

## BARROW cum DENHAM PARISH COUNCIL

### MINUTES OF NEIGHBOURHOOD SUB-COMMITTEE MEETING HELD IN THE COMMITTEE ROOM OF BARROW VILLAGE HALL ON THURSDAY 25<sup>th</sup> AUGUST 2022

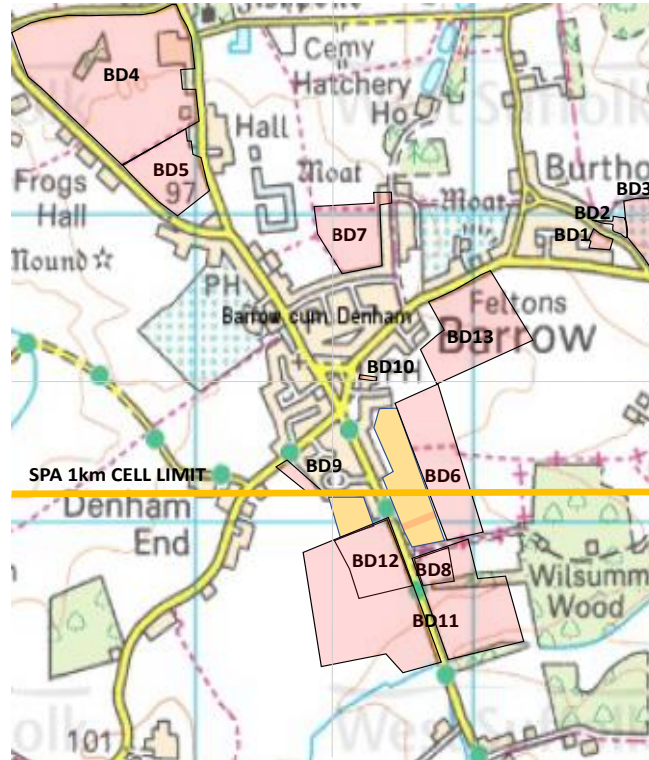
**Present:**

Cllr Kronbergs	Cllr R Rawlings	Cllr Ford
Clerk in attendance: Kat Bowe		

Minute Ref		Action
	Cllr Kronbergs was elected to chair the meeting. All Cllrs in agreement.	
<b>6150</b>	<b>APOLOGIES FOR ABSENCE</b> None	
<b>6151</b>	<b>DECLARATIONS OF INTEREST AND DISPENSATIONS</b> None	
<b>6152</b>	<p><b>PUBLIC FORUM</b></p> <p>There were seven members of the public present.</p> <p>Cllr Kronbergs explained the purpose of the meeting:</p> <ol style="list-style-type: none"> <li>1. To provide a recommendation to the Parish Council of the number of new homes for basing the Neighbourhood Plan (NHP) on</li> <li>2. To provide a recommendation to the Parish Council on the preferred sites.</li> </ol> <p>A representative of the landowner of site BD6 spoke first. He stated that the site was submitted to the WSC call for sites. He believes that development on this site would help to round off the village. The same landowner owns land to the East which could be put forward for biodiversity projects or sports pitches etc. This could prevent further development in that direction. He confirmed the landowner would be happy to enter into a discussion with the Parish Council about potential amenities. He stated that site BD9 would be a tricky site for 20 houses due to how narrow it is and raised concerns about coalescence with Denham. He also raised concerns that site BD13 could be too close to Burthorpe. WSC had expressed concerns about ecology and landscape in relation to site BD6. Since then, a report on the ecology of the site stated that there would be no impact on Wilsummer Wood.</p> <p>There was some confusion over the purpose of the meeting. Cllr Kronbergs restated what the purpose of the meeting was and gave an overview on housing numbers.</p> <p>One resident stated that they live on Bury Road and they hoped that site BD13 would not be chosen.</p> <p>Cllr R Rawlings gave some background on the NHP process and stated that the purpose of the meeting was to agree on a recommendation for the number of houses to be included in the NHP and to put forward a</p>	

	<p>recommendation for the site/sites to be selected for inclusion in the NHP. He confirmed that West Suffolk Council (WSC) are hoping to complete their local plan by July 2024 and that the Parish Council are hoping to complete the NHP well before that. If this happens, WSC must incorporate the NHP into their local plan.</p> <p>Cllr R Rawlings expressed how important it is for the community to support the plan and stated that if the plan is rejected it will not stop development and could result in additional development.</p> <p>Concerns were raised that if a site/s different from WSC's preferred sites is/ are put forward, there could be a danger that all sites would be developed. Cllr Kronbergs stated that if the NHP is approved by the Planning Inspectorate and passes the referendum prior to the local plan being completed then the NHP will take precedence over the local plan. WSC's main objective is for 170 houses.</p> <p>WSC was to empower communities and therefore providing the sites put forward are backed with evidence and have community support then WSC will consider these sites.</p> <p>Cllr Kronbergs closed the public forum by stating that if the Parish Council persevered with the number of 77 houses WSC have said that could leave the village open to the 77 plus the 170.</p>	
<p><b>6153</b></p>	<p><b>To agree a recommendation to the Parish Council relating to housing numbers and preferred sites for the Neighbourhood Plan</b></p> <p><u>Housing numbers</u></p> <p>Cllr Kronbergs explained the PC has two choices, to continue working on the 77 dwellings which the NHP has been based on to date or to accept West Suffolk Council's number of 170. Having attended many meetings with WSC and taken advice from consultants it is clear there was no realistic option to reduce the number of houses allocated by WSC.</p> <p>Cllr Kronbergs confirmed than once sites are approved in the local plan there is no mechanism in place to slow down the development and developers/landowners can come forward with their planning applications.</p> <p>To continue with the 77 houses would be met with opposition from WSC and be rejected by the planning inspectorate.</p> <p>It was proposed by Cllr Kronbergs that the recommendation to the full council would be to progress the NHP with a housing number of 170. This was seconded by Cllr R Rawlings. Cllr Ford was also in agreement with the recommendation.</p>	

## Site Selection



WSC has chosen sites BD9 for 20 houses and BD13 for 150 (see map above).

Our own consultants have looked at the proposed sites and RAG rated them. Red, meaning not viable; amber, minor constraints; and green no constraints. The two sites given green status were BD9 and BD10. There is already a planning application for one dwelling on BD10. BD9 was downgraded to amber due to coalescence with Denham. Based on the RAG ratings the preferred site for 77 houses was the reduced, western part of BD13.

The Parish Council asked AECOM to examine five possible options for delivery of the 170 houses proposed by WSC. The options were:

- Allocation on BD12 only
- Allocation on BD13 only
- Allocations between sites BD6, BD8 and BD12
- Allocations between sites BD6, BD8, BD9 and BD12
- Allocations between sites BD9 and BD13

These options were tested against five criteria – biodiversity and geodiversity; climate change; landscape; historic environment and land, soil and water resources. A scoring system was put in place and points were allocated.

The scores were as follows:

- Option A: 22.5
- Option B: 28.5
- Option C: 23.0
- Option D: 20.0

	<p>Option E: 26.0</p> <p>Based on the above results, option B and option E scored highest. The NHP sub-committee is opposed to siting anything on BD9 due to coalescence and therefore does not favour option E.</p> <p>Discussions in the working party narrowed the choices down to either option B or option C.</p> <p>Cllr R Rawlings stated that he preferred option C due to too many constraints on option B. He raised concerns over the impact this option would have on Dale Tree Road and concerns over the access points on Bury Road and the proximity to Burthorpe. He pointed out that the distance into the village isn't much different from Bury Road or Barrow Hill. Cllr R Rawlings believed that option C offered the best site access and would have less of an impact on residents as a whole. Option C came first in landscape, historic environment, and land, soil and water resources.</p> <p>Cllr Ford agreed that he favoured splitting the development and agreed with the points that Cllr Rawling raised.</p> <p>Cllr Kronbergs stated that his preferred option would be option B. This option scored highly in most areas with the exception of historic environment. Cllr Kronbergs disagreed that coalescence with Burthorpe would be an issue as there are houses further down Bury Road already, past Burthorpe. If the Parish Council chose an option that the consultants put third a good case would need to be put forward with supporting evidence for the decision.</p> <p>By having all the houses on one site there could be more scope for a variety of housing/amenities.</p> <p>Option B is closer to the centre of the village.</p> <p>Cllr Kronbergs stated that he had been in favour of the previous Parish Council's proposal for development further south on Barrow Hill and made reference to the misinformation involved in the campaign against it.</p> <p>In summary, Cllr Kronbergs stated that option C is good but in his opinion option B is better.</p> <p>Cllr Kronbergs proposed that both option B and option C be put forward to the full Parish Council to vote on.</p> <p>Cllr R Rawlings seconded this proposal stating that it would widen the debate. He also mentioned that a previous report had made reference to coalescence between Barrow and Burthorpe, which could strengthen the case to support option C. Cllr Ford agreed that both options should be considered by the full Parish Council.</p>	
6154	<p><b>Date of next Parish Council meeting</b> Monday 5<sup>th</sup> September 2022, in the Committee Room of Barrow Village Hall at 7:15pm</p>	

	The meeting was closed at 7:45pm	
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Signed: ..... (Chairman) date.....

