: No relevant planning applications.</p> <p>Local Plan: The site was assessed as available, suitable and achievable in the SHELAA 2020. The site was not submitted for consideration in the Issues and Options Site Review 2021 (update of SHELAA) for the Local Plan Review.</p>
Neighbouring uses	Agricultural fields to all directions.



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site falls within a SSSI Impact Risk Zone but the proposed residential capacity does not trigger the requirement to consult Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk. The site is wholly in Flood Zone 1.</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk. The site is only subject to very low risk of surface water flooding. However, Stoney Lane is subject to medium to high risk of surface water flooding and therefore appropriate mitigation measures (such as SuDs) may be required subject to further flood risk assessments.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is Grade 2 Very Good Agricultural Land. Development of the site will lead to the loss of the best and most versatile agricultural land.</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Unknown. The site falls within the Saxhams Woodland Enhancement Corridor (Corridor 4) identified in the St Edmundsbury Green Infrastructure Strategy 2009. While the development considerations for Corridor 4 are not specifically stated, the Strategy seeks to enhance the wooded character south of Bury St Edmunds and deliver biodiversity gains through greater connectivity in this area. West Suffolk District Council is currently developing an updated green infrastructure strategy.</p> <p>The site is not within or adjacent to any identified Priority Habitats or designated sites of biodiversity importance.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes. The site has an existing agricultural access from Bury Road which could be potentially upgraded to support residential development on site. However, this access point is near a bend and may be potentially deemed unsafe by the relevant Highways Authorities, subject to further consultation and highways assessments.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No. There is no pedestrian link from Burthorpe and Barrow to the site along Bury Road. Suitable pedestrian access along Bury Road could potentially be created subject to consultation with the relevant Highways Authorities, however, this would require creation of a footpath along agricultural on Bury Road to the site.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes. The site has an existing agricultural access from Bury Road which could be potentially upgraded to create a suitable cycle access, subject to consultation with the relevant Highways Authorities.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No. However, the site is adjacent to the PRoW network which runs along its northern boundary.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p> <p>An arboricultural assessment would be required to establish if trees of high value are present on site.</p>

2. Assessment of Suitability

Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown The site is partially an orchard.
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No, the site is not crossed by strategic utility infrastructure. The site is not in close proximity to hazardous installations. The site is within Groundwater Source Protection Zone 2 Outer Zone, which is within the 400-day travel time of pollutant to groundwater source. Further assessments would be required to demonstrate that appropriate mitigation measures have been incorporated to reduce groundwater pollution.
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m. The site is approximately 700m from Papeley Meadow bus stations with bi-hourly services to Bury St Edmunds and Newmarket.	>1200m. The nearest train station is Bury St Edmunds which is approximately 9km away from the settlement.	>1200m. The site is approximately 2.2km from the Barrow CEVC Primary School.	>3900m. The nearest secondary schools are located at the western fringe of Bury St Edmunds (Westly Middle School and Horringer Court Middle School) 9km away from the settlement.	>800m. The site is approximately 1.9km from the designated recreational open space behind the Village Hall.	>800m. There are no designated cycle paths in the Parish at present.

Landscape and Visual Constraints This section should be answered based on existing evidence or by a qualified landscape consultant.	
Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium sensitivity</p> <p>The Suffolk Landscape Character Assessment provides an analysis of the landscape and settlement characters across the County. The site is in the Plateau Estate Farmlands Character Area which is characterised by gently rolling or flat plateau with planned and enclosed farmland. In terms of visual experience, the Assessment states that the landscape often feels open and even where converts and hedges are present, the regular arrangement of these features can often enhance the feeling of distance rather than reduce it.</p> <p>The site contains a wooded area to the southwest and some semi-mature to mature trees surrounding its existing orchard. An arboricultural assessment would be required to establish its quality and significance. The site has some valued features that may be susceptible to development but could potentially accommodate change with appropriate mitigation.</p>
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity</p> <p>The site is bordered by vegetation but has expansive views of fields and wooded areas to the south. Its eastern fields are also visible from Bury Road, owing to sloping topography. The site has some intervisibility with the surrounding landscape.</p>
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<p>Limited or no impact</p>
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<p>No impact to identified non-designated heritage assets or their setting</p>
Planning Policy Constraints	
Is the site in the Green Belt? Yes / No / Unknown	<p>No</p>

<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No, the site is not allocated in the adopted Local Plan.
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	The site is in the designated Countryside area under Policy CS4 and DM5.
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

<p><i>Is the site available for development?</i></p> <p><i>Yes / No / Unknown</i></p>	Yes. The site is submitted as part of the Neighbourhood Plan Call for Sites in 2020.
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p><i>Yes / No / Unknown</i></p>	No
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	0 to 5 years (landowner estimate)

4. Assessment of Viability



<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i></p> <p><i>Yes / No / Unknown</i></p>	No
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5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Up to 70 dwellings (Landowner estimate)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0 to 5 years (landowner estimate)
Other key information	<p>The site was submitted to the 2020 SHELAA as part of a larger site (WS009) which included site BD2. The SHELAA conclusions for WS009 are as follows: 'The majority of the site lies outside but partially adjacent to the settlement boundary for Barrow which is classified as a key service centre in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. For the purposes of the SHELAA we have used a standard a yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping). There are a number of environmental, biodiversity and/or heritage issues affecting the site that may require further assessment.'</p> <p>Burthorpe was not identified in the Rural Vision 2031 development framework supporting Opportunities and Constraints document as an opportunity area for potential growth.</p>
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? Yes / No	The site is not currently suitable for development No

Summary of justification for rating

The site is agricultural fields outside and not connected to the settlement boundary and built-up area of Burthorpe. The site is classified as Grade 2 Very Good Agricultural Land. Development of the site will lead to the loss of the best and most versatile agricultural land, the loss of which would have to be justified for proposed development. The site has agricultural access which could be potentially upgraded to support residential development on site. However, this access point is near a bend and may be potentially deemed unsafe by the relevant Highways Authorities, subject to further consultation and highways assessments. There is no pedestrian link from Burthorpe and Barrow to the site along Bury Road. Suitable pedestrian access along Bury Road could potentially be created subject to consultation with the relevant Highways Authorities, however, this would require creation of a footpath along agricultural land on Bury Road to the site. The site is poorly located to village facilities and services. The site gently slopes southward with expansive views from the eastern portion of the site across open countryside to the south. The eastern field is also visible from Bury Road, owing to sloping topography. The site has some intervisibility with the surrounding landscape and could be considered of medium sensitivity in terms of visual amenity. Given the significant constraints, development would be contrary to Policies CS4, CS13, DM5 and DM27 of the Local Plan and so the site is found not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan.

1. Site Details	
Site Reference / Name	BD9
Site Address / Location	Land south of Denham Lane
Gross Site Area (Hectares)	0.66
SHLAA/SHELAA Reference (if applicable)	Not submitted in the Issues and Options Site Review 2021 (update of SHELAA) for Local Plan Review. Previous to this the site (WS008) was submitted in the 2020 SHELAA.
Existing land use	Agriculture/equestrian
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	None stated
Site identification method / source	Submitted to Barrow-cum-Denham Call for Sites in 2021.
Planning history	<p>Planning Applications: No relevant planning applications</p> <p>Local Plan: The site was assessed as available, suitable and achievable in the SHELAA 2020. The site was not submitted for consideration in the Issues and Options Site Review 2021 (update of SHELAA) for the Local Plan Review.</p>
Neighbouring uses	Residential dwellings to the east, south and north of the site. The site is adjacent to agricultural land to the west.
<div>   </div>	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site falls within a SSSI Impact Risk Zone but the proposed residential capacity does not trigger the requirement to consult Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk. The site is wholly in Flood Zone 1.</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk. The site is only subject to very low risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is Grade 2 Very Good Agricultural Land. Development of the site will lead to the loss of the best and most versatile agricultural land.</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Unknown. However, the site is not within not within or adjacent to any identified Priority Habitats or designated sites of biodiversity importance.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Relatively Flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes. The site has an existing agricultural access which could be potentially upgraded for a two-way vehicular access, subject to further highways assessment.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes. The site has an existing pedestrian access which could be potentially further upgraded, subject to consultation with the relevant Highways Authorities. The site is connected to the existing footpath network and there is potential provision for extension.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes. The site has an existing agricultural access which could be potentially improved to create a suitable cycle access to the site, subject to consultation with the relevant Highways Authorities.</p>
<p>Are there any Public Rights of Way (PROW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.</p>

2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No, the site is not crossed by strategic utility infrastructure. The site is not in close proximity to hazardous installations.

The site is within Groundwater Source Protection Zone 2 Outer Zone, which is within the 400-day travel time of pollutant to groundwater source. Further assessments would be required to demonstrate that appropriate mitigation measures have been incorporated to reduce groundwater pollution.

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m. The site is approximately 400m from the Brittons Road bus station which provides bi-hourly service to Bury St Edmunds.	>1200m. The nearest train station is Bury St Edmunds which is approximately 9km away from the settlement.	400-1200m. The site is approximately 1km from the Barrow CEVC Primary School.	>3900m. The nearest secondary schools are located at the western fringe of Bury St Edmunds (Westly Middle School and Horringer Court Middle School) 9km away from the settlement.	400-800m. The site is approximately 800m from the designated recreational open space behind the Village Hall.	>800m. There are no designated cycle paths in the Parish at present.

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity

The Suffolk Landscape Character Assessment provides an analysis of the landscape and settlement characters across the County. The site is in the Plateau Estate Farmlands Character Area which is characterised by gently rolling or flat plateau with planned and enclosed farmland. In terms of visual experience, the Assessment states that the landscape often feels open and even where converts and hedges are present, the regular arrangement of these features can often enhance the feeling of distance rather than reduce it.

The site contains limited valued features that are susceptible to development.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity</p> <p>The site is overlooked by neighbouring residences to the east but is overall visually contained. It would not adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact to identified non-designated heritage assets or their setting</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No, the site is not allocated in the adopted Local Plan.</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>The site is in the designated Countryside area under Policy CS4 and DM5.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	<p>Development of the site may potentially increase the risk of coalescence between Barrow and Denham End.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	<p>No</p>

3. Assessment of Availability

<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown</p>	<p>Yes. The site is submitted as part of the Call for Sites in 2021.</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown</p>	<p>The site is in multiple ownerships within a family but there are no known legal issues or constraints.</p>
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>0 to 5 years; 6-10 years</p>

4. Assessment of Viability

<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
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5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	AECOM's calculated capacity is 20 dwellings (based on 30 dwellings per hectare). This is consistent to the yield identified in the 2020 SHELAA.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	<p>The site was submitted to the 2020 SHELAA as part of a larger site (WS009) which included site BD2. The SHELAA conclusions for WS009 are as follows: 'The site lies partially adjacent to the settlement boundary for Barrow which is classified as a key service centre in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph.</p> <p>The site is in multiple ownership and there are a number of environmental, biodiversity and/or heritage issues affecting the site that may require further assessment.'</p> <p>The area of Barrow including the site was identified in the Rural Vision 2031 development framework supporting Opportunities and Constraints document as an area of 'limited opportunity for expansion in this location and has been identified as part of the western end of Opportunity 27'.</p>
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? Yes / No	The site is suitable and available No

Summary of justification for rating

The site is an agricultural field in equestrian use adjacent to the settlement boundary and built-up area of Barrow. The site is classified as Grade 2 Very Good Agricultural Land. Development of the site will lead to the loss of the best and most versatile agricultural land, however the site is in equestrian use rather than agricultural use and so loss of agricultural land may be justified. The site has agricultural access which has potential to be upgraded to support residential development on site. The site is linked to the village by footpath, which also has potential for further upgrade along the site frontage. The site is moderately located to village facilities and services. The site is flat and contained from public view on all sides and could be considered of low landscape sensitivity in terms of visual amenity. Development of the site would increase risk of coalescence between Barrow and Denham End, however the area including the site and residential allocation to the south were identified as an area of 'limited opportunity for expansion in this location' in the Opportunities and Constraints Rural Vision 2031 supporting document (St. Edmundsbury LDF Opportunities and Constraints (2012)). Development of the site therefore has potential to round off the settlement to the west while providing a defensible boundary to further risk of coalescence with Denham End. Given the constraints and identified opportunities for the site it is found to be suitable for development subject to consultation with the West Suffolk Council Landscape Officer on size of gap between settlements and risk of coalescence.

BD10

1. Site Details

<i>Site Reference / Name</i>	BD10
Site Address / Location	Old Bakehouse Site
Gross Site Area (Hectares)	0.13
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Vacant village plot
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	None stated.
Site identification method / source	Submitted to Barrow-cum-Denham Call for Sites in 2021.
Planning history	<p>Planning Applications: No relevant planning applications.</p> <p>Local Plan: No relevant information</p>
Neighbouring uses	The site is adjacent to existing dwellings along Bury Road. It faces a triangle green at Bury Road to its west.



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site falls within a SSSI Impact Risk Zone but the proposed residential capacity does not trigger the requirement to consult Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk. The site is wholly in Flood Zone 1.</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk. The site is only subject to very low risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is Grade 2 Very Good Agricultural Land, however the site is a vacant land and previously developed land.</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	Unknown. However, the site is not within not within or adjacent to any identified Priority Habitats or designated sites of biodiversity importance.
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Relatively Flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes, a suitable vehicular access could be potentially created to the site from Bury Road subject to further highways assessment.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes, a suitable pedestrian access could be potentially created to the site from Bury Road subject to consultation with the Highways Authority.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes, a suitable cycle access could be potentially created to the site from Bury Road subject to consultation with the Highways Authority.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	Unknown. Further assessments would be required.

2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No, the site is not crossed by strategic utility infrastructure. The site is not in close proximity to hazardous installations.

The site is within Groundwater Source Protection Zone 2 Outer Zone, which is within the 400-day travel time of pollutant to groundwater source. Further assessments would be required to demonstrate that appropriate mitigation measures have been incorporated to reduce groundwater pollution.

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m. The site is adjacent to the Green bus station which provides bi-hourly service to Bury St Edmunds.	>1200m. The nearest train station is Bury St Edmunds which is approximately 9km away from the settlement.	400-1200m. The site is approximately 800m from the Barrow CEVC Primary School.	>3900m. The nearest secondary schools are located at the western fringe of Bury St Edmunds (Westly Middle School and Horringer Court Middle School) 9km away from the settlement.	400-800m. The site is approximately 800m from the designated recreational open space behind the Village Hall.	>800m. There are no designated cycle paths in the Parish at present.

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity

The Suffolk Landscape Character Assessment provides an analysis of the landscape and settlement characters across the County. The site is in the Plateau Estate Farmlands Character Area which is characterised by gently rolling or flat plateau with planned and enclosed farmland. In terms of visual experience, the Assessment states that the landscape often feels open and even where converts and hedges are present, the regular arrangement of these features can often enhance the feeling of distance rather than reduce it.

The site contains limited valued features that are susceptible to development however forms part of the historic .

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity</p> <p>The site is a vacant site in the village centre and is overlooked by neighbouring properties. However, its development would not adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and mitigation possible</p> <p>The site is in close proximity to the Grade II listed building Barrow House and Carriage Gateway and the Weeping Willow Public House but has limited visibility to the two heritage assets. Development of the site may have some impact on the setting of the listed buildings, although this could be potentially mitigated through sensitive design in relation to building layout, scale, mass, siting, height and materials.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or in close proximity to the site</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No, the site is not allocated in the adopted Local Plan.</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>No</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Within the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Within the existing settlement boundary</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	No

3. Assessment of Availability

<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown</p>	Yes. The site is submitted as part of the Neighbourhood Plan Call for Sites in 2021.
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	0 to 5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

No

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)

AECOM estimate of up to 4 homes, dependent on suitable layout.

What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)

0 to 5 years

Other key information

Overall rating (Red/Amber/Green)

The site is **suitable and available**

The site is **potentially suitable, and available.**

The site is **not currently suitable, and available.**

Are there any known viability issues?

Yes / No

The site is suitable and available

No

Summary of justification for rating

The site is vacant land and former bakehouse within the settlement boundary and built-up area of Barrow. The site has access onto Barrow Green and is adjacent to existing dwellings along Bury Road. The site is favourably located to village facilities and services. The site is flat and largely contained from view but forms part of the historic streetscape of the village, being in close proximity to the Grade II listed building Barrow House and Carriage Gateway and the Weeping Willow Public House. Sensitive design in relation to building layout, scale, mass, siting, height and materials would be required for the site. The site is suitable for development and allocation in the Neighbourhood Plan.

Appendix C West Suffolk Issues & Options Site Submission Review 2021 (Barrow extract)

2020 Issues and Options Site Submission Review

July 2021

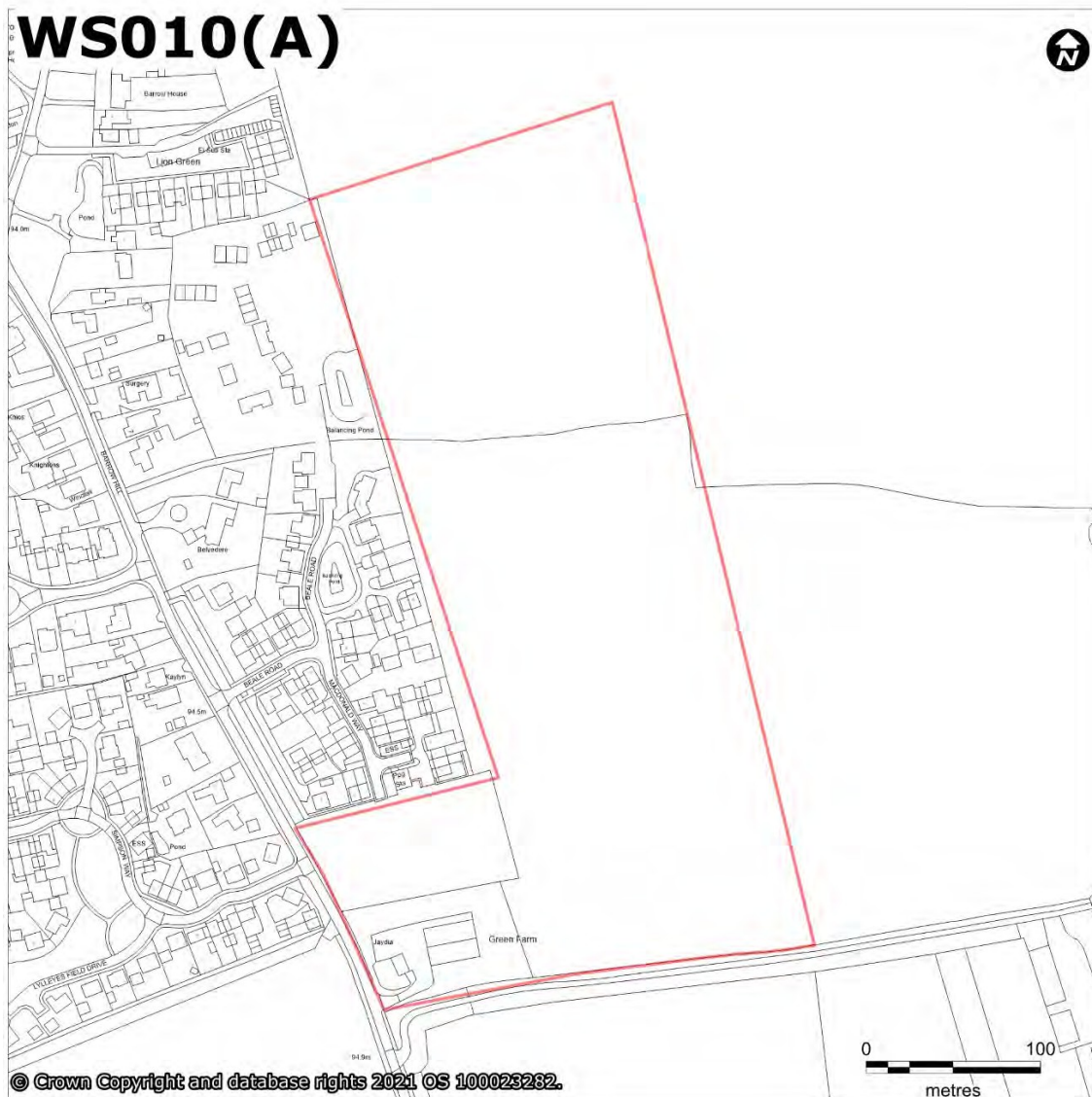
Appendix A: sites deferred due to significant policy constraints

2021 reference	Nearest settlement	Location (address)	Site area (hectares)	Reason for deferral
WS1000	Barnham	RAF Barnham Camp, Bury Road, Barnham	23.00	Deferred: not adjacent to settlement boundary Deferred: within special protection area (SPA) and/or associated buffers
WS1001	Barnham	St Martins Lane, Barnham	1.00	Deferred: not adjacent to settlement boundary Deferred: within special protection area (SPA) and/or associated buffers
WS1003	Barnham	Land north of The Street/Barnham Road, Barnham	1.70	Deferred: within special protection area (SPA) and/or associated buffers
WS679(A)	Barnham	St Martins Meadow, Barnham	2.20	Deferred: within special protection area (SPA) and/or associated buffers
WS225	Barrow	Land between Colethorpe Lane and Church Road, Barrow	5.40	Deferred: not adjacent to settlement boundary
WS226	Barrow	Land south of Hayborder Road	14.67	Deferred: not adjacent to settlement boundary
WS1006	Barton Mills	Land north of Newmarket Road, Barton Mills	0.70	Deferred: within special protection area (SPA) and/or associated buffers
WS1007	Barton Mills	Land north of Mildenhall Road, Barton Mills	4.50	Deferred: within special protection area (SPA) and/or associated buffers
WS1008	Barton Mills	Newmarket Road, Barton Mills	10.00	Deferred: within special protection area (SPA) and/or associated buffers
WS234	Barton Mills	Land at Newmarket Road, Barton Mills	3.19	Deferred: within special protection area (SPA) and/or associated buffers
WS1009	Beck Row	Land adjacent to Rolfes Coal Yard, Wilde Street, Beck Row	0.20	Deferred: not adjacent to settlement boundary

Appendix C included sites proformas

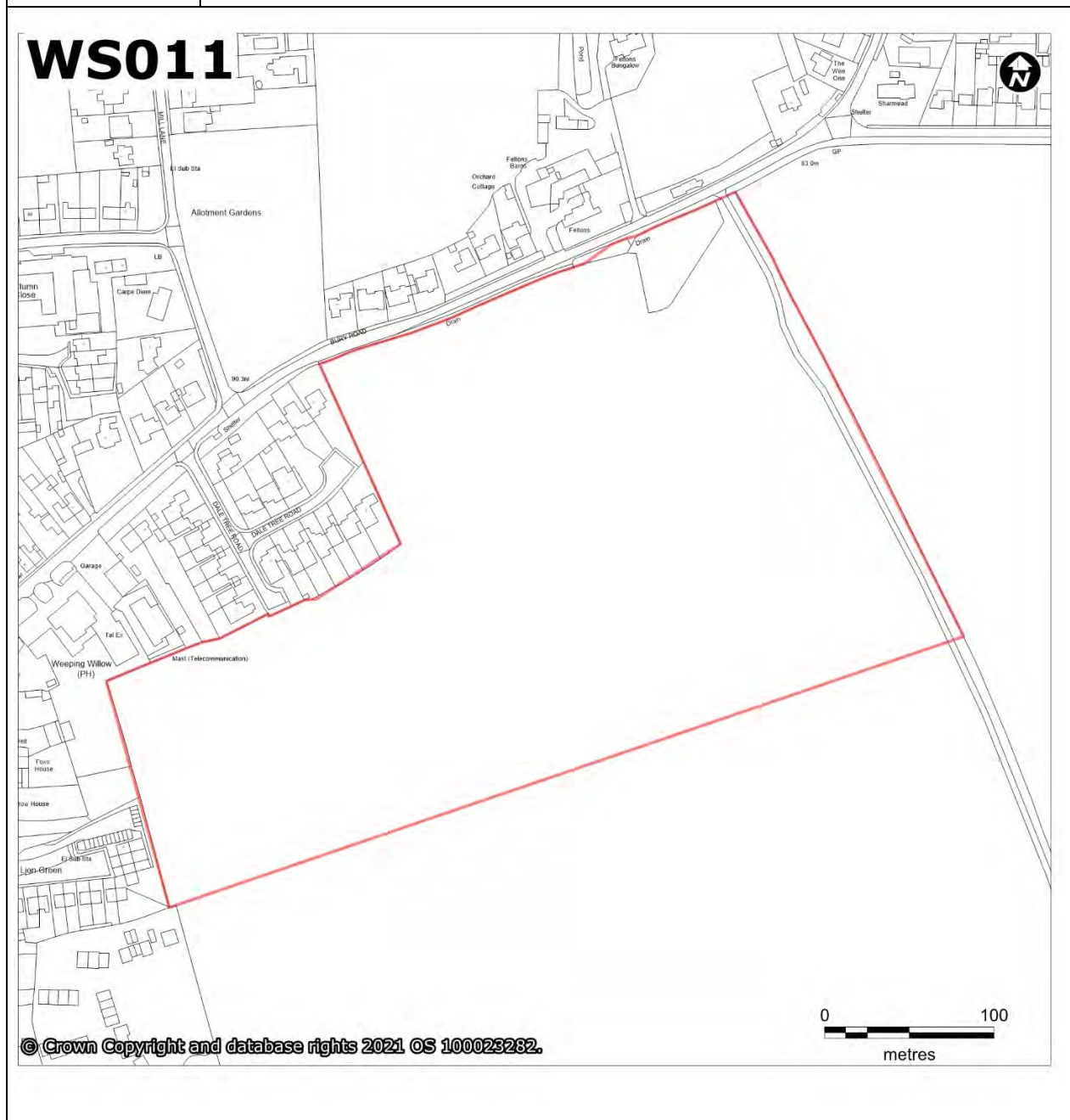
Barrow

Reference (2021)	WS010(A)	Previous reference (2019)	WS010
Settlement	Barrow		
Site name	Land east of Barrow Hill, Barrow		
Status:	<p>DC/16/0300/OUT outline planning application for the construction of (i) 75 dwellings roads and open space and (ii) 1 hectare of B1 and B8 employment land.</p> <p>The application includes only details of one new access for the residential element and an amended access for the employment area. All other details (doctors surgery parking, roads, open space) shown are indicative only.</p>		



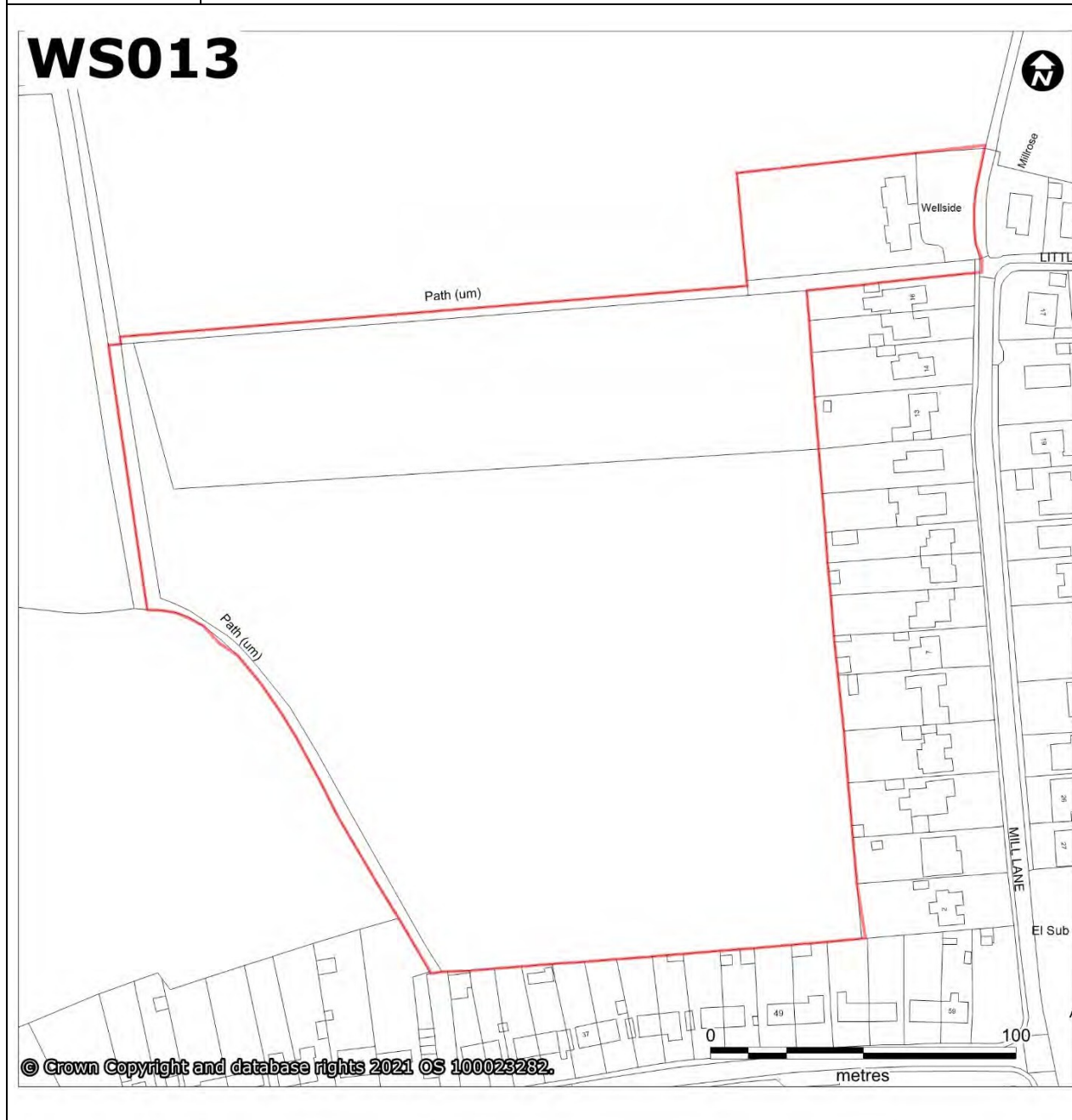
Existing use	Agriculture	Proposed use	Mixed use 120 dwellings and commercial
Area	9.67 hectares	Yield (developer estimate)	120 dwellings
Future potential housing capacity			
20 dwellings per hectare (dph)	30dph	40dph	50dph
193	290	387	484
Availability	The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.		
Suitability	There are no significant constraints to development, however further assessment would be required to understand other environmental issues such as archaeological finding and recreational pressure.		
Achievability	There are no known legal issues or constraints on the site.		
Timescale	1-5 years	120 dwellings	
	6-10 years		
	11-15 years		
Summary	The site is located adjacent to Barrow settlement boundary the settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated within the as a key service centre within the settlement hierarchy.		
	The developered have estimated the capacity of the site to be for 120 dwellings within the next 1-5 years.		

Reference (2019)	WS011
Settlement	Barrow
Site name	Land at Bury Road, Barrow
Status:	No relevant planning history



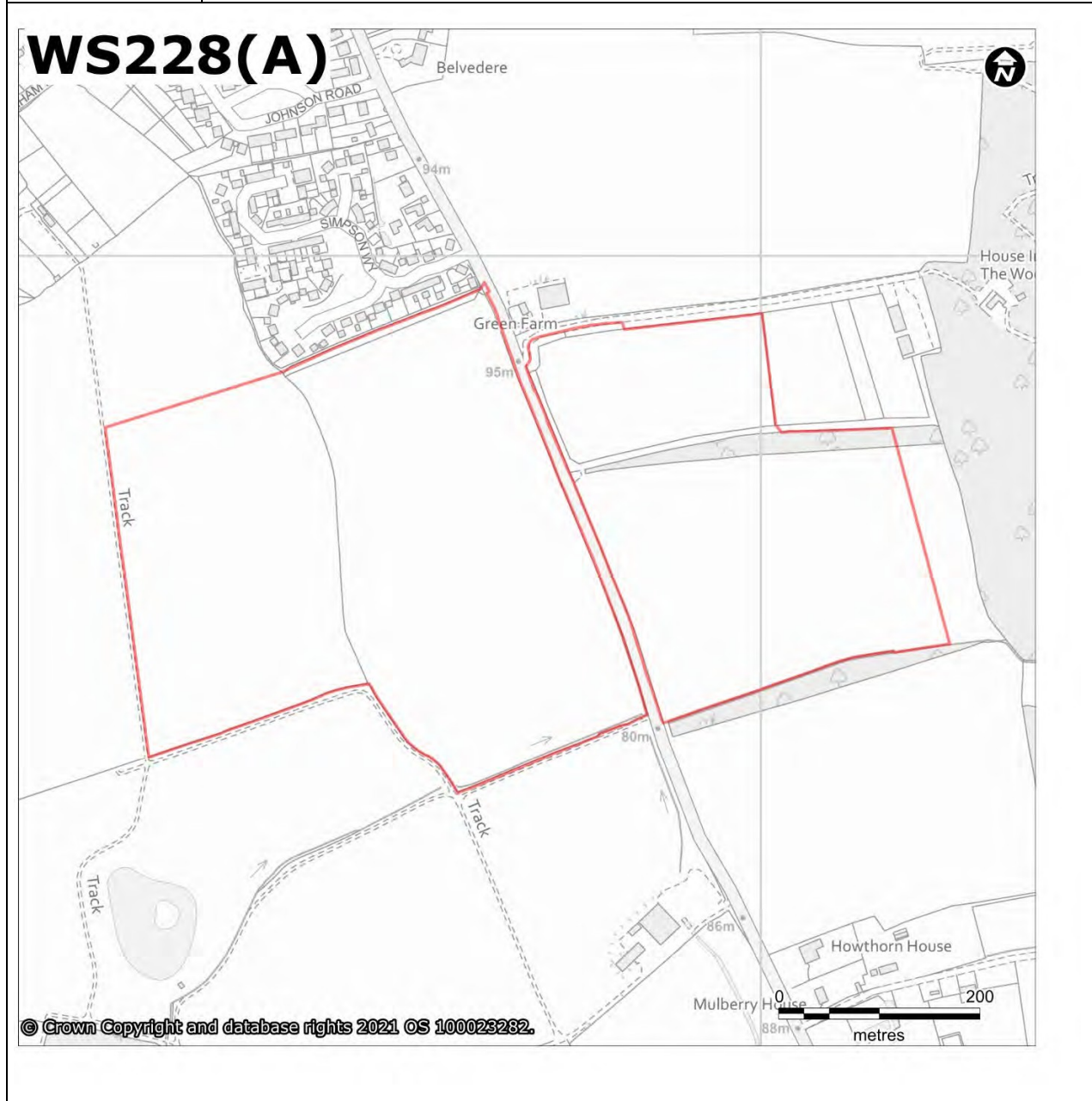
Existing use	Agricultural Land	Proposed use	Residential
Area	9.6 hectares	Yield (developer estimate)	200 dwellings
Future potential housing capacity			
20 dwellings per hectare (dph)	30dph	40dph	50dph
192	288	384	480
Availability	The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.		
Suitability	There are no significant constraints to development, however further assessment would be required to understand other environmental issues. The site is adjacent to a listed building and has tree preservation orders on site. Further assessment would be required.		
Achievability	There are no known legal issues or constraints on the site.		
Timescale	1-5 years		
	6-10 years	200 dwellings	
	11-15 years		
Summary	The site adjoins the eastern edge of the Barrow settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated within the as a key service centre within the settlement hierarchy. The site has potential capacity for 200 dwellings on site within 6-10 years.		

Reference (2019)	WS013
Settlement	Barrow
Site name	Land to the west of Mill Lane
Status:	No relevant planning history



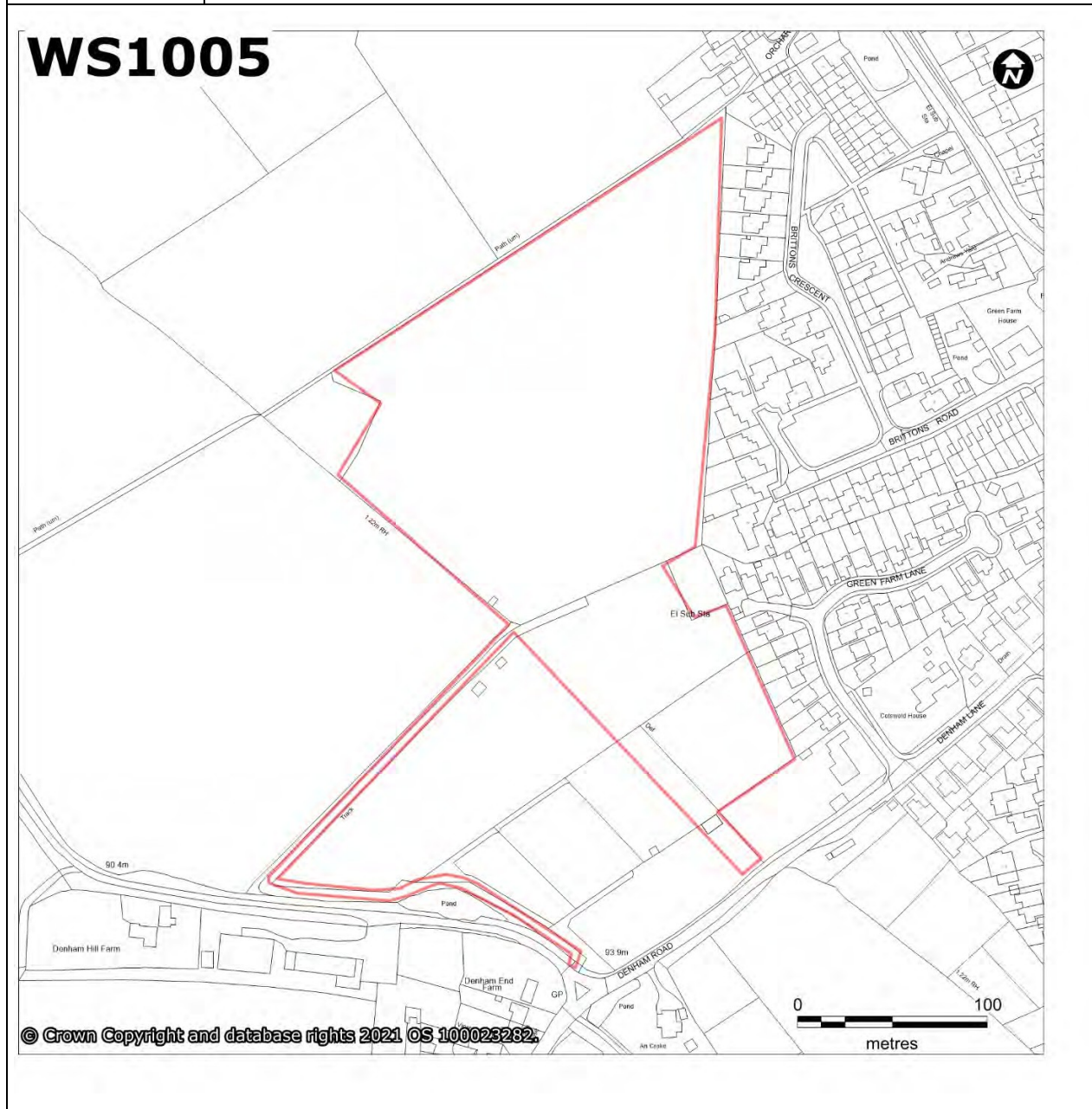
Existing use	Agriculture	Proposed use	Residential
Area	4.5 hectares	Yield (developer estimate)	100 dwellings
Future potential housing capacity			
20 dwellings per hectare (dph)	30dph	40dph	50dph
90	135	180	225
Availability	The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.		
Suitability	There are no significant constraints to development, however further assessment would be required to understand other environmental issues. The site is adjacent to a scheduled anicient monument and public rights of way. Further assessment would be required.		
Achievability	No known legal issues or constraints on the site.		
Timescale	1-5 years	100 dwellings	
	6-10 years		
	11-15 years		
Summary	The site adjoins the north-western edge of the Barrow settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated as a key service centre within the settlement hierarchy.		
	The developer has estimated the potential capacity for the site to 100 dwellings on the site within the next 1-5 years.		

Reference (2021)	WS228(A)	Previous reference (2019)	WS228
Settlement	Barrow		
Site name	Land off Barrow Hill , Barrow		
Status:	No relevant planning history		



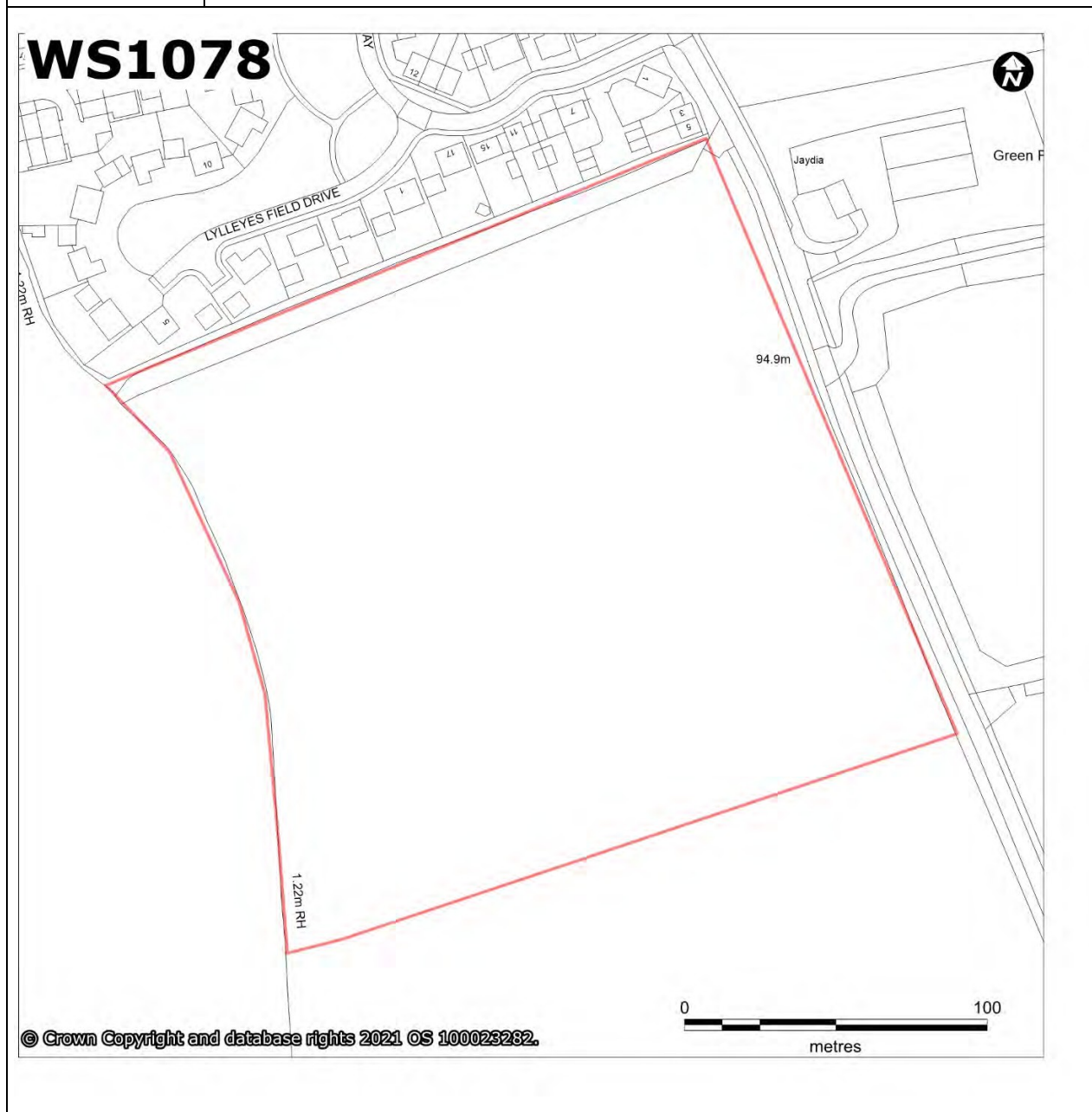
Existing use	Housing	Proposed use	Mixed use: community use, affordable and self-build homes, outdoors sports pitch, landscape and open public spaces and new market
Area	27 hectares	Yield	486 dwellings
Future potential housing capacity			
20 dwellings per hectare (dph)	30dph	40dph	50dph
540	810	1080	1350
Availability	The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.		
Suitability	There are no significant constraints to development however further assessment would be required to understand other environmental issues. The site contains tree preservation orders and is adjacent to a listed building so issues such as these will need to be looked at.		
Achievability	There are no known legal issues or constraints on the site.		
Timescale	1-5 years	486 dwellings	
	6-10 years		
	11-15 years		
Summary	The site is located to the southern edge of Barrow settlement boundary the settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated as a key service centre within the settlement hierarchy. For the purposes of the strategic housing and economic land availability assessment (SHELAA) a standard yield of 30 dwellings per hectare has been applied (with 40 per cent of land set aside for infrastructure, such as access and landscaping) and so the site has capacity for 486 dwellings within the next 1-5 years.		

Reference (2021)	WS1005
Settlement	Barrow
Site name	Land west of Barrow
Status:	No Relevant planning history



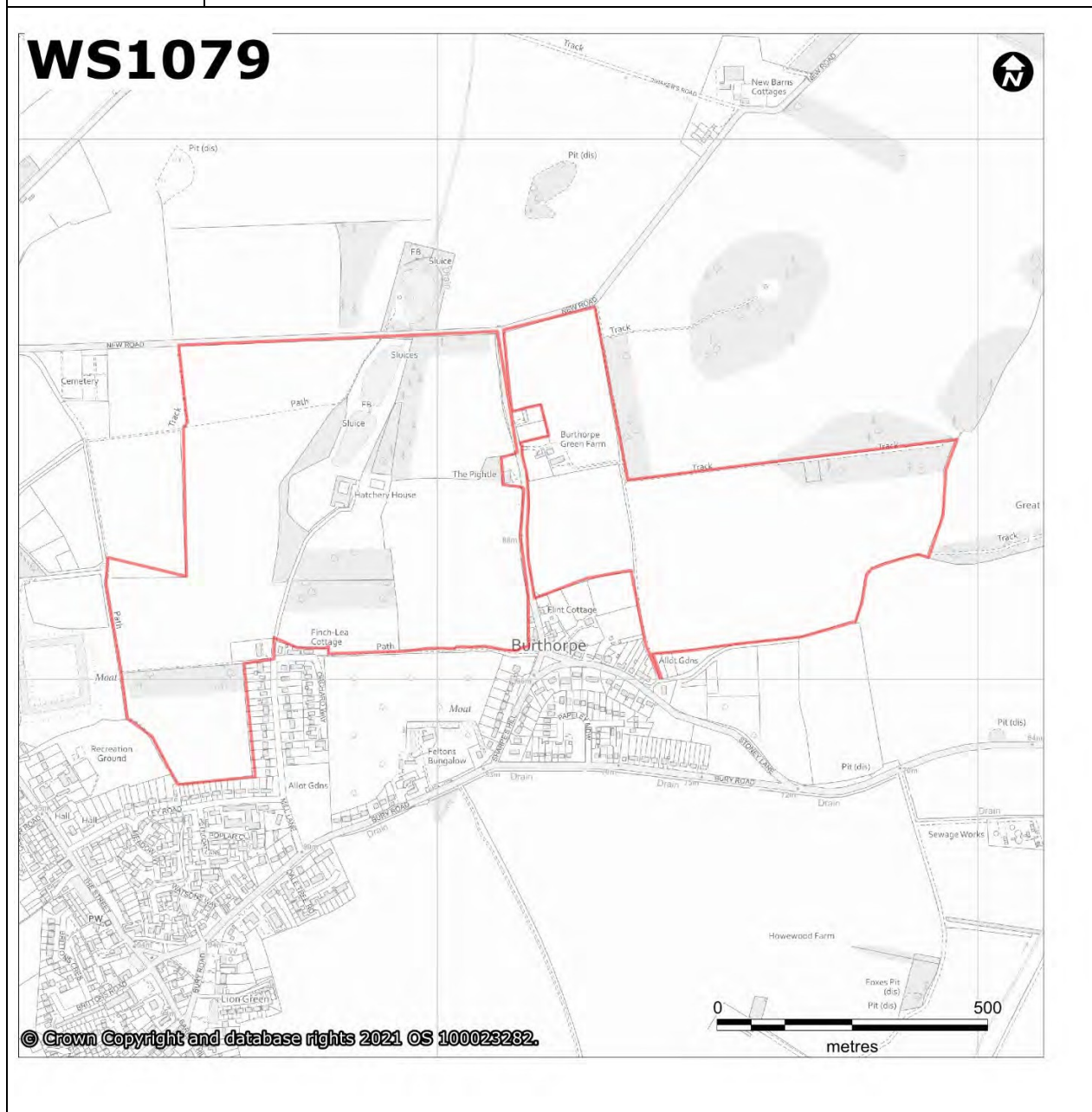
Existing use	Informal horse paddocks	Proposed use	Residential
Area	4.6 hectares	Yield	100 dwellings
Future potential housing capacity			
20 dwellings per hectare (dph)	30dph	40dph	50dph
92	138	184	230
Availability	The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.		
Suitability	There are no significant constraints to development however numerous archaeological finds are recorded in the area and further assessment (pre-application evaluation) would be required to understand this and any environmental issues.		
Achievability	No known legal issues or constraints on the site.		
Timescale	1-5 years		
	6-10 years		
	11-15 years	100 dwellings	
Summary	<p>The site is located on the western edge of Barrow settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated within the as a key service centre within the settlement hierarchy.</p> <p>For the purposes of the strategic housing and economic land availability assessment (SHELAA) a standard yield of 30 dwellings per hectare has been applied (with 40 per cent of land set aside for infrastructure, such as access and landscaping which is capped to 100 dwellings) and so the site has a potential capacity for 100 dwellings on site within the next 11-15 years.</p>		

Reference (2021)	WS1078
Settlement	Barrow
Site name	Land east Barrow Hill
Status:	No relevant history



Existing use	Arable field	Proposed use	Residential
Area	3.5 hectares	Yield (developer estimate)	70 dwellings
Future potential housing capacity			
20 dwellings per hectare (dph)	30dph	40dph	50dph
70	105	140	175
Availability	The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.		
Suitability	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.		
Achievability	No known legal issues or constraints on the site.		
Timescale	1-5 years	70 dwellings	
	6-10 years		
	11-15 years		
Summary	The site adjoins the south-western edge of the Barrow settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow be designated as a key service centre within the settlement hierarchy.		
	The site has potential capacity for 70 dwellings on the site within the next 1-5 years.		

Reference (2021)	WS1079
Settlement	Barrow
Site name	Land north of Mill Lane, Barrow, Suffolk
Status:	No relevant planning history



Existing use	The land to the north of the village which is being promoted for housing on behalf of our client measures is divided into two parcels (parcels A and B) for the purposes of the site description and photographic appraisal that accompanies this submission.		Proposed use	Mixed use: residential and supporting infrastructure, community facilities and public open space
Area	65.7 hectares		Yield	1183 dwellings
Future potential housing capacity				
20 dwellings per hectare (dph)	30dph		40dph	50dph
1314	1971		2628	3285
Availability	The site was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options call for sites.			
Suitability	The northern edge of the site falls within a special protection area (SPA) Stone Curlew 1500 metre buffer which will be a significant constraint to development. There are also other constraints such as tree preservation orders, recreational pressure 7500 metres as well as being adjacent to ancient woodlands. These will require further assessments to understand the stated environmental issues.			
Achievability	There are no legal issues or constraints identified on the site.			
Timescale	1-5 years			
	6-10 years	1183 dwellings		
	11-15 years			
Summary	<p>The site is located on the Northern edge of the Barrow settlement boundary. The West Suffolk Local Plan Issues and Options has proposed Barrow is designated as a key service centre within the settlement hierarchy.</p> <p>For the purposes of the strategic housing and economic land availability assessment (SHELAA) a standard yield of 30 dwellings per hectare has been applied (with 40 per cent of land set aside for</p>			

	infrastructure, such as access and landscaping) and so the site has potential capacity for 1183 dwellings on site within the next 6-10 years due to the amount of constraint on site.
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