

Beyton's
Neighbourhood
Plan is on the
way to your
letterbox so...



Beyton Neighbourhood Plan 2018-2037

Consultation Statement

August 2022
Beyton Parish Council

Errata: The original Consultation Statement submitted to Mid Suffolk District Council contains appendices that were not relevant to the Beyton Neighbourhood Plan. This Consultation Statement has been amended to remove that information but, in order to protect the referencing in the document, Appendix 4 is now intentionally blank.

Prepared for Beyton Parish Council by
Places4People Planning Consultancy
August 2022

CONTENTS

1. Introduction	3
2. Background to the preparation of the Neighbourhood Plan	4
3. How the Neighbourhood Plan has been prepared	4
4. Regulation 14 Pre-Submission Consultation	5
5. Pre-Submission Consultation Responses	7
Appendix 1 – March/April 2021 Village News Article	9
Appendix 2 – Statutory Consultees Consulted at Pre-Submission Stage	11
Appendix 3 – Statutory Consultees Notification	12
Appendix 4 – Left Blank	13
Appendix 5 - Summary of comments	14
Appendix 6 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes	25
Appendix 7 - Schedule of Post Pre-Submission Consultation Modifications	259

1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Beyton Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
 - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the Neighbourhood Plan are the culmination of extensive engagement and consultation with residents of Beyton as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

2. Background to the preparation of the Neighbourhood Plan

- 2.1 Beyton Parish Council made the decision to produce a Neighbourhood Plan in early in 2019, shortly after a public meeting attended by over 100 residents at the Beyton Campus, Thurston Sixth Form College. Shortly after the meeting a committee of volunteers was formed, comprising both Parish Councillors and volunteers from the community. In parallel with this, Places4People Planning Consultancy were secured by the Parish Council to guide and support the preparation of the Neighbourhood Plan.
- 2.2 On 20 March 2019 the application to Mid Suffolk District Council to designate the whole parish as a Neighbourhood Area was approved.

3. How the Neighbourhood Plan has been prepared

- 3.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the plan and later inform the plan's direction and policies. The content of the Neighbourhood Plan has been generated and led by the community and shaped by results of surveys and drop-in events, to ensure that the Neighbourhood Plan reflects the aspirations of the community.
- 3.2 During 2019 the main task of the Steering Group was to gather evidence and information that would support the content of the Plan. In support of this, a Drop-in event for residents was held on 16 May 2019 which was widely publicised throughout the parish via a leaflet drop to households.
- 3.3 The drop-in event also marked the launch of two surveys for residents to complete. One was for residents over the age of 16 and the second for those aged between 11 and 16. The questions were designed to help identify what the Neighbourhood Plan should cover and the issues it needed to address. During the remainder of 2019 further information gathering was completed, including an independent assessment of the potential development sites that had been submitted. This led to a further drop-in event being held in March 2020 where the key results of the residents' and youth surveys were illustrated as well as the outcome of a housing site assessments exercise. This event provided an opportunity for residents to identify their preferred location for the allocation of a housing site, informed by the outcomes of the residents' survey and an independent "Housing Sites Assessment" prepared by AECOM as part of the Government's neighbourhood planning support programme.
- 3.5 Also early in 2020, AECOM were appointed as part of the Government's Neighbourhood Planning support programme to prepare Design Guidance for the Neighbourhood Area. The report took a number of months to complete but ensured that the evidence was in place to support key policies in the Neighbourhood Plan.
- 3.6 The restrictions on meeting and holding events during the COVID Pandemic limited the ability of the Steering Group to both hold face-to-face meetings and hold

community engagement events. However, regular updates were provided in the Beyton Village News publication, an example of which is illustrated below.

BEYTON NEIGHBOURHOOD PLAN

Scores of villagers attended the latest Beyton Neighbourhood Plan drop-in day at the Vestry, Beyton Church, on Saturday 14 March.

The Plan team had prepared more than a dozen boards explaining what progress had been made so far. Subjects covered included the history of the village, facts and figures from the Beyton Speedwatch group, a report from the Environment team and details of seven potential housing sites in the village.

Villagers had the opportunity to leave comments but also proactively 'vote' in two key areas. First on the seven sites that have been identified as possibly suitable for housing development. Second, on the heavy traffic in the village. Statistics gathered by the Speedwatch group show that the village has some 11,500 vehicle trips every weekday. That is not a misprint. 11,500 trips EVERY weekday – even though we have a population of around 700 (and not everyone drives). Beyton is, of course, a traffic hub for so many keen to join the A14.

Even more disturbing is that around half those trips are ABOVE the 30mph speed limit.

Next steps is for all evidence and opinions gathered to feed into the first Draft of the plan. And there will of course be further opportunities for all villagers to comment.

All the boards from the event can now be found on the Beyton website.

Jonathan Wilson
Chair, Beyton Neighbourhood Plan Group

4. Regulation 14 Pre-Submission Consultation

- 4.1 On 20 January 2021 the formal Pre-submission Draft Plan was approved for publication by the Parish Council. Consultation commenced on Monday 1 March 2021 for a period of 8 weeks, ending on Friday 23 April 2021.
- 4.2 Due to the COVID-19 pandemic, a copy of the Draft Plan, together with an explanatory letter and a copy of the comments form was distributed to every home and business in the parish. The documents were also placed on the Neighbourhood Plan pages of the Parish Council website, where there was a link to an online consultation response form. For those unable to complete an online form, five addresses were publicised where people could drop off their comments.
- 4.3 The consultation was also widely publicised through a special cover on the March/April 2021 Village News together with an article inside explaining the purpose of the Plan and the consultation process. A copy of the article is reproduced in Appendix 1 of this statement.
- 4.4 The COVID-19 restrictions meant that it was not feasible to hold a face-to-face drop in event could be held at the Vestry, the only available meeting place in the village.

However, an online drop-in event was held on the evening of Thursday 11 March where residents could ask questions of the Neighbourhood Plan Group and the planning consultant. A few residents took advantage of this event to be able to ask questions about the Plan.

- 4.5 During the consultation period reminders to comment were sent out via social media and other means to remind residents of the importance to comment on the Plan before 23 April.
- 4.6 The District Council provided a list of statutory consultees to be informed of the consultation, as listed in Appendix 2, and these were notified of the consultation on Saturday 27 February 2021. A copy of the consultation email content is included as Appendix 3.
- 4.7 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

5. Pre-Submission Consultation Responses

- 5.1 A total of 121 people or organisations responded to the Pre-Submission Consultation as listed below.

Residents

A Alderton	R Gough	A&M Redwood
A Amps	M Green	G&D Rendle
J Archer	B Harries	J Rham
Bacon	N Hele	A Rham
M Barham	N Higham	C Ridyard
G&B Barton	D & J Hobbs	J Roberts
J Beaney	R Hoskins	J Rogers
S&C Beddall	B Ingham	A Rollett
J Bell	A&S Irvin	A Rollett
B Bellerby	G Jenkins	E Rose
K Bennett	L Johnson	S Rous
J Bexon	B Jones	A&M Ryan
S Biggs	G Jones	M Sawyer
R Boughton	C&M Kennedy	R Scott
R Brand	M Lapworth	N Scott Eddington
C Brown	S Last	J Selley
M Cass	J Lewis	M Simpson
S Chubb	C MacGillivray	J Sizer
A Clark	G&D Macintyre	B Smith
I Clarke	B Magnani	J Smith
J Clayton	D Magnani	B Stokes Horrigan
B Cowell	K Mason	D&L Titheradge
R Crosby	B Maurice-Jones	G Troughton
T Davies	J Mitchell	K Walker
D de Cova	S Mole	R Walters
B Dinsdale	W Mulholland	C&Y Warner
Dockerty	T Muxlow	P Webber
P Drake	J Neale	J Webster
H Eddington	A Newberry	R Wells
J&R Eldridge	P Orsler	C Whitton
A Elmslie	S&M Patterson	P Wicks
M Everett	R Pitcher	G Wilson
S Fisher	A Player	J Wilson
P Foreman	S Plummer	R Wyartt
J Furlong	H&N Preston	
B & J Garnish	J Rapley	

Plus comments from three people that did not provide names

Organisations and Developers

Armstrong Rigg Planning on behalf of Manor Oak Homes
Anglian Water
Avison Young on behalf of National Grid
Drinkstone Parish Council

Highways England
Historic England
Mid Suffolk District Council
Natural England
Suffolk County Council
Suffolk Wildlife Trust
Thurston Parish Council

- 5.2 Appendix 5 of this Statement provides a summary of responses to the consultation questions while the schedule of comments and the responses of the Parish Council are set out in Appendix 6. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the “changes made to Plan” column of the Appendix. Further amendments were made to the Plan to bring it up-to-date as well as reflecting the outcome of the Environmental Assessment prepared by AECOM consultants and required as a result of the initial screening of the Draft Plan by Mid Suffolk District Council. Appendix 7 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

Appendix 1 – March/April 2021 Village News Article

BEYTON NEIGHBOURHOOD PLAN

Your village needs YOU!

By Jonathan Wilson, Chair, Neighbourhood Plan Team and Graham Jones, Chair, Beyton Parish Council.

After nearly two years' work, three surveys, two drop-in days, endless meetings, consultations, disagreements with District Council officers, your Beyton Village Neighbourhood Plan is now ready for all parishioners to read.

Make no mistake this is YOUR plan – a synthesis of all those meetings and conversations and, crucially when it come to new homes, an expression of both that initial village survey and the drop-in day in March 2020 when villagers had the chance to assess all the sites that had been put forward by local landowners.

Yes, things have been delayed by Covid – little hasn't been! – but now the Plan has been scrutinised by Beyton Parish Council who praised its depth and the variety of subjects it covered and we are moving closer to the end of a long journey.

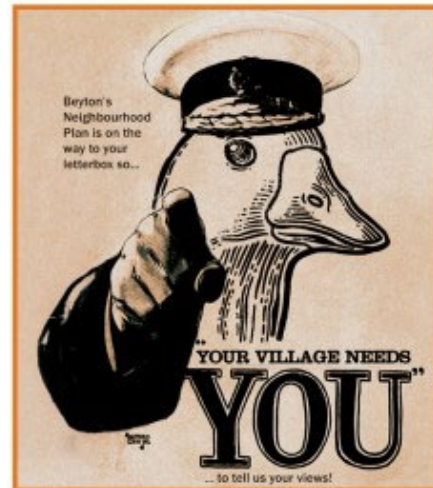
That journey began back in summer 2018 when it became clear that Beyton needed such a plan. As Mid-Suffolk District Council told us: "If you don't tell us what you want, we will tell you".

And now it is time again for you to tell us what you think. The Plan will be delivered to every household in the village and we really hope that as many parishioners as possible take the time to comment, either on the printed Comments Form that will accompany each Plan, or, better still, online. Will every one of our 700 plus parishioners agree with every word? Of course not. That is the nature of democracy. But no one will be able to argue that they didn't have a chance to have their say.

Full details about how to comment will accompany each Plan that is popped, Covid-securely through your letterbox. So look out for the Plan anytime soon. You'll have EIGHT WEEKS to comment but we really hope you'll make any views known before then.

Neighbourhood Plans were introduced in 2011 to give local people the opportunity to shape the future of their communities. Initially, there was a belief that they were intended for towns and large villages. But following a presentation by the Planning Department of Mid-Suffolk District Council at Beyton 6th Form College, it became clear that Beyton should prepare a Neighbourhood Plan.

The Parish Council put the notion for to an open meeting in February 2019 and unanimous backing was received from the 104 attendees. Sadly, Neighbourhood Plans – like other documents read by council officials, lawyers and the like – are



technical in nature must be written according to planning protocol. Guidance is also needed to help the Plan journey from a vision to reality. As such expertise did not exist in Beyton, Places4people Planning Consultancy Ltd (P4P) was engaged to guide the 20 parishioners who volunteered to join the Plan team.

P4P was chosen because of its successful track record with other villages in Suffolk, including Drinkstone.

However, the Neighbourhood Plan is far from a technical document compiled by an expert, it is the true expression and desire of a village. And it covers so much more than just housing – though inevitably that is always the headline that many focus on. In the pages of the Plan, you will find details of the rich history of our charming home, with sections on History, the Environment, Local Services and Transport among other topics. You'll also find further supporting documents, reports from the drop-in days plus design suggestions from independent planners on the Beyton website <https://beyton.suffolk.cloud/>

Once the consultation period closes and comments received from various statutory authorities, we will review all suggestions, make any appropriate amendments to the Plan and then submit it to Mid Suffolk District Council so it can proceed to independent examination and ultimately a village referendum later this year.

But now is the time for you to make your voice heard again by registering your views. Look out for your Plan. We hope you enjoy reading it. We are proud of all it contains and we trust you will be too.

Jonathan Wilson

Chair, Beyton Neighbourhood Plan Group

Appendix 2 – Statutory Consultees Consulted at Pre-Submission Stage

MP for Bury St Edmunds
County Councillors to Thedwastre North Division, Suffolk County Council
County Councillor to Thingoe South Division, Suffolk County Council
Ward Councillor to Rattlesden, Mid Suffolk District Council
Ward Councillors to Thurston, Mid Suffolk District Council
Ward Councillor to Rougham, West Suffolk Council
Thurston Parish Council
Tostock Parish Council
Drinkstone Parish Council
Hessett Parish Council
Rushbrook with Rougham Parish Council
Suffolk County Council, Neighbourhood Plans
Suffolk County Council, Transport Policy
Suffolk County Council, Planning Obligations
Babergh & Mid Suffolk District Councils
West Suffolk Council
Homes & Communities Agency, Area Manager, Norfolk & Suffolk Team
Natural England, Land Use Operations
Environment Agency, Essex, Norfolk & Suffolk Sustainable Places Team
Historic England, East of England Office
National Trust, East of England Office
Network Rail Infrastructure Ltd, Town Planning Team
Highways England
Ipswich & East Suffolk CCG & West Suffolk CCG
Marine Management Organisation
Vodafone and O2 - EMF Enquiries
EE (part of the BT Group)
Three
Transco - National Grid
UK Power Networks
Anglian Water
Essex & Suffolk Water
East Suffolk Internal Drainage Board
National Federation of Gypsy Liaison Groups
Norfolk & Suffolk Gypsy Roma & Traveller Service
Diocese of St Edmundsbury & Ipswich
Suffolk Chamber of Commerce
New Anglia LEP
RSPB
Sport England (East)
Suffolk Constabulary
Suffolk Wildlife Trust
Suffolk Preservation Society
Community Action Suffolk
Community Action Suffolk
Dedham Vale Society
Suffolk Coast & Heath AONB
Theatres Trust

Appendix 3 – Statutory Consultees Notification

Dear Sir / Madam

BEYTON (MID-SUFFOLK) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Beyton Parish Council is undertaking a Pre-Submission Consultation on the Draft Beyton Neighbourhood Plan. As a body/individual we are required to consult, we are hereby seeking your views on the Draft Neighbourhood Plan.

The full plan and supporting documents can be viewed [here](#) However, for ease I have attached a copy of the Plan.




This Pre-Submission Consultation runs until **Friday 23 April 2021**.




We look forward to receiving your comments. If possible, please submit them online at <https://www.smartsurvey.co.uk/s/Beyton/> or, if that is not possible, please send them in a reply to this email.




Graham Jones,
Chairman, Beyton Parish Council

Appendix 4 – Left Blank

Appendix 5 - Summary of comments

Do you support the content of Sections 1, 2 and 3?			
Answer Choices		Response Percent	Response Total
1	Yes		85.98% 92
2	No		3.74% 4
3	No opinion		10.28% 11
		answered	107
		skipped	4
Comments (please specify chapter and paragraph number) (29)			

Do you support the Vision and Objectives in Section 4?			
Answer Choices		Response Percent	Response Total
1	Yes		95.33% 102
2	No		2.80% 3
3	No opinion		1.87% 2
		answered	107
		skipped	4
Comments (please specify the Topic and Objective number if appropriate) (19)			

Do you support Policy BTN 1 – Spatial Strategy?			
Answer Choices		Response Percent	Response Total
1	Yes		91.59% 98
2	No		5.61% 6
3	No opinion		2.80% 3
		answered	107
		skipped	4
If No, please state what changes you would like (7)			

Section 5. Planning Strategy - Not including Policy BTN 1, do you support Section 5?

Answer Choices		Response Percent	Response Total
1	Yes	93.33%	98
2	No	6.67%	7
		answered	105
		skipped	6
Comments (please specify paragraph number) (14)			




Do you support Policy BTN 2 – Housing Development?

Answer Choices		Response Percent	Response Total
1	Yes	83.65%	87
2	No	13.46%	14
3	No opinion	2.88%	3
		answered	104
		skipped	7
If No, please state what changes you would like (19)			

Do you support Policy BTN 3 – Land at the former Nursery, Tostock Road?




Answer Choices		Response Percent	Response Total
1	Yes	86.11%	93
2	No	10.19%	11
3	No opinion	3.70%	4
		answered	108
		skipped	3
If No, please state what changes you would like (22)			

Do you support Policy BTN 4 – Land south of Bury Road?

Answer Choices			Response Percent	Response Total
1	Yes		79.82%	87
2	No		14.68%	16
3	No opinion		5.50%	6
			answered	109
			skipped	2




If No, please state what changes you would like (24)

Do you support Policy BTN 5 – Land opposite the Bear public house, Tostock Road?

Answer Choices			Response Percent	Response Total
1	Yes		84.26%	91
2	No		12.96%	14
3	No opinion		2.78%	3
			answered	108
			skipped	3




If No, please state what changes you would like (21)

Do you support Policy BTN 6 – Affordable Housing on Rural Exception Sites?

Answer Choices			Response Percent	Response Total
1	Yes		67.92%	72
2	No		23.58%	25
3	No opinion		8.49%	9
			answered	106
			skipped	5




If No, please state what changes you would like (31)

Do you support Policy BTN 7 – Housing Mix?

Answer Choices			Response Percent	Response Total
1	Yes		85.71%	90
2	No		9.52%	10
3	No opinion		4.76%	5
			answered	105
			skipped	6

If No, please state what changes you would like (14)

Do you support Policy BTN 8 – Measures for new housing development?

Answer Choices			Response Percent	Response Total
1	Yes		86.11%	93
2	No		7.41%	8
3	No opinion		6.48%	7
			answered	108
			skipped	3

If No, please state what changes you would like (12)

Section 6 – Housing. Other than Policies BTN 2 to BTN 8 do you support the remaining contents of Section 6?

Answer Choices			Response Percent	Response Total
1	Yes		89.72%	96
2	No		10.28%	11
			answered	107
			skipped	4

Comments (please specify paragraph number) (22)

13. Do you support Policy BTN 9 – Area of Local Landscape Sensitivity?

Answer Choices		Response Percent	Response Total
1	Yes	91.51%	97
2	No	5.66%	6
3	No opinion	2.83%	3
		answered	106
		skipped	5

If No, please state what changes you would like (11)

14. Do you support Policy BTN 10 – Biodiversity?

Answer Choices		Response Percent	Response Total
1	Yes	94.39%	101
2	No	0.93%	1
3	No opinion	4.67%	5
		answered	107
		skipped	4

If No, please state what changes you would like (10)

15. Do you support Policy BTN 11 – Protection of Important Views?

Answer Choices		Response Percent	Response Total
1	Yes	92.59%	100
2	No	3.70%	4
3	No opinion	3.70%	4
		answered	108
		skipped	3

If No, please state what changes you would like (11)

16. Do you support Policy BTN 12 – Local Green Spaces?

Answer Choices		Response Percent	Response Total
1	Yes	89.62%	95
2	No	9.43%	10
3	No opinion	0.94%	1
		answered	106
		skipped	5

If No, please state what changes you would like (18)

17. Section 7 – Natural Environment. Other than Policies BTN 9 to BTN 12 do you support the remaining contents of Section 7?

Answer Choices		Response Percent	Response Total
1	Yes	98.10%	103
2	No	1.90%	2
		answered	105
		skipped	6

Comments (please specify paragraph number) (19)

18. Do you support Policy BTN 13 – Buildings of Local Significance?

Answer Choices		Response Percent	Response Total
1	Yes	96.23%	102
2	No	1.89%	2
3	No opinion	1.89%	2
		answered	106
		skipped	5

If No, please state what changes you would like (6)

19. Do you support Policy BTN 14 – Heritage Assets?

Answer Choices		Response Percent	Response Total
1	Yes	97.20%	104
2	No	0.93%	1
3	No opinion	1.87%	2
		answered	107
		skipped	4

If No, please state what changes you would like (3)

20. Section 8 – Historic Environment. Other than Policies BTN 13 and BTN 14 do you support the remaining contents of Section 8?

Answer Choices		Response Percent	Response Total
1	Yes	100.00%	107
2	No	0.00%	0
		answered	107
		skipped	4

Comments (please specify paragraph number) (9)

21. Do you support Policy BTN 15 – Protecting Existing Services and Facilities?

Answer Choices		Response Percent	Response Total
1	Yes	94.39%	101
2	No	1.87%	2
3	No opinion	3.74%	4
		answered	107
		skipped	4

If No, please state what changes you would like (8)

22. Do you support Policy BTN 16 – Open Space, Sport and Recreation Facilities?

Answer Choices		Response Percent	Response Total
1	Yes	93.46%	100
2	No	4.67%	5
3	No opinion	1.87%	2
		answered	107
		skipped	4

If No, please state what changes you would like (9)

23. Section 9 – Services and Facilities. Other than Policies BTN 15 and BTN 16 do you support the remaining contents of Section 9?

Answer Choices		Response Percent	Response Total
1	Yes	95.24%	100
2	No	4.76%	5
		answered	105
		skipped	6




Comments (please specify paragraph number) (20)

24. Do you support Policy BTN 17 – Design Considerations?

Answer Choices		Response Percent	Response Total
1	Yes	92.38%	97
2	No	5.71%	6
3	No opinion	1.90%	2
		answered	105
		skipped	6




If No, please state what changes you would like (13)

25. Do you support Policy BTN 18 – Sustainable Building?

Answer Choices			Response Percent	Response Total
1	Yes		92.52%	99
2	No		4.67%	5
3	No opinion		2.80%	3
			answered	107
			skipped	4




If No, please state what changes you would like (9)

26. Do you support Policy BTN 19 – Dark skies?

Answer Choices			Response Percent	Response Total
1	Yes		91.59%	98
2	No		4.67%	5
3	No opinion		3.74%	4
			answered	107
			skipped	4

If No, please state what changes you would like (16)

27. Do you support Policy BTN 20 – Flooding and sustainable drainage?

Answer Choices			Response Percent	Response Total
1	Yes		97.17%	103
2	No		1.89%	2
3	No opinion		0.94%	1
			answered	106
			skipped	5

If No, please state what changes you would like (17)

28. Section 10 – Development Design. Other than Policies BTN 17 to BTN 20 do you support the remaining contents of Section 10?

Answer Choices		Response Percent	Response Total
1	Yes	98.06%	101
2	No	1.94%	2
		answered	103
		skipped	8
Comments (please specify paragraph number) (15)			




29. Section 11 – Transport and Traffic. Do you support the contents of Section 11?

Answer Choices		Response Percent	Response Total
1	Yes	89.32%	92
2	No	10.68%	11
		answered	103
		skipped	8
Comments (please specify paragraph number) (52)			



30. Do you support the contents of the Policies Map?

Answer Choices		Response Percent	Response Total
1	Yes	83.81%	88
2	No	14.29%	15
3	No opinion	1.90%	2
		answered	105
		skipped	6
If No, please state what changes you would like (19)			

31. Appendices. Do you have any comments on the Appendices?

Answer Choices			Response Percent	Response Total
1	Yes		28.85%	30
2	No		61.54%	64
3	No opinion		9.62%	10
			answered	104
			skipped	7
Comments (Please state which appendix) (16)				

32. Do you have any other comments on the Draft Neighbourhood Plan?

Answer Choices			Response Percent	Response Total
1	Yes		47.52%	48
2	No		52.48%	53
			answered	101
			skipped	10
Comments (50)				

Appendix 6 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The table is laid out in Plan order with the general comments following the comments on the policies. Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Sections 1, 2 and 3 – General Comments				
S Fisher		S3: Ten homes west of Church Road would be severely detrimental. They would impinge on the conservation area. Increased traffic would raise the risk of traffic accidents and compromise the safety of pedestrians on this narrow road. Currently the the majority of traffic on this road travels above the speed limit.	The Neighbourhood Plan does not support the construction of 10 homes west of Church Road	None
S Mole		section2, para 2.18 It seems that the royal observer monitoring post is no longer there (if you mean the little bunker up the farm track).	Noted Para 2.18 will be amended	Amend Para 2.18 to delete reference to the Royal Observer Corps Monitoring Post
R Walters		1- good overview of the background and process for producing the plan 2 - a rich and interesting description of the history of Beyton	Noted	None
M Cass		Very good history section.	Noted	None
R Crosby		including objection to church Road development 3.10,LS01	Noted	None
D & J Hobbs		2.9 Beyton Brooki (Brighton Brook) is a much more attractive name than the ditch! 2.19 A 45 (14) By pass has not been adequately screened from the village. Source of noise and pollution especially in the winter when the trees are leafless.	Noted	None
T Muxlow		3.5 As a 'secondary village' which will benefit from small scale developments to meet local needs we must take care that supply	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		does not outstrip demand and that 'local needs' are indeed the driving force in future housing developments.		
P Wicks		It is important when planning to ensure the unique characteristics and landscape setting of the village be maintained 1-10. Obviously some development is necessary but should be located & designed so as not to change the nature of the village 2-21. The 4 statements in 3.9 are very relevant to any future development. 3.10 Any development west of Church Road Map 4 LSO1 should not be allowed. It is an area much used by the villagers and is a support area of wildlife. Also the impact of more traffic on Church Road would be a disaster.	Noted The Neighbourhood Plan does not support the construction of 10 homes west of Church Road	None
I Clarke		Map 2 does not include whole parish area (Top of Drinkstone Road). 2.18 - Royal Observer Corps monitoring post now demolished.	Map 2 is an 1905 OS map and is not intended to show the whole parish but focus on some of the historic features which would not be visible on a smaller scale map. Para 2.18 will be amended	None Amend Para 2.18 to delete reference to the Royal Observer Corps Monitoring Post
M Lapworth		Sections 1 and 2 interesting facts on the village.	Noted	None
J Bexon		Overall, informative and thorough. Good narrative and historical timeline. The planning policy context is sensible and I strongly agree with 3.10 that the area west of Church Road highlighted on map 4 is very much unsuitable as Church Road is already over used and hampered by on road parking and blind narrowing as it approaches the White Horse where many a wing mirror (including mine) has been lost. The highway code of "give way to vehicles coming UP" the hill seems to be ignored by most drivers. Further development of land off Church Road must be prevented.	Noted	None
B Maurice-Jones		1 (1.4-1.10-1.11) 2 (2.21) 3 (3.1-3.2-3.3-3.4-3.5-3.6-3.8-3.9-3.10)	Unsure of comment meaning	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
C&Y Warner		3.10 We fully support the proposal NOT to back the plan for 10 new homes west of Church Road.	Noted	None
G&D Rendle		Very well done with good photographs and diagrams.	Noted	None
A Rham		Useful background information. Particularly enjoyed section 2, "Beyton Past and Present"	Noted	None
S Plummer		too much traffic through the village	The Neighbourhood Plan cannot in itself stop traffic coming through the village	None
A&M Redwood		Section 3 3.9 Concerned affordable housing will be the opposite if too higher spec is placed on everything. 3.10 Dont agree with joint local plan that LS01 west of church road be a development site for 10 properties and agree Parish council should continue to object.	The Government has set standards for the specification of affordable housing that it funds through Housing Associations Noted The Neighbourhood Plan does not support the construction of 10 homes west of Church Road	None
A Newberry		A very thorough and informative summary of the history of the village. Clear explanation of the policy context.	Noted	None
J Lewis		YES	Noted	None
M Green		The question of whether to support the content of these 3 sections is too broad. Obviously the vast majority of these sections is uncontentious but there are elements which require comment. Map 4 on page 15 shows that the Draft Joint Local Plan recognises site LS01 as suitable for development (Church Road). I support that view and can find no reason why a small development of say 6 houses should not be built in his location. This would effectively reduce the need for 12 houses to be built on the Bury Road site. In other words, two sympathetic, small developments would be far more appropriate to Beyton's stated objective of creating "small-scale infill housing..." (para 3.5). I suspect there is an element of NIMBYism as the site in Bury Road	Noted In the village survey development of the site West of Church Road was not supported by the overwhelming majority of the village. Small developments are less likely to deliver affordable housing and may favour larger houses, which	Delete Map 4 and amend paragraphs 3.7 to 3.10 to reflect the current situation with the preparation of the Joint Local Plan

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		would only cause concern to two households whereas a few more people in Church Road would be affected by the proposed site in that location. Surely fairness should prevail. Paragraph 3.9 speaks of the importance of "hedgerows and treelines." The Bury Road site would create significant upset to the hedges and trees, which seems to have been over-looked.	were not identified as a village need. In December 2021 the District Council agreed with the conclusions of the Planning Inspectors examining the draft Joint Local Plan that all undeveloped housing sites in that document should be deleted. This includes the site west of Church Road. Map 4 is therefore no longer to form part of the Joint Local Plan and the Neighbourhood Plan will be amended to reflect the current situation.	
R Brand		Planning Policy Context, paras 3.8 to 3.10. In my opinion, and probably that of others in the silent majority, Map 4 best meets the needs of our village. I strongly disapprove of the proposal in the Neighbourhood Plan (NP) to change the settlement boundary from that shown. Para 3.9, bullet point three states 'hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations. The NP offers no such protection, on the contrary it proposes building houses there.	The choice of where to build new housing is always going to be difficult and always results in compromise. It was felt that the chosen sites best met the stated aspirations of the village in terms of location, housing mix, affordable housing delivery and village character.	None
S Biggs		2.21 strongly agree 3.10 Agree with objections	Noted	None
S Rous		These sections appear thoroughly prepared but I have insufficient knowledge to give a simple binary response	Noted	None
P Orsler		Page three Number one and three	Unsure of comment meaning	None
J Roberts		2.21 As the map extract shows, there are two distinct centres to the village - 'Beyton' and 'Beyton Green'.	Noted	None
G&D Macintyre		Interesting to learn more about the village in Section 2, particularly historical references	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
N Scott Eddington		I can only assume this is all factual information.	Correct	None
J Rogers		<p>2.17 Linkage is an important issue to Beyton and needs the infill to take place on Common Field and Home Field to finally connect the village together.</p> <p>2.21 'Two-centre' nature of the village creates an 'us and them' village setting. This needs to be filled in to link the village, NOT separate.</p> <p>3.2 National Planning Policy Framework - this is currently being shaken up and now out of date.</p> <p>3.10 LS01 (West of Church Road) is a fantastic site and will ensure the linkage of the village is fulfilled and the separation of the village is finally admonished. The field next to LS01 (West of Church Road) is another great site within the village where infill would ensure cohesion and better join the communities together.</p> <p>The site LS01 on the outskirts of the village (East of Tostock Road) is a poor site near to the busy and noisy A14. Why stretch the village even further and provide a noisy site near an ever busier A14? The quality of this site must be brought into question, where noise reduction measure along the A14 around Beyton should be implemented with the construction of an earth</p>	<p>Joining the village together would have a significant impact on the character and historic environment of the village. A majority did not want to see any change to the character of the village.</p> <p>A new NPPF was published in July 2021 but it did not contain any significant amendments that would impact on the Neighbourhood Plan.</p> <p>Joining the village together would have a significant impact on the character and historic environment of the village. In the village survey development of the site West of Church Road was not supported by the overwhelming majority of the village.</p> <p>This site already has planning permission which cannot be revoked by the Neighbourhood Plan.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

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		embankment put in place to reduce the increased (continuous) road noise.		
Armstrong Rigg Planning	Manor Oak Homes	Please refer to our supporting letter [reproduced at the end of this schedule of comments]	Noted and commented on in specific sections of this report.	None
	Mid Suffolk District Council	Para 3.8 Suggest updating the text to refer to the submission of the Joint Local Plan to the Planning Inspectorate on 31 March 2021.	The status of the Joint Local Plan changed significantly in December 2021 and the Neighbourhood Plan will be amended to reflect the status.	Delete Map 4 and amend paragraphs 3.7 to 3.10 to reflect the current situation with the preparation of the Joint Local Plan
	Mid Suffolk District Council	Para 3.10 / Para 5.2 We note that this Plan proposes a different settlement boundary to that set out on page 347 of the submitted Joint Local Plan (JLP). We are also aware of the written representation from Beyton Parish Council which sets out their reasons and objection to the JLP allocation at Church Road. The latter is a matter for the JLP Examination.	It is noted that the District Council proposes the deletion of the site from the Joint Local Plan as part of its further submissions to the ongoing Joint Local Plan Examination. The Neighbourhood Plan will be updated to reflect this situation.	Delete Map 4 and amend paragraphs 3.7 to 3.10 to reflect the current situation with the preparation of the Joint Local Plan
Vision and Objectives				
K Bennett		4.2 Objectives. Historic environment objectives: 6:Ensure new development respects the historic character of the village. This should be with due regard for future technological and environmental developments so that the village does not become a museum.	Noted. The Design Guidance respects such an approach.	None
J Furlong		Natural environment objectives 5 We would like to highlight the importance of biodiversity and habitats. In particular the preservation of green spaces and woodland is of the utmost importance and should be a major priority as our wildlife is under constant threat.	The Neighbourhood Plan protects Local Green Spaces and Biodiversity as noted policy BTN 12	None
R Walters		I support the conclusions reached my high levels of confidence in the process employed to reach them	Noted	None
D & J Hobbs		4.11 Reducing the impact of traffic through the village must be a priority. We have an increasing problem of eight wheeled trucks pounding their way round the green on their way to and from	Noted This is a matter beyond the remit of the Neighbourhood	None

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		Ticehurst pits. This is only going to get worse when the building in Thurston gets under way. Thurston road is too narrow to cope with school traffic, lorries and buses. It is an unclassified road. Large vehicles often have to mount the footpath to pass each other.	Plan as noted in Section 11. However, section 11 describes a number of aspirations designed to reduce the impact of traffic, including changes to A14 slip roads.	
T Muxlow		All of these objectives are paramount importance.	Noted	None
P Wicks		Absolutely support the vision and objectives of the Neighbourhood plan 4.1 & 4.2 especially transport objectives 11 & 12	Noted	None
J Bexon		Succinct	Noted	None
B Maurice-Jones		4 (4.1-4.2)	Unsure of comment meaning	None
A Elmslie		Transport objectives - item 11 A lot of consideration needs to be given to limiting through traffic to and from surrounding villages, especially with Thurstons over expansion with developments. Thurston road needs to be diverted away from the village with maybe an additional junction onto and off the A14	This is a matter beyond the remit of the Neighbourhood Plan as noted in Section 11. However, section 11 describes a number of aspirations designed to reduce the impact of traffic, including changes to A14 slip roads.	None
A Rham		Good to see a broader perspective being taken beyond housing as these issues are key to the quality of our lives in Beyton.	Noted	None
E ROSE		Transport objectives-11-also a very important point as there will be considerable impact due to substantial house building projects in Thurston.	Noted	None
A&M Redwood		Agree in principle but think some will be un-attainable i.e. 4.2 8,11,12	Noted, however the Neighbourhood Plan sets the goals that are the aspirations of the village, so they will hopefully be achieved.	None
A Newberry		Realistic and well thought out vision and objectives	Noted	None
J Lewis		YES	Noted	None
B Ingham		Development design - I would suggest an objective is also to maintain and improve the amenity of the village and minimise impact on existing property and residents.	These specific matters are dealt with in Policy BTN 17.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Transport - I suggest we also want to encourage and facilitate alternatives to car usage.	Objective 12 seeks to address this by encouraging measures for non-car users.	
S Biggs		completely agree	Noted	None
K Mason		Particularly point 11 Reducing the amount of through traffic on the village	Noted	None
S Rous		Sustainability is also key within this context - which I appreciate is dealt with further on in the Proposal	Noted	None
J Rogers		<p>Housing objectives Housing objectives for Manor Farm Drive and Drinkstone Road/Tostock Road (backing on to Bear Meadow) developments have been appalling and not in keeping with the village, estate houses crammed into small plots that don't accommodate the number of cars the ensue, causing cars to be parked on the Green and surrounding areas as overflow! What's the point of allowing houses to be built overlooking the A14 and having the constant noise issues when living in a village?!</p> <p>Natural Environment Objectives Houses need to be built to improve the local area, and aesthetics, not just thrown up by a developer that moves on before resolving issues such as the drainage at Manor Farm Drive. Manor Farm Drive development effectively killed off the Beyton Geese's haven and habitat. Now their demise is only a matter of time.</p> <p>Services and facilities Services and facilities need to be improved and this is where the linkage between Beyton and Beyton Green needs to be</p>	<p>Noted. For future developments this is addressed in Section 10 – Development Design and through the Development design checklist in Appendix 4.</p> <p>Noted. See comment above and also note that flooding and drainage is addressed in policy BTN 20.</p> <p>Noted. Policy BTN 15 supports the protection of existing services and facilities where</p>	None

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		<p>developed and enhanced to cater for both clusters and bring the village together.</p> <p>Transport objectives I agree that traffic calming measures need to be improved significantly and footpaths needs to be installed along church road, for schoolchildren, villagers and alike as Road is poor for non car users.</p>	<p>viable, however it was felt proximity to Thurston and Bury limited the viability of some enterprises such as shops. Interested groups can explore use of the leisure facilities at the TCC Sixth Form Campus. Development between Beyton and Beyton Green along Church Road was not supported by the village.</p> <p>Noted This is a matter beyond the remit of the Neighbourhood Plan as noted in Section 11. However, section 11 describes a number of aspirations designed to reduce the impact of traffic, including changes to A14 slip roads.</p>	
	Suffolk County Council	<p>Health and Wellbeing Vision and Objectives The inclusion of quality of life in the vision for the plan is welcomed as this shows commitment to the health and wellbeing of all residents.</p> <p>SCC would suggest re-wording the second Transport objective to "Improve measures for active travel" or "Improve measures for walking and cycling" to emphasise that the measures required are for all residents using methods of active travel at any time, not just those who do not own a car.</p>	<p>Noted</p> <p>Agree. Objective 12 will be amended</p>	Amend Objective 12 as suggested.

Policy BTN 1 – Spatial Strategy

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
S Fisher		"can be satisfactorily demonstrated" is weak. "can be convincingly demonstrated" is stronger. 'Satisfactorily' should be replaced throughout the document. 'Satisfactory' implies acceptable and without any stringent testing, thus creating the risk of lazy, weak or incompetent council officers and/or councillors being able to introduce measures without having to bear high levels of scrutiny	The policy wording represents a standard approach used in other neighbourhood plan policies and which has been accepted by Neighbourhood Plan Examiners.	None
A Rollett		Agree with Housing site survey that (Fig 5) site 3 would be a preferred site though outside boundary. See response to BTN12	Noted	None
J Rapley		Comment - Any change in the Development boundary or Hinterland village Status should be subject to prior notification to the Parish council and subject to consultation	Proposals that amend the development plan (Local Plan or Neighbourhood Plan) must be subject to consultation and independent examination in accordance with Government regulations.	None
J Lewis		YES	Noted	None
M Green		The boundary has been extended to meet the wishes of where people would rather see houses built and this does not accord with objectives of sympathetic infill. In other words, "we want to build on the Bury Road site, so let's extend the settlement boundary"	The Neighbourhood Plan has the power to amend the Settlement Boundary. It is not something that is fixed for all time but can be moved through the preparation of Local and Neighbourhood Plans subject to consultation and independent examination in accordance with Government regulations. Building on existing infill plots (if available) as well as the plot now included in the revised settlement boundary are both catered for in the Neighbourhood Plan.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			However, it is not possible to demonstrate that infilling alone would meet the identified housing needs and aspirations.	
R Brand		Para 5.1 states ' ... it is essential that future growth is focused on the existing built up area of the village to limit potential detrimental impact on the surrounding landscape'. The NP has completely ignored the word 'essential' and blatantly moved the settlement boundary. That is unacceptable. New housing falls well outside the definition of 'occasional exceptional circumstances'	The Neighbourhood Plan has the power to amend the Settlement Boundary. It is not something that is fixed for all time but can be moved through the preparation of Local and Neighbourhood Plans subject to consultation and independent examination in accordance with Government regulations. The draft Joint Local Plan also proposes the amendment of the Settlement Boundary and proposes housing sites within that amended boundary.	None
S Rous		This is actually a qualified 'Yes', but with registering our regret that we were unaware of this extensive planning process until far too late. We would have suggested that the family land behind The Birches on Bury Road be considered for the modest siting of affordable housing and other community orientated uses	Proposals for affordable housing outside the Settlement Boundary are covered by Policy BTN6. Such sites are generally not allocated in Local and Neighbourhood Plans.	None
	Mid Suffolk District Council	This general comment applies equally to policies BTN 1, BTN 9, BTN 10, BTN 12, BTN 13, BTN 14, BTN 16, and BTN 17. All eight policies share similar wording to their equivalents in the recently examined Assington and Little Waldingfield Neighbourhood Plans. In each case, the Examiner recognised the intent of the policy but felt it necessary to make modifications. Some required just a word change while others saw text / paragraphs re-worded	The policies will be reviewed in the light of recent neighbourhood plan examinations across Babergh and Mid Suffolk.	Amend Policy BTN1 to be consistent with similar recently examined neighbourhood plan policies

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		<p>to ensure compliance with National Planning Policy etc. Rather than repeat those modifications in detail we instead direct you to the reports [linked below] and advise that, for consistency, the same modifications be made to the Beyton Neighbourhood Plan. https://www.babergh.gov.uk/assets/[..]/Assington-NP-Exam-Report.pdf https://www.babergh.gov.uk/assets/[..]/Little-Waldingfield-NP-Exam-Report.pdf</p> <p>See our General comment above, specifically with reference to the second paragraph. We also suggest additional wording as shown below in bold: "Proposals for development located outside the Settlement Boundary will only be permitted <u>where they either comply with other policies in the development plan or</u> for those that are essential ..."</p>	<p>The policy will be amended to be consistent with neighbourhood plans that have recently passed examination.</p>	
Planning Strategy – General Comments				
J Archer		I DON'T UNDERSTAND THIS CONCEPT.	Noted	None
S Fisher		<p>The problem with "development needs" is: Who defines 'needs'? MSDC councillors should take account of the views of the majority of the electorate, as well as ensuring that they have sought legal advice from a highly qualified and experienced source before making decisions about needs, rather than relying solely on the advice of MSDC officers.</p>	<p>The housing need is identified in the emerging Joint Local Plan, which is in accordance with the requirements of the NPPF, and which is at an advanced stage in its preparation.</p>	None
M Sawyer		no more houses or building please	<p>The Neighbourhood Plan has to be in conformity with the Local Plan, which identifies villages such as Beyton as suitable locations for limited housing growth. The amount of housing planned is, in fact, less than has been experienced in the village over that last 20 years.</p>	None

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B Maurice-Jones		5 (5.1-5.2)	Unsure of comment meaning	None
A Rollett		Agree with 5 subject to comments in 3 above	Noted	None
J Rapley		Subject to provisos outlined in No 4 above	Noted	None
A&M Redwood		5.1 Boundaries extended along Bury road	Unsure of comment meaning	None
J Beaney		5.2 Settlement boundaries have been altered many times by the council - is there any guarantee as to how long this one will last? Will we be given a chance to comment on any new changes?	Yes, settlement boundaries can only be moved through the preparation of Local and Neighbourhood Plans subject to consultation and independent examination in accordance with Government regulations.	none
J Lewis		YES	Noted	None
M Green		Paragraph 5.1 clearly states that it is essential that future growth is focused on the existing built up area of the village to limit the potential detrimental impact on the surrounding landscape. The Bury Road site is not only outside the previous settlement boundary for the village but would clearly extend the building of houses beyond what could be deemed to be infill and would completely fly in the face of this stated aim.	The Settlement Boundary is not something that is fixed for all time but can be moved through the preparation of Local and Neighbourhood Plans subject to consultation and independent examination in accordance with Government regulations. The draft Joint Local Plan also proposes the amendment of the Settlement Boundary and proposes housing sites within that amended boundary.	None
R Brand		See above	Noted	None
Thurston Parish Council		it was noted that the NDP had nothing that impacted Thurston in terms of site allocations, but there is the possibility that the site along Tostock Road could generate more traffic.	The planned development at Thurston is likely to have a far greater impact on Beyton than the traffic generated by the	None

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			proposals in the Beyton Plan on Thurston.	
H Eddington		The majority of houses in Beyton 4+ bedroom detached, how many built within the last 40 years. Now these residents want to down size in the village. What will we do? Build even more houses. Equals more cars. Equals more solution. Equals more traffic noise. Equals negative impact on wild life not to mention our geese, many of whom have lost their lives unnecessarily.	Noted Chapter 6 gives some information on housing growth. The Neighbourhood Plan must be prepared to be in accordance with the Joint Local Plan and any minimum housing requirement set within it.	None
J Rogers		<p>The village is surrounded by countryside and this should remain as is - Agreed.</p> <p>However there are open spaces within the settlement boundary that can be infilled for the benefit of the village as a whole to maintain the surrounding countryside and avoid overspill into areas not suitable for residential or community facilities (ie. Next to a busy main road).</p> <p>There are numerous areas within the village that could accommodate housing and ensure the feel of the village is enhanced and avoids stretching the boundaries and linkage of the village further.</p> <p>The field behind the White Horse pub and the adjacent site LS01 on Church Road are prime sites on existing arterial roads within the village. These sites could also be access via a new entrance from Bury Road and provide linkage and provision for a new footpath to Beyton Green from Beyton Church as a safe route for all.</p> <p>Too much NIMBY'ism in Beyton, as you would expect.</p>	<p>The Neighbourhood Plan notes opportunities to use small infill sites (Policy BTN 2) and also proposes one site opposite the Bear (BTN 5) that is within the pre-existing settlement boundary and already has outline planning permission. In the village survey development of the site West of Church Road was not supported by the overwhelming majority of the village.</p>	None
	Anglian Water	<p>Policy BTN1: Spatial Strategy</p> <p>Reference is made to development being permitted in the designated countryside where it is essential for the operation of agriculture, horticulture, forestry, outdoor recreation, service infrastructure and other exceptional uses.</p>	<p>This is something that is allowed through the NPPF. Policy BTN1 will be amended to reflect the NPPF and which would address these concerns</p>	Amend Policy BTN1.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Anglian Water's existing water supply and water recycling infrastructure is often located in the designated countryside including at a distance from built up areas.</p> <p>We would ask that infrastructure provided by Anglian Water for our customers is a exceptional use for the purposes of this policy.</p> <p>We note that uses considered to be acceptable in the countryside appear to have a demonstrate a local need to be located in the countryside. Anglian Water's existing infrastructure is often located in the countryside at a distance from built up areas.</p> <p>Therefore, we don't consider it is appropriate for Anglian Water to have to demonstrate a need for essential infrastructure for our customers to be located in the countryside. As such this requirement should be removed from the wording of the policy.</p> <p>It is therefore proposed that Policy BTN1 be amended as follows: 'Proposals for development located outside the Settlement Boundary that are essential for the operation of existing business, agriculture, horticulture, forestry, outdoor recreation, service infrastructure and other exceptional uses including utilities infrastructure, where: i) it can be satisfactorily demonstrated that there is an identified local need for the proposal; and ii) it cannot be satisfactorily located within the Settlement Boundary.'</p> <p>In addition, the following supporting text should be added to the Neighbourhood Plan:</p> <p>'For the purposes of policy BTN1 this would include development required by a utility company to fulfil their statutory obligations to their customers.'</p>		
	Mid Suffolk District Council	<p>Para 5.2</p> <p>We note that this Plan proposes a different settlement boundary to that set out on page 347 of the submitted Joint Local Plan (JLP). We are also aware of the written representation from</p>	Noted	None

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		Beyton Parish Council which sets out their reasons and objection to the JLP allocation at Church Road. The latter is a matter for the JLP Examination.		
Policy BTN 2 – Housing Development				
J Archer		WHY IMPOSE LIMITS GIVEN THAT CIRCUMSTANCES MAY BE VERY DIFFERENT IN 2037	The Plan is based on current forecasts. If matters change then it may be necessary to amend the Plan.	None
S Fisher		To encourage 'downsizing' for residents referred to in para. 6.3 there needs to be quality 2-3 bedroom houses suitable for retirement (possibly bungalows). If the transition is too stark, people won't move. Beyton has a high proportion of elderly constituents.	Policy BTN7 addresses this matter.	None
S Mole		30 new homes would me more than enough	Noted As described in 6.10 the majority of houses required in the plan period have either been built of have existing planning permission. The net minimum number of new houses required by the Draft Joint Local Plan is only 7.	None
M Sawyer		no need for more houses or building, especially when the latest new builds are ugly and out of character. REF BTN 2 -- it is not possible to trust builders/developers to follow the guidelines/rules; as per previous rejected planning applications/Thurston	Noted The Neighbourhood Plan must be in accordance with the Joint Local Plan where the housing requirement is set in accordance with government requirements. Policy BTN 17 provides rigorous criteria for the consideration of new development and is accompanied by Appendix 4	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			which provides design guidelines to hopefully prevent ugly and out of character building.	
T Muxlow		Although I believe that 43 additional dwellings is rather too high considering those already recently built are not selling & are either standing empty or being rented.	Noted The Neighbourhood Plan must be in accordance with the Joint Local Plan where the housing requirement is set in accordance with government requirements. As described in 6.10 the majority of houses required in the plan period have either been built or have existing planning permission. The net minimum number of new houses required by the Draft Joint Local Plan is only 7.	None
P Wicks		6-16 - definite need for traffic calming measures	Noted	None
B Stokes Horrigan		Beyton is not a huge village, we feel that there is not adequate infrastructure to support 43 new homes. There are already issues with traffic in the village, as well as frequent flooding. If there are lots of new houses built this could make the flooding issue even worse, which in the case of our road stops access to the front of the property. However, we feel that 0-15 homes, with consideration of other issues in the village, could work.	Policies in the Neighbourhood Plan and the Mid Suffolk Local Plan will ensure that measures are in place to address water run-off. The Parish Council has recently initiated measures to address surface water flooding on roads in the village. As described in 6.10 the majority of houses required in the plan period have either been built or have existing planning permission. The net	None

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			minimum number of new houses required by the Draft Joint Local Plan is only 7.	
A Newberry		Although 43 is more than the 10% suggested for a hinterland village, it is keeping with the growth of the past 20 years. This will hopefully allow for the 1-2 bed houses that are required.	Policy BTN7 addresses this matter.	None
J Selley		What if the Upper School became 'redundant' would the site qualify as a Brownfield Windfall site or as infill?	Consideration of development on the site would be covered by Policy BTN15.	None
J Lewis		YES	Noted	None
M Green		As previously stated, I would like to see a division between the Church Road site and the Bury Road site (BTN4) so that an equal number of houses are built on each. Church Road is far more of an infill than Bury Road. The rest of BTN 2 is fine.	The majority of residents did not favour such development, as noted in Figure 5 of the Neighbourhood Plan.	None
R Brand		Beyton does not need 43 new dwellings. Such growth is about twice the size of Field Close and Fallowfield put together. The Joint Local Plan indicates that 30 would be an acceptable number. It makes no sense to increase this by a massive 43%. Furthermore, I am not convinced that young families want to live in Beyton. There is nothing here for them; no primary or secondary school, no shops, no youth club or other place to meet, limited recreation facilities, poor public transport etc etc. I certainly know of some who have moved out shortly after arriving.	The requirements set out in the Joint Local Plan are a minimum number both across the district and specifically for the Beyton Neighbourhood Plan. The allocations made in the Plan will enable the provision of affordable housing to be made as part of the developments. Surveys undertaken in association with the preparation of the Plan have identified that such a need exists.	None
B Ingham		I believe we should specify the connection between the number of dwellings and the potential number of new residents that represents. Are we discussing 43 one bed flats or 43 5 bed houses?	It is not possible to specify occupancy rates of new dwellings. Many larger houses only have single occupancy whereas smaller dwellings maybe over-occupied due to	None

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			the inability or the lack of availability of larger dwellings.	
G&B Barton		Concentrate on re-using existing properties rather than building new.	Beyton does not have a high level of vacant dwellings	None
S Rous		Again a qualified 'Yes' but with reference to the comment in 3 above	Noted	None
J Mitchell		Not unhappy with the number of 43 units but would like to see a time phasing so many per yr for example	It is not possible to phase bringing forward new homes without robust evidence, which is not available. The market will determine when homes will come forward.	None
P Orsler		`Some homes for family 2 and three bedrooms	Policy BTN7 addresses this matter.	None
B Cowell		43 houses seems like a lot for a small village	Noted As described in 6.10 the majority of houses required in the plan period have either been built or have existing planning permission. The net minimum number of new houses required by the JLP is only 7.	None
N Scott Eddington		Too much compromise, the number of houses / sites. The only reason there are a high proportion of detached 4+ bed room houses in the village is because they have been allowed to be built, and smaller properties have been allowed to be developed over the years and the council has taken the monies in tax. Now these same people are ageing and want to down size in the village. This is a very insular approach. Nor has it been mentioned the volume of houses built and currently being built in neighbouring villages, which have a direct impact on this one.	The Neighbourhood Plan will put in place measures to redress this imbalance which has not previously been tackled in District Council policies. The Neighbourhood Plan cannot influence decisions on sites outside the parish.	None
	Highways England	Housing target: The draft Joint Local Plan between Babergh and Mid-Suffolk District Council has identified a need to deliver at least 10,165 homes with a provision of 12,616 homes between	Noted Note also the impact on the village in terms of through	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>2018 and 2037 across Mid Suffolk area. It is noted that this Neighbourhood Plan provides for around 43 additional dwellings to be developed in the same period 2018-2037 (Policy BTN 2). Whereas a minimum of 30 new homes including outstanding planning permissions in Beyton Parish Council.</p> <p>Highways England Comments: In terms of those small number of homes allocated on site locations within Beyton Parish Council area, there is unlikely to be any severe impact on the A14, part of SRN.</p> <p>However, these housing allocations in the Joint Local Plan are likely to have a cumulative impact on the SRN this has been accessed using the County Councils strategic model and is broadly acceptable. However, we request that the promoters of these sites engage as early as possible with us to understand how their individual impact on A14 will be managed.</p>	<p>traffic generated by the current A14 junction arrangements. See Chapter 11 for a description of the Neighbourhood Plan aspirations concerning the A14.</p>	
	<p>Mid Suffolk District Council</p>	<p>BTN 2 - Housing Development Appendix 1 and para 6.10</p> <p>We note that policy BTN 2 provides for around 43 additional dwellings to be built in over the plan period. The policy also explains how this figure will be met. The number of dwellings proposed exceeds the minimum total housing requirement for this neighbourhood plan area (30 dwellings) which is set out in the table under para 09.12 (page 44) of the JLP.</p> <p>To understand how the Parish Council arrived at their figure we referred to both the site allocations and table of consents in Appendix 1. Within the latter there are some errors (most notably duplicated application numbers) which makes corroborating the evidence difficult. Looking at para 6.14 it is possible to ascertain that the first two permission references in the lower table should probably read DC/19/05050/FUL and DC/19/02829/FUL, but the last two entries are more problematical given complicated site planning histories. The table should be corrected, and we ask the</p>	<p>Noted The errors in Appendix 1 will be corrected and Policy BTN 2 i. will be amended</p>	<p>Amend Appendix 1 to correct errors and include development details. Amend Policy BTN 2 i. to make date 1 January 2021.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Parish Council to share that with us when done. Some amendments to the housing numbers set out in paragraph 6.10 might also be needed as a consequence. Finally, we note that the end period date in criterion i. differs from the end period date in the title of the lower table in Appendix 1. Presumably, they should be the same.		
Policy BTN 3 – Land at the former Nursery, Tostock Road				
S Fisher		Policy BTN4 and Policy BTN5 will provide more than sufficient housing to meet the so-called requirements of the JLP.	Noted The inclusion of BTN3 – which already has planning permission is intended to ensure that, if the permission on the former nursery site is not implemented, the site is considered as a whole and therefore is also able to deliver a proportion of affordable housing.	None
R Boughton		Due to the 10 houses proposed for the site, we believe there should be some affordable housing built within these 10.	This is required by the policy.	None
M Sawyer		PROVIDED A PROPER FOOTPATH IS LAID INTO VILLAGE	The planning permission does not require this but the policy will be amended	The policy will be amended to require measures to ensure safe pedestrian routes and crossings into the village centre are provided.
T Muxlow		With the proviso that no permanent street lighting is installed.	Noted Policy BTN19 of the Draft Neighbourhood Plan seeks to minimise light pollution from new development, including from streetlights.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
M Lapworth		I - Traffic is too fast from here entering the village, speed restrictions must be utilised- traffic islands as a suggestion.	This is required by the policy and current planning consent.	None
J Bexon		Agree consideration MUST be given to erection of some traffic calming and movement of the 30MPH limit (towards Tostock) as the exit onto the main road is essentially on a bend	This is required by the policy and current planning consent.	None
A Elmslie		See note in item 7	Noted	None
C&M Kennedy		There is no satisfactory or approved plan to manage the surface water runoff from the site. A private approved Building Control Officer can approve whatever plan he wishes without referral to the local or county council. There is already a surface water runoff issue at the site and, at present I am unaware of a satisfactory solution. Traffic management at the entrance to the development needs a robust solution not a pretty fence with minimal narrowing	This is a matter that should be addressed at the detailed planning application stage. This is required by Policy BTN 20. This is required by the policy and current planning consent.	None
S Plummer		too much traffic through the village	Noted However, in comparison to traffic volumes from other sources, Thurston and A14 westbound slip road the impact should be minimal.	None
J Webster		However, we would like some reassurance that the extensive flooding that is experienced in and on property near this development is not made any worse and the repair of drainage facility is undertaken. Separate provision of surface water is to be provided	This is a matter that should be addressed at the detailed planning application stage This is required by Policy BTN 20.	None
M Everett		Along with traffic calming measures to be put in place, as extra traffic from Thurston new developments shall impact the west bound A14 to Beyton's Thurston village gateway/ traffic slow to be implemented by highways. Especially no street lighting	This is required by the policy and current planning consent. Policy BTN19 of the Draft Neighbourhood Plan seeks to minimise light pollution from new development, including from streetlights.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
A Newberry		It is important to ensure that the traffic calming measures are carefully implemented. It is good to see that affordable housing will be provided.	This is required by the policy and current planning consent.	None
J Lewis		YES	Noted	None
M Simpson		Assurances that new buildings will not cause drainage, run off, or flooding issues.	This is a matter that should be addressed at the detailed planning application stage This is required by policy BTN 20.	None
R Brand		Why does every reference to affordable housing use the figure 35% ? In this case 35% of 10 equates to 3.5 dwellings.	This requirement is in accordance with the District Council's Affordable Housing Policy and evidence to support the percentage.	None
K Mason		Yes BUT only if there is a Traffic Calming and Speed Reduction measure suitable to stop vehicles speeding into the village from the A14 Exit Westbound in excess of 50mph whom currently SHAKE my house. The electrical Speedometer currently sited at Bear Meadow is no good at all as vehicles have already entered the village before being made aware that they are speeding. I notice now that the Speedometer is now facing towards traffic exiting the village on Tostock Road when cars do not speed going tout of the village so i see this as pointless	This is required by the policy and current planning consent.	None
G&B Barton		No housing.	Projected population growth and housing needs during the period covered by the Plan and the Local Plan dictate a requirement to make provision for some housing growth.	None
J Mitchell		But would like clarification on number of units - around 10 to vague. 10 could easily become 15	The actual number will be dictated by the size/mix of the dwellings as well as design and site requirement constraints.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Thurston Parish Council		Concern at the traffic that might be generated from the site on Tostock Road	This is addressed by the policy and current planning consent. In comparison to traffic volumes from other sources, Thurston and A14 westbound slip road the impact should be minimal.	None
N Scott Eddington		What is the benefit of having an opinion when there are diggers there now?	The supporting paragraphs to the policy note that a planning permission already exists and that, should that permission lapse, the site remains allocated for development.	None
H Eddington		This land is currently being developed. Why would you ask for opinion?	The supporting paragraphs to the policy note that a planning permission already exists and that, should that permission lapse, the site remains allocated for development. Note that the site is currently subject to two separate planning permissions and the Neighbourhood Plan seeks to consider this site as a whole, should the existing permissions lapse, in order to better meet its housing objectives.	None
J Rogers		On the outskirts of the village and very close to the noisy A14 so not adding value to the proposed development. Why build houses so close to a noisy, busy road when other sites are available in Beyton that would add more value to the village and enhance the linkage between the two settlements within the village?	The principal of development on this site has already been agreed by a planning permission, so the Neighbourhood Plan only seeks to consider this site as a whole, should the existing permissions lapse, in order to	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			better meet its housing objectives.	
	Mid Suffolk District Council	We note that this proposed allocation accords with the submitted JLP.	Noted	None
	Suffolk County Council	<ul style="list-style-type: none"> • Access onto Tostock Road 4.5m minimum width. • The footway to the village is adjacent to the access so safe route for the vulnerable user. • Insufficient visibility for the speed of the traffic here so traffic calming required. • sufficient parking is shown to be achievable (to Suffolk Guidance for Parking) 	These matters have already been agreed through the current planning consent.	None
Policy BTN 4 – Land south of Bury Road				
C Whitton		OK but needs traffic calming at 'safe crossing' or 30mph limit in our opinion.	This is required by the policy.	None
S Fisher		New traffic calming measures will be essential.	This is required by the policy.	None
S Mole		There is a lovely meadow there which would be ruined for people and wildlife if houses were built on it, also it would extend the village outward.	Current access to the private meadow is permissive and there is no public right of way over the meadow. The Neighbourhood Plan must be in accordance with the Joint Local Plan where the housing requirement is set. There is always a balance to be struck in deciding where to site the required houses, but this site was one of the sites favoured by the overwhelming majority of the village.	None
S&C Beddall		We would totally agree with the statement in the development principles to "design the layout to ensure that there should be no possibility to enable future expansion to the north [sic] of the site" We question whether the layout shown in Diagram 1 page 26, ensures this and, to this end we would prefer to see a closed	It is considered that the delivery of the layout shown Diagram 1, and which is required by Policy BTN4, will ensure that further	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		cul-de-sac. The green space in the NW corner would appear wide enough to allow vehicular access to the remainder of the field at some stage in the future.	development to the south would not be possible.	
M Sawyer		no need for more houses or building,	Projected population growth and housing needs during the period covered by the Plan and the Local Plan dictate a requirement to make provision for some housing growth.	None
T Muxlow		In my opinion housing there should be limited to smaller 'starter homes.' Mixing 'affordable housing' with luxury housing is a mistake and, as shown in other 'mixed developments' in Beyton never produces an integrated neighbourhood, the owners of the large houses distance themselves by adding large gates which they keep closed to avoid mixing with the owners of the small houses.	The development proposed on this site does not propose "luxury" housing and the approach of mixing affordable and market housing is common practice.	None
A Elmslie		The planning approval (if granted) must stipulate some form of sound deadening barriers along the A14 which should be extended east towards Stowmarket to also protect the proposed developments 5 and 6	The planning permission can only seek noise mitigation for any potential impacts on the site itself should it be deemed necessary and not rectify issues already in place. The mitigation of noise is one of the requirements of Policy BTN17 – Design considerations.	None
G&D Rendle		Very important to include traffic calming especially for vehicles exiting Bury Road towards Bury St Edmunds.	This is required by the policy.	None
B Stokes Horrigan		We strongly oppose to the use of the land south of Bury Road for development. We, and every other household we know in the village use this land for exercise and dog walking. This green space is an important part of the village, and such green spaces (this being the closest one to us) are a very big part of why we chose to move to the village. Building on this land would be a real hit to our lifestyle. This space has been especially important	The land concerned is private land and not public open space. Access is permissive and there is no public right to use it. The Neighbourhood Plan must be in accordance with the	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		during COVID-19 and an area of respite, we feel that building on it would diminish the green attraction of Beyton.	Joint Local Plan where the housing requirement is set. There is always a balance to be struck in deciding where to site the required houses, but this site was one of the sites favoured by the overwhelming majority of the village.	
J Smith		Too many houses on this plot of land. The original draft showed proposals of only 7 houses	The additional number will help minimise the amount of agricultural land needed elsewhere in the village to build the required new houses and a development of this size will help meet the proven need for additional affordable housing to meet a need of residents who need to remain in the village but cannot afford to buy at market prices..	None
S Plummer		too much traffic through the village	Given the level of growth planned at Thurston, it is not considered that the development would have a noticeable impact on traffic levels.	None
A&M Redwood		Should state number of affordable housing not a percentage as 35% of 12 is 4.2 houses allowing developers to dumb down certain developments.	The use of percentages is the standard national approach to specifying the level of affordable housing.	None
M Everett		Again village gateway/ traffic flow measures required by Highways. As above dude to no Street lighting	The traffic calming is required by the policy. Policy BTN19 addresses the consideration of street lighting.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
A Newberry		This seems like an ideal place to provide housing without disrupting the village too much	Noted	None
Bacon		We would like this concept to be dropped as we feel it is an inferior site compared to BTN3 & 5 in terms of its position and access to Bury Road.	Noted There is always a balance to be struck in deciding where to site the required houses, but this site was one of the sites favoured by the overwhelming majority of the village. Consultation on the draft Plan has revealed that not all the site opposite The Bear (Policy BTN 5) is developable and therefore that allocation will be reduced in the Submission Draft Plan.	None
J Lewis		YES	Noted	None
M Green		As stated. Not supported in its present recommendation of 12 houses. This could and should be smaller and divided between Bury Road and Church Road	There was little support for development in Church Road, as noted in Figure 5 of the Plan.	None
R Brand		I am very strongly opposed to the development of this site for the following reasons: 1 It is outside the settlement boundary 2 It is on land designated as a Special Landscape Area in Map 7	Part of the process for preparing neighbourhood plans is the consideration of the need to adjust settlement boundaries. They are not set in stone and subject to review when new development plan documents are prepared. As noted in Para 7.4 of the Plan, Mid Suffolk District Council is not carrying the	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>3 It is ribbon development, which has never been welcomed</p> <p>4 Although Fig 5 suggests it was supported, only about 10% of the village attended that Drop In event.</p> <p>5 If the NP ignores any or all of these points, it is stands guilty of leaving the door wide open for developers to do exactly the same later, particularly if and when the government relaxes restrictions on building control.</p>	<p>Special Landscape Area designation forward in the new Joint Local Plan.</p> <p>The allocated site does not constitute ribbon development in planning terms.</p> <p>The formal consultation on the draft Neighbourhood Plan does not raise overwhelming objections to the allocation of this site.</p> <p>There is always a balance to be struck in deciding where to site the required houses, but this site was one of the sites favoured by the overwhelming majority of the village in the village survey.</p> <p>The Neighbourhood Plan provides a robust framework for where development will be allowed to take place. In recent years the village has witnessed a gradual growth through small groups and estates. Housing growth is inevitable and producing the Neighbourhood Plan ensures that this growth is based on a robust framework rather than</p>	

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			having to react to unplanned proposals.	
B Ingham		<p>I am concerned that all consented or proposed sites are on Tostock Road/Bury Road (the old A45). Why is there not more distribution around the village. I do not share the view that site 7 in particular is not suitable for development.</p> <p>I am also concerned at the loss of amenity associated with the land which while I understand is not officially designated as such is used widely as green space and should be identified as such along with being a special landscape areas.</p> <p>There needs to be traffic calming here but not just here at the village edge but also within the village.</p>	<p>The location of new sites is dictated by a number of factors, including the availability and deliverability of sites. The Plan cannot put forward sites that have not been made available by the landowner during our "call for sites". Other factors, such as traffic impact, environmental impact and accessibility to village services are also considered.</p> <p>There is always a balance to be struck in deciding where to site the required houses, but the sites proposed are the ones favoured by the village, from those that have been proposed.</p> <p>The land concerned is private land and not public open space. Access is permissive and there is no public right to use it. As noted in Para 7.4 of the Plan, Mid Suffolk District Council is not carrying the Special Landscape Area designation forward in the new Joint Local Plan.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			Traffic calming adjacent to the site is provided for in the policy.	
G&B Barton		No housing.	Housing growth is inevitable and producing the Neighbourhood Plan ensures that this growth is based on a robust framework rather than having to react to unplanned proposals.	None
J Mitchell		Am absolutely against this. This area is used by walkers, children and dog owners. It an area for nature including deer, foxes and has a barn owl box a little further up the field. Will introduce creep of the village along Bury road with the land opposite side of Bury Road becoming the next 'viable' piece of land	The land concerned is private land and not public open space. Access is permissive and there is no public right to use it. There is always a balance to be struck in deciding where to site the required houses, but this site was one of the sites favoured by the overwhelming majority of the village in the village survey.	None
	Thurston Parish Council	Concern at the traffic that might be generated from the site on Tostock Road	Given the level of growth planned at Thurston, it is not considered that the development would have a noticeable impact on traffic levels.	None
J&R Eldridge		Maximum five dwellings, any more would be detrimental to the area	Five dwellings would probably not be viable to deliver the required traffic calming and footway links, especially given the required housing mix. A small development on a site of this size is unlikely to deliver a mix of houses, including the	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			affordable ones wanted by the village.	
H Eddington		At least there are plans for how the site would look and it seems it is the best of the other options. Forced choice - not really a choice.	Noted	None
Armstrong Rigg Planning	Manor Oak Homes	<p>Policy BTN4 – Land South of Bury Road</p> <p>On the basis of our summary set out above [elsewhere in this report] our client welcomes the inclusion of its land south of Bury Road as one of the three proposed site allocations at Beyton. As a start point, we concur entirely with the synopsis of both the background to the site’s allocation and the required approach to its development set out at paragraph 6.22 of the draft plan, which states:</p> <p><i>“Although the site assessment work identified some limitations to bringing this site forward for development, it did find significant favour with residents. The Neighbourhood Plan therefore allocates the site for housing as long as the identified limitations are overcome as part of the development. Careful consideration has been given to its location and the proximity of existing houses when deciding the scale and type of housing that would be allowed. Consequently, the Neighbourhood Plan takes a proactive approach to identifying what is best for the site in terms of the impact on the village, the amenity of adjoining residents and how the housing would meet local needs. An advantage of this site is that it would not have a detrimental impact on the heritage of the village and Bury Road has a greater capacity to accept additional vehicles.”</i></p> <p>This summarises out client’s approach to the promotion of the site entirely and captures the way in which the most appropriate design, layout and mix has been arrived at when finalising the promotional materials relating to the site. It is appreciated that the site has some constraints – on review the site-specific boards</p>	Noted. Support and proposed conformity with the policy is welcomed.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>at the March 2020 exhibition all sites at the village were constrained in some form.</p> <p>However, as is set out in detail below our client has worked hard to ensure that each can be overcome, information which has been conveyed to the Parish Council informally over the course of the last year and was then set out in detail in our recent representation to the JLP. This joint work has culminated in the list of agreed 'development principles' relating to the site set out at paragraph 6.24 of the draft plan which will ensure that the site can be delivered in an entirely sustainable fashion. We respond to each of these in turn now.</p> <p>Facilitate an extension of the 30-mph speed limit to the western boundary of the site: We can confirm that it is proposed to relocate the 60mph/30mph change to approximately 100m to the west of its current location to enable the safe transition of vehicles from the national to village speed limit before passing the frontage of the site;</p> <p>Provide an extension of the footway along Bury Road to the site and a footway to link the public footpath adjoining the western boundary of the site: As part of the scheme of highways works it is agreed that this extended footpath will be included as part of any proposal including dropped kerbs to allow safe crossing to the existing footpath on the northern side of Bury Road. To add to the safety of pedestrians it is additionally proposed to provide a chicane between the site entrance and the dropped kerb crossing to further calm traffic speeds entering the village. The design of the full site access arrangements, including the relocated speed limit, is included as part of the Highways Note, prepared by MAC Consulting, included as Enclosure 2 of this letter;</p>		

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Minimise the loss of trees and hedgerows on the northern boundary and replace any loss with native species along the back of visibility splays necessary for the access to the site / Maintain and reinforce existing trees and hedgerows along the eastern and western boundaries of the site / Provide a hedgerow of native species along the new southern boundary in addition to any hard landscaping provided as part of the development; These principles are taken together. It is our client's intention to ensure that the site is delivered in a way which established a new soft edge to the village through the retention and enhancement of existing landscape screening at the site. Other than the removal of trees necessary to create the new vehicular access all trees and mature vegetation will be retained and a substantial new landscape screen comprising native species will be established along the southern boundary of the site. Detailed landscape proposals, prepared by Aspect Landscape Planning, are included as Enclosure 3 of this submission;</p> <p>Any affordable housing provided on site should be indistinguishable from market housing / At least 70% of market houses to have a mix of one, two or three bedrooms, with a preference for two-bedroom homes / Ensure that floor areas to meet the minimum Government National Space Standards for New Housing / Provide a mix of housing types which reflect the current housing types in the village including detached, semi-detached, and bungalows; We can confirm that the mix, size and design of the new homes on site would be entirely in accordance with the requirements of the draft plan's development principles (see below). Indeed, from the outset of the site's promotion towards the Neighbourhood Plan our client has sought to confirm that this would be designed as a scheme for the village of Beyton – one which would directly contribute towards its discernible housing needs and one which would be constructed in a way which entirely complements the existing village character. Upon the site being brought forward it</p>		

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>is proposed that it would be done as a detailed application which would ensure that the Parish Council can have absolute confidence in our client's commitment to adhering to these principles from the outset;</p> <p>Design the layout to ensure that it does not enable future expansion of development to the south of the site; Whilst the initial concept proposals of our client vary somewhat from the layout included as Diagram 1 of the draft plan it is proposed to establish a new planted landscaped boundary to the south; and</p> <p>Manage surface water drainage in a suitable manner including, where possible, Sustainable Urban Drainage Systems (SUDS); Initial surveys have been undertaken on site which allow us to conclude that a fully integrated SUDS drainage system can be provided as part of any future development. The design and method of this drainage system is described in the Flood Risk Assessment prepared by MAC Consulting, a copy of which can be found as Enclosure 4 of this submissions.</p> <p>Turning to consider the precise wording of Policy BTN4 this is similarly supported by our client. Along with requiring any development to accord with the principles set out above the policy also stipulates a requirement for the site to delivery "around 12 dwellings" – the flexibility afforded by this wording is welcomed, as described below. Within this quantum 35% must be affordable in tenure (as per Mid Suffolk's own requirement) with 70% of the dwellings to comprise 1, 2 and 3-bedroom homes (with a preference towards 2-bedroom properties) to help meet the village's specific requirements.</p> <p>In respect of the overall number of units at the site the "about" figure of 12 dwellings is noted. We understand that this is broadly derived to correspond with the residual housing requirement for the village set out at Table 04 of the most recent</p>	<p>While it is noted that a scheme for 14 dwellings is being proposed, it is not considered appropriate to amend the Neighbourhood Plan policy to reflect this. The acceptance of</p>	<p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>draft of the JLP (30 dwellings in total, 19 residual). Whilst the indicative layout included at Diagram 1 of the draft plan shows a 12 unit scheme directly in line with the wording of the policy we are pleased to include a copy of our client's own illustrative proposal for the site as Enclosure 5 of this letter which demonstrates the way in which two additional dwellings can be provided in a policy compliant fashion, thus securing one additional market dwelling along with a further affordable property above and beyond the yield expected as part of a 12-unit scheme.</p> <p>The scheme proposed by our client can be summarised as follows:</p> <ul style="list-style-type: none"> • The erection of 14 dwellings (4x2-bedroom bungalows, 2x3-bedroom bungalows, 4x2-bedroom semi-detached houses, 2x3-bedroom semi-detached houses and 2x4-bedroom houses); • An on-site contribution of 5 affordable dwellings representing a proportion of dwellings in line with the emerging standard of 35%; • Vehicular access via Bury Road; • A low density, high quality housing development incorporating generous plot and garden sizes and using design and materials in keeping with the character of the village; • The retention and enhancement of existing trees and provision of new site wide planting, including the provision of new public open space; • Specifically, an enhanced level of landscaping along the western edge of the site and a development set back of approximately 10m from the boundary to create a more attractive entrance to the village; and 	<p>higher numbers will need to be determined at the planning application stage where the content of the Neighbourhood Plan should be considered.</p>	

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<ul style="list-style-type: none"> Car and cycle parking provided to meet the Council's current standards. <p>On reflection of the requirements of Policy BTN4 we consider these proposals to be entirely in line with its intent, thus confirming that our client is entirely committed to delivering a high quality residential scheme which directly reflects the needs and wishes of the community.</p>		
	Mid Suffolk District Council	We note the proposed allocation. Submitted JLP policy SP04 sets out that neighbourhood plan documents can seek to exceed the minimum housing requirements, should the unique characteristics and planning context of the designated area enable it to do so.	Noted. It is considered that the local housing need, identified through a residents' survey, demonstrates a need to slightly exceed the requirement set out in the submitted Joint Local Plan.	None
	Suffolk County Council	<ul style="list-style-type: none"> The site access is on the edge of the 30mph speed limit, therefore the required minimum visibility splays are Y = 215m with a X distance of 2.4m. A speed survey can be used as evidence to accept reduced splays. We recommend the 30mph limit is extended to include the development (the developer will need to enter into a unilateral undertaking with SCC to create the Traffic Regulation Order (TRO) to extend the speed limit in advance of determination of a planning application if the required visibility cannot be met. A new footway is required to link to the existing with an uncontrolled pedestrian crossing point (as shown on the plan). PROW Footpath 8 is adjacent to the site which is not to be obstructed at any time. The nearest bus stops are approx. 450m away. 	The development principles in Para 6.24, to which the Policy refers requires the extension of the 30mph limit and a new footway and safe crossing point of Bury Road.	None
Policy BTN 5 – Land opposite the Bear public house, Tostock Road				

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
S Fisher		New traffic calming measures will be essential.	Noted	None
M Sawyer		no need for more houses or building,	Projected population growth and housing needs during the period covered by the Plan and the Local Plan dictate a requirement to make provision for some housing growth.	
T Muxlow		The same comments apply here - I do not believe that mixed housing works! No street lighting here either.	Noted The approach of mixing affordable and market housing is common practice. Measures to limit light pollution are addressed in Policy BTN 19.	None
A Elmslie		See note in item 7	Noted	None
C&M Kennedy		I approve only with this condition. The development is in two parts. The easterly half will contain eight properties. This will cause occupiers to park in Tostock Road with detriment to The Bear Inn opposite and possible traffic hazards.	The Plan requires that development should be undertaken in accordance with Diagram 2. In accordance with the Joint Local Plan policies, development proposals should also meet the minimum parking standards of the time set out by the County Council. Comments raised by the County Highways Department require that the allocation is amended.	Amend Policy BTN 5 to limit the size of the development and to create only one new access point.
B Stokes Horrigan		We believe this would cause traffic issues on a road that, at peak times, can get very congested. It is also the road into Beyton from the A14 and Thurston, so already a busy road. It is essentially a single road, with all the cars that are currently parked on there. If this road is then used for access by a possible 20+ extra cars, we believe there would be further traffic issues.	This road is the former A45 and is certainly not a single road. Any development will need to provide access points in accordance with the standards set by the County Highways Department.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
S Plummer		too dangerous near the junction	Comments raised by the County Highways Department require that the allocation is amended.	Amend Policy BTN 5 to limit the size of the development and to create only one new access point.
J Webster		Access into Tostock Road needs addressing	Any development will need to provide access points in accordance with the standards set by the County Highways Department.	None
A&M Redwood		Should state number of affordable housing not a percentage as 35% of 10 is 3.5 house. same as above	The use of percentages is the standard national approach to specifying the level of affordable housing.	None
A Newberry		This site is a good use of existing land in the village.	Noted	None
J Lewis		YES	Noted	None
M Simpson		Assurances that new buildings will not cause drainage, run off, or flooding issues.	The Plan requires that development should be undertaken in accordance with the Development Principles set out in Para 6.28, which includes a measure to manage surface water drainage.	None
R Brand		A higher proportion of affordable housing would be appropriate here	The requirement to provide an increase in the current adopted policy is not supported by evidence and would potentially make the site unviable.	None
B Ingham		I am concerned that all consented or proposed sites are on Tostock/Bury Road (the old A45). Why is there not more distribution around the village? I do not share the view that site 7 in partialur is not suitable for development. I understand that a consent on the land lapsed. Presumably there was good reason for that?	The location of new sites is dictated by a number of factors, including the availability and deliverability of sites. The Plan cannot put forward sites that have not been made available by the	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			<p>landowner during our "call for sites". Other factors, such as traffic impact, environmental impact and accessibility to village services are also considered.</p> <p>The landowner has not indicated why the permission has lapsed, but the approval demonstrates that the site is suitable for development.</p>	
G&B Barton		No further housing please.	The Neighbourhood Plan cannot say no to any more housing and it must be in conformity with the Joint Local Plan.	None
J Mitchell		But do have concerns on the road layout for entrances- two access roads!	Comments raised by the County Highways Department require that the allocation is amended.	Amend Policy BTN 5 to limit the size of the development and to create only one new access point.
G&D Macintyre		Not opposed to development on this site but have reservations about layout shown in Diagram 2 on page 27	Noted Diagram 2 is a concept diagram only. The final layout will be subject to PP approval.	None
N Scott Eddington		There are 10 dwellings being built on the same road meters away (BTN 3), and the proposal is to build another 10 in the same location. This location BEING THE MOST CONGESTED in the village. Where is the rational in this? Coupled with the weak proposals for traffic calming measures. Does there have to be a road traffic fatality for stronger measures to be taken ? No wait there already has been as well as the numerous geese. Also there is a lack of any clear plans as has been displayed for BTN 4.	The site at BTN3 is approximately 750 metres to the west. The County Council highways department has not objected to the site.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
H Eddington		<p>There is already a development within meters of this site. This is the most congested traffic site in Beyton, with 2 main junctions, one of which leads to the school and is the main thoroughfare through the village. Why would we have even more houses in this location, with another exit / entrance on this road which leads to even more cars?</p> <p>You did not include in the plan how many cars per household in Beyton. Why? This is a key factor in choosing a site.</p> <p>I object to the inclusion of Fig. 5 p. 24 Housing site preferences. It is misleading. This is a reflection of 8% of village residents, this is not a true or a fair reflection of opinion and now where did you highlight the number of participants 63 with a total village population of 718.</p>	<p>The site at BTN3 is approximately 750 metres to the west.</p> <p>The County Council highways department has not objected to the site but have recommended that only one access is provided.</p> <p>Not sure of the relevance of identifying the number of cars per household as this is personal choice. Any new developments will need to meet the County Council's minimum parking standards.</p> <p>Everyone was given an opportunity to attend the drop-in session and have a say about preferences. More representative sampling can be found in the Neighbourhood Plan Household Survey results..</p>	None
J Sizer		<p>This may eventually extend onto land at the rear of our property. Given our house dates from the late 1800 this will alter the aesthetics surrounding it.</p>	<p>The Plan does not make provision for the further development of land to the rear. Any proposals for such development would be contrary to the Neighbourhood and Local Plans.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		I dont believe the road leading to the development is capable of supporting the extra traffic and alterations would impact on the whole village in particular the Green	The road is the former A45 trunk road and has good visibility.	
J Rogers		<p>Opposite Beyton school and the pub. Traffic flows here are busy enough with two junctions, a pub car park and school entrance within close proximity and the additional traffic flow and another junction created in this area would create an even busier bottleneck.</p> <p>Why 'shoehorn' properties into cramped sites?</p> <p>Village rural locations should offer space, not an extension of Moreton Hall type cramped housing. Manor Farm Drive housing is exactly this almost touching each other with not enough garden space for the size of the properties in rural locations.</p>	<p>The County Council highways department has not objected to the site.</p> <p>The proposal represents a relatively low density when compared to recent developments and it is important that a balance is made between the efficient use of land where development takes place and the protection of agricultural land.</p>	None
	Historic England	We note that the plan proposes to allocate three sites for housing development, of which two do not yet benefit from planning permission. One of these, BTN5, is located within the boundary of the Beyton Conservation Area. We do not object in principle to the allocation, but nonetheless would like to note that particular care should be taken with its development to avoid any unjustified harm to the character and appearance of the area, and to the setting of heritage assets.	Noted The policy will be amended to ensure development proposals have regard to its location within the Conservation Area and Heritage Assets.	Amend Policy BTN 5 to include requirements to have regard to the proximity of heritage assets.
	Mid Suffolk District Council	As mentioned in supporting text, the principle of development on this site has been established, it falls within the settlement boundary, and it has local support. There is also a clear link to policy BTN 7 which requires developers to provide a higher proportion of homes of one, two or three bedrooms.	Noted	None
	Suffolk County Council	<ul style="list-style-type: none"> The site accesses are within 30mph speed limit and the required visibility is 2.4m x 90m. We recommend the site has a single vehicular access 	Noted. The allocation will be amended to state that only	Amend Policy BTN 5 to limit the size of the development

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<ul style="list-style-type: none"> • A footway is required to link to existing network; specifically, across the Tostock Road/Drinkstone Road junction • The nearest bus stops are approx. 75m from the site 	one point of access will be permitted	and to create only one new access point.
Policy BTN 6 – Affordable Housing on Rural Exception Sites				
J Archer		I DON'T UNDERSTAND THE FULL CONSEQUENCES	<p>Noted.</p> <p>Government planning policy allows, as an “exception” affordable housing led schemes to be developed outside a defined settlement boundary in order to meet locally identified needs. The need has to demonstrated through a village housing needs survey and the proposal is made viable because the agricultural land does not have market housing value.</p>	None
S Fisher		<p>There is a sense of divisiveness about this suggestion. Far better to integrate market housing within the Settlement Boundaries, demonstrating 'inclusiveness' for all village residents.</p>	<p>Noted</p> <p>The proposed sites in the Neighbourhood Plan facilitate integration of affordable and market housing within a single site. However, the affordable housing would be open to all on the Housing Needs Register rather than meeting specific needs of the village.</p> <p>This policy provides for additional affordable housing to meet locally demonstrated needs which have not been satisfied by the housing sites</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			<p>proposed, should such a need be identified during the lifetime of the Plan.</p> <p>Additionally, affordable housing on rural exception sites is prioritised to households with a local connection.</p>	
S Fisher		<p>However, Policy BTN4 and Policy BTN5 will provide more than sufficient housing and so there will not be a need for the use of RE sites.</p>	<p>The policy notes that should a need arise in the period up to 2037.</p> <p>This policy provides for additional affordable housing to meet locally demonstrated needs which have not been satisfied by the housing sites proposed. Additionally, affordable housing on rural exception sites is prioritised to households with a local connection.</p>	None
M Cass		<p>It seems much more realistic to deliver affordable housing within a 'normal' development.</p>	<p>Noted</p> <p>That is the intention of policies BTN 3 to BTN 5, However, the affordable housing would be open to all on the Housing Needs Register rather than meeting specific needs of the village. The provision of BTN 6 in the Neighbourhood Plan provides another avenue to achieve the ends of affordable housing.</p>	None
R Boughton		<p>No development outside the settlement boundary as beyton is a small, rural village, and we believe the character of the village would be altered if this development was to be allowed.</p>	<p>The approach is in conformity with national planning policy.</p>	Noted

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			This seeks one way to address the affordability crisis in housing and is subject to specific conditions.	
M Sawyer		<p>REF: ... in exceptional circumstances. Rubbish. No developer is going to ignore the chance to make extra money and it is extraordinarily naive for this to be in the document.</p> <p>The plan must be based on 'affordable' and within local character; and nothing else.</p>	<p>The approach is in conformity with national planning policy. Any scheme would be Parish Council led and not developer led.</p> <p>This policy provides for additional affordable housing to meet locally demonstrated needs which have not been satisfied by the housing sites proposed, should such a need be identified during the lifetime of the Plan.</p> <p>Additionally, affordable housing on rural exception sites is prioritised to households with a local connection.</p>	None
A&M Ryan		Think it is important to have more affordable/smaller housing to accomodate all who want to stay in the village as they get older or for couples who want to start out in the village	Noted Policy BTN 6 can help to address this.	None
T Muxlow		There should be no house building outside the settlement boundaries. If properly managed, the sites within the boundary could be divided into one site for affordable housing one site for 3 & 4 beds & one for bungalows.	<p>Given that both sites are in separate ownership, it would mean that one landowner would receive considerably higher returns than the other. This is not equitable.</p> <p>The Neighbourhood Plan foresees mixed housing on the sites allocated rather than</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			specific sites for certain house types.	
B Bellerby		It is a very busy road with traffic exceeding rules (???) at the moment. I think this would get worse and be dangerous so extra speed restrictions are needed	Noted	None
J Bexon		I would have to see more tangible real world details before commenting further	Any proposal would be subject to consultation.	None
R Wyartt		As there are very limited employment opportunities in Beyton and surrounding villages I cannot see a local 'need'.	Noted A need for a small number of affordable houses was identified by the Beyton Housing Needs survey.	None
C&M Kennedy		Development should be within the settlement boundary. To permit otherwise could set a precedent	The approach is in conformity with national planning policy. Use of rural exception sites allows for the possibility of building affordable houses where this would not be possible on market value land within the settlement boundary.	None
S Plummer		only if people in the village buy these and not for people to rent out, makes it unfair for the young villagers	Any scheme would be managed by a housing association. Houses on rural exception sites would be sold on let on criteria that favour local residents or those with a local connection.	None
Dockerty		It is surely impossible to guarantee the value of property in 10/20 years time.	Noted Under current government regulations concerning the sale of affordable housing, the properties would remain at a discounted price.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
A&M Redwood		Not sure what this would involve	The approach is explained in preceding paragraphs.	None
M Everett		development should be kept within existing village boundaries.	The approach is in conformity with national planning policy. Use of rural exception sites allows for the possibility of building affordable houses where this would not be possible on market value land within the settlement boundary.	
J Beaney		There are a few empty properties in the village that should be made available first.	These are not affordable to most in need of affordable housing	None
J Selley		But there should be some limit on the number of cars that each household can park, ie not in the front garden.	Planning cannot place restrictions on how many cars people can buy.	None
J Lewis		YES	Noted	None
M Green		The principle of a proportion of the houses being affordable is fully accepted and I would agree with this proposal. I do not agree that these should necessarily be part of "rural exception sites". It is quite easy to develop affordable housing on in-fill sites.	Infill sites within a Settlement Boundary have a high market value that makes building affordable housing almost impossible to deliver in isolation. The government minimum threshold for the provision of affordable housing as part of a housing development is 10 dwellings and there are no infill plots available at present that could deliver this many homes.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Affordable housing should be aimed at young people and access to the centre of the village (village green and play area) for children should be a very important factor.	Affordable homes are not solely needed by young people.	
R Wells		Adequate additional already included in the proposals	Noted. The policy is aimed at circumstances that may change of the period to 2037. This policy provides for additional affordable housing to meet locally demonstrated needs which have not been satisfied by the housing sites proposed. Additionally, affordable housing on rural exception sites is prioritised to households with a local connection.	None
R Brand		There should be no development outside the settlement boundary, full stop.	The approach is in conformity with national planning policy. Use of rural exception sites allows for the possibility of building affordable houses where this would not be possible on market value land within the settlement boundary.	None
B Ingham		I am not clear how the properties remain affordable in perpetuity unless they remain in public ownership or housing association ownership for rental. Are we able to expand on that?	The supporting paragraphs explain the mechanics of the approach.	None
G&B Barton		No housing at all please.	It is unrealistic not to cater for any houses in the village in future years. The Neighbourhood Plan cannot say no to any more housing and it must be in conformity with the Joint Local Plan.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
S Rous		And we would be pleased for our Bury Road site to be considered in this context	Noted	None
J Mitchell		<p>Why do people in affordable housing have to live on the edge of the village are we ashamed of these type of developments? Plays into the hands of people who worry about the value of their home going down and greedy housing developers.</p> <p>Important thing is to make affordable housing genuinely affordable- missed opportunities on both Manor Farm and Birches developments!</p>	<p>Infill sites within a Settlement Boundary have a high market value that makes building affordable housing almost impossible to deliver in isolation. Land outside the Settlement Boundary has no development value and it therefore makes it more viable to deliver affordable homes. Policies BTN 3 to BTN also make provision to provide affordable housing, but it would be open to all on the Housing Needs Register rather than meeting specific needs of the village.</p>	None
D Magnani		I'm concerned that by placing the Affordable Housing on the rural exception sites, these sites tend to be isolated by nature, thereby hampering the occupants from integrating into the community.	<p>Infill sites within a Settlement Boundary have a high market value that makes building affordable housing almost impossible to deliver in isolation. Land outside the Settlement Boundary has no development value and it therefore makes it more viable to deliver affordable homes. Policies BTN 3 to BTN also make provision to provide affordable housing, but it would be open to all on the Housing Needs Register rather than meeting specific needs of the village.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
G&D Macintyre		We do support the provision of affordable housing in general. This specific policy can't be supported however, because it potentially opens the door for the development of the school site. The risks are significantly increased because of Suffolk County Council ownership of the land and control of education resources/policy.	The approach is in conformity with national planning policy. The Neighbourhood Plan seeks to protect the school site for community uses should it ever cease operating as a school via policy BTN 15. Note that the school buildings are within the settlement boundary although the playing field is not.	None
N Scott Eddington		There is a reason why they are named 'exceptional sites'. I have no objection to affordable housing, but there is a reason why there is a lack of it in Beyton - because for years it has been allowed to build large expensive detached housing. And the solution now being proposed lets build even more housing for people who can't afford those.	The approach is in conformity with national planning policy. They are called 'exception sites' as they provide for an exception to normally applied planning policies that seek development to take place within settlement boundaries where land values are beyond the means to make housing affordable. A key objective of the neighbourhood Plan exercise is to address this and ensure the types of houses built are aligned with village needs.	None
H Eddington		exceptional sites are exceptional for a reason	The approach is in conformity with national planning policy. They are called 'exception sites' as they provide for an exception to normally applied planning policies that seek development to take place within settlement boundaries where land values are beyond	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			the means to make housing affordable. A key objective of the neighbourhood Plan exercise is to address this and ensure the types of houses built are aligned with village needs..	
J Rogers		Again enough sites within the village near to bus stops, schools and local amenities - why separate/discriminate further?	The approach is in conformity with national planning policy. This policy provides for additional affordable housing to meet locally demonstrated needs which have not been satisfied by the housing sites proposed. Needs may change during the Neighbourhood Plan period and additional houses may be needed.	None
	Mid Suffolk District Council	<p>Some amendments to the policy text are required. These retain the parish first approach but also place a clear emphasis on the need for 'would be applicants' to have a pre-registered housing need:</p> <ul style="list-style-type: none"> • Amend first paragraph to read: "on rural exception sites outside but adjoining or otherwise well related to the Settlement Boundaries ..." • Amend criterion ii) to read: "is for people that have a registered housing need on the Councils Choice Based Letting Scheme (or any subsequent scheme) because they are unable to buy or rent properties in the village at open-market prices; and • Amend criterion iii) to read: "is offered in accordance with the local connection criteria set within the deed of nomination attached to the s106 legal agreement. In the first instance, this means to people with a demonstrated local connection to the parish. Where there is no parish need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring parishes. " 	The policy will be amended	Amend Policy BTN 6 to address the matters raised by the District Council

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Policy BTN 7 – Housing Mix				
J Archer		AS 9	Noted	None
J Rham		<p>Current wording says emphasis on 1, 2, 3 bed houses, which is loose wording and open to interpretation. A developer could argue that up to 49% could be 4+-bed, as it would still be true (arguably) that there is an emphasis on properties with fewer bedrooms.</p> <p>I would suggest stating 'no more than x% of homes shall have 4 or more bedrooms' (and would propose 10%).</p>	Policies BTN 3 to BTN 5 dictate that 70% of houses should be one, two or three bedrooms, allowing for 30% to be 4 bedroom or larger. Market housing assessment for Mid Suffolk has indicated a need of 29% for houses of four or more bedrooms. The current policy is in accordance with this finding.	None
M Sawyer		one or two bed only please	Noted Policies BTN 3 to BTN 5 dictate that 70% of houses should be one, two or three bedrooms, There is an identified need for houses of 3 bedrooms and more across Mid Suffolk and prohibiting specific house types might be ineffective and counterproductive.	None
T Muxlow		See comments above - mixed housing does not work & produces tension between neighbours	Noted The approach of mixing affordable and market housing is common practice and there are many successful examples.	None
R Hoskins		In principle - need for bungalows with good size rooms.	Noted The need for bungalows is noted in the design principles of policies BTN 3 to BTN 5. Minimum space standards are	

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			defined in paragraph 6.36, but the exact sizing of rooms is a matter for detailed planning.	
M Lapworth		I agree with smaller houses being a priority	Noted	
A Elmslie		Affordable housing should not exceed 35% on any development	Noted That is the target.	
J Rapley		General point - Para36. makes reference to built in storage, many new small houses have insufficient proper storage provision for storing large household items i.e. vacuum cleaners and ironing boards - this needs resolving.	The Plan cannot specify internal layouts	None
M Everett		Better public transport links and facilities such as a local shop to reduce vehicle traffic to schools /shops etc.	Noted These areas are addressed by policy BTN 15 and transport aspirations in Chapter 11. Due to the nature of the Neighbourhood Planning process these do not form a part of planning policy, but represent other community aspirations and associated actions.	
A Newberry		Very important to provide smaller size homes to re-address the balance in the village	Noted This is addressed by policies BTN 3 to BTN 5 where 70% of the houses are required to be less than four-bedroomed in size.	
J Beaney		Prior consideration to the lack of adequate public transport in our village needs to be addressed. The people who are in need of affordable housing may not be able to afford to run a car in order to get to work. Is Beyond a suitable area for people with no access to any transport?	It is likely that many people living in open market housing do not have access to a car either but people with a demonstrated local need to live in the village, perhaps due to work or family needs, but that cannot afford to buy on	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			the open market should not be denied the opportunity because there are no buses available.	
J Lewis		YES	Noted	
G&B Barton		No housing please.	Projected population growth and housing needs during the period covered by the Plan and the Joint Local Plan dictate a requirement to make provision for some housing growth.	
H Eddington		The horse has already bolted. The housing that is currently in Beyton reflects the preferences of the residents. The council haven't objected to them being built or extended. Do people live in this village choosing to live next to a housing estate?	Noted Opinions differ and may also change over time. In the absence of a Neighbourhood Plan the housing built in Beyton reflects the preferences of developers seeking to attract people to Beyton. Once resident, housing needs change over time and the Neighbourhood Plan seeks to address those needs. None of the proposals envisage the construction of a housing estate.	
Armstrong Rigg Planning	Manor Oak Homes	Policy BTN7 requires that all new residential development at the village provides a higher proportion of homes of 1, 2 and 3-bedrooms. This echoes the same stipulation in the wording of Policy BTN7. Whilst our client supports the provisions of new homes to meet the needs of the village (and indeed supports the intent of Policy BTN7) it is questioned why this needs to be specifically included in the wording of the allocation policy as the	Analysis of the existing housing stock in Beyton and the likely housing needs indicated an imbalance in the size of houses currently built that needed to be addressed. Hence it was appropriate to	

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		proposal would need to accord with the plan as a whole – Policy BTN7 included.	include housing mix targets in the Neighbourhood plan.	
Policy BTN 8 – Measures for new housing development				
S Fisher		If this is Government policy, then it's hardly worth commenting on. However the standard seems more theoretical than practical.	Noted. The District Council has advised that a Government Ministerial Statement requires that neighbourhood plans should not set out any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings and that the policy is likely to be deleted at examination. The minimum standards are included in the emerging Joint Local Plan and the Policy will therefore be deleted.	Delete bullet point list and table of minimum floorspace standards in paragraph 6.36 and Policy BTN 8 and renumber subsequent policies accordingly.
S&C Beddall		It would be good to be on the generous side with such space - we would not like to see "little boxes" appearing	Noted. See previous comment response	Delete bullet point list and table of minimum floorspace standards in paragraph 6.36 and Policy BTN 8 and renumber subsequent policies accordingly.
M Sawyer		the wheelie bin 'covers' look cheap and worse than the bins and they become unsanitary	Noted See previous comment response	Delete bullet point list and table of minimum floorspace standards in paragraph 6.36 and Policy BTN 8 and renumber subsequent policies accordingly.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
J Bexon		In line with hiding wheelie bins, consideration should be given to erection of Satellite dishes which ideally should be not visible from the road or incorporated into the roof spaces	Planning permission is generally not needed for satellite dishes See previous comment response	Delete bullet point list and table of minimum floorspace standards in paragraph 6.36 and Policy BTN 8 and renumber subsequent policies accordingly.
J Lewis		YES	Noted See previous comment response	Delete bullet point list and table of minimum floorspace standards in paragraph 6.36 and Policy BTN 8 and renumber subsequent policies accordingly.
R Brand		This should include a reference to other parking; cars, motorcycles and mobility scooters.	Noted This is addressed in the Design guidelines in Policy BTN 17 – Design Considerations and is supported by Appendix 4 See previous comment response	Delete bullet point list and table of minimum floorspace standards in paragraph 6.36 and Policy BTN 8 and renumber subsequent policies accordingly.
B Ingham		As well as bicycles and bins space for vehicles and arrangements for electrical vehicle charging should be considered.	This is required in Policy BTN17 See previous comment response	Delete bullet point list and table of minimum floorspace standards in paragraph 6.36 and Policy BTN 8 and renumber subsequent policies accordingly.
G&B Barton		No housing please.	Projected population growth and housing needs during the period covered by the Plan and the Joint Local Plan dictate a requirement to make provision for some housing growth. See previous comment response	Delete bullet point list and table of minimum floorspace standards in paragraph 6.36 and Policy BTN 8 and renumber subsequent policies accordingly.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
J Mitchell		Would like to see standards on greener more environmentally housing.	The Plan is restricted on the requirements it can set by government policy but the Plan goes as far as it is currently allowed, as addressed in Policy BTN 17. See previous comment response	Delete bullet point list and table of minimum floorspace standards in paragraph 6.36 and Policy BTN 8 and renumber subsequent policies accordingly.
N Scott Eddington		Really. If these 1,2,3 bedroom houses are for our older generation how many of them cycle - they are more likely to drive - and quite a few of those shouldn't.	The Plan does not specify that the new homes are for the older generation. See previous comment response	Delete bullet point list and table of minimum floorspace standards in paragraph 6.36 and Policy BTN 8 and renumber subsequent policies accordingly.
H Eddington		No Cycling and wheelie bin storage. Is that really the problem for housing in Beyton?	Noted. The Plan provides a comprehensive approach to ensuring future development is satisfactory. More strategic matters are addressed in in earlier sections of the Neighbourhood Plan. See previous comment response	Delete bullet point list and table of minimum floorspace standards in paragraph 6.36 and Policy BTN 8 and renumber subsequent policies accordingly.
J Rogers		The external space is as important as internal space mentioned within BTN 8. Enough parking provision for occupants and visitors - Manor Farm Drive is the perfect example where not enough parking provision as the houses are squeezed into to maximise profit causing cars to be parked on the Green.	Any new developments will need to meet the County Council's minimum parking standards as referenced in the Design guidelines in Appendix 4. See previous comment response	Delete bullet point list and table of minimum floorspace standards in paragraph 6.36 and Policy BTN 8 and renumber subsequent policies accordingly.
	Mid Suffolk District Council	This policy, and supporting text are likely to come under scrutiny at Examination. Your Examiner will inevitably refer to the national technical standards for housing that were introduced by the	Given these circumstances and the fact that Policy LP25 of the emerging Joint Local Plan	Delete bullet point list and table of minimum floorspace standards in paragraph 6.36

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Government in 2015 and a Written Ministerial Statement dated 25 March 2015 which explains that neighbourhood plans should not set out any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. It is the Parish Councils choice as to whether they wish to pursue this policy, but our recommendation is that you delete the policy now and renumber all subsequent policies accordingly. Any cross-references to those policies will also need to be updated.	addresses sustainable construction and design, Policy BTN 8 will be deleted, and the supporting paragraphs will be amended to explain the local policy situation.	and Policy BTN 8 and renumber subsequent policies accordingly.
Housing – General Comments				
J Archer		I MAY HAVE MIS-UNDERSTOOD BUT IN 6.20 ARE ALL 1-7 STILL SITES TO BE CONSIDERED ? HAVE SITES 1 & 2 BEEN WRONGLY IDENTIFIED AS E. AND W. WHEN THE REVERSE IS TRUE ? IS IT RIGHT FOR "RESIDENT PREFERENCE" TO BE SO CLEARLY "GRAPHED " CRITERIA FOR RESIDENTS OPINION WHICH AS MENTIONED CANNOT FILTER OUT " NIMBY'ISM.	The sites in para 6.20 were considered but, through assessment and consultation, only those sites at Bury Road and opposite The Bear are new sites being allocated in the Plan.	None
M Cass		6.24 All environmental requirements must be rigorously enforced.	Noted	None
J Rham		6.20 - percentages mentioned in the text do not seem to tally with the sites marked on map 6 and in the bar chart in figure 5. If the bar chart is correct (as hand-corrected) 11% voted in favour of EAST of Church Road. The number voting in favour of WEST of Church Road (site 1) is only 6%. I think the text in this paragraph should refer to 6% (however many people that represents) and East of Church Road. 6.33 - (minor typo) delete space between 'r' and 'equiring'	Map 6 will be corrected	Swap numbers 1 and 2 annotations on Map 6
P Webber		In Paragraph 6.20 the notations on the graph are not correct - Site 1 is West of Church Rd and Site 2 is East!	Map 6 will be corrected	Swap numbers 1 and 2 annotations on Map 6
B Bellerby		6.22 New traffic controls are needed in this area.	Noted An extension of the 30 m.p.h speed limit is required by the	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			development principles. Paragraph 11.5 details traffic control aspirations.	
M Lapworth		6.4 - 2 bedroom affordable bungalows, for the more elderly who want to stay in the village.	Noted	None
B Maurice-Jones		6 (6.4-6.34)	Noted. It is not clear what the comment relates to.	None
Anonymous		There needs to be enough starting homes for the younger people looking for properties	Noted Policies BTN 3 to BTN 6 encourage the development of smaller and some affordable houses which would be more appropriate as 'starter' homes.	None
A Elmslie		All dwellings must have provision for a minimum of two parking spaces	The developments will need to meet the minimum parking standards of the County Council. The number of spaces to be provided depends on the size of the house (number of bedrooms) and so differ from 1 to 3 spaces.	None
C&M Kennedy		Too vague to have an opinion	Noted. It is not clear what the comment relates to.	None
A Rham		Yes, other than the error in figure 5 on the geographic location of sites 1 and 2 which does not align with map 6, also on page 24. I believe this is a known confusion and will be rectified before the plan is issued.	Map 6 will be corrected	Swap numbers 1 and 2 annotations on Map 6
B Stokes Horrigan		In general we agree any new houses should be mainly affordable, but kept to a minimum and not affecting green spaces or exacerbating issues with the village infrastructure.	Noted The Neighbourhood Plan advocates affordable housing	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			to meet the need identified by the Beyton Housing Survey.	
A&M Redwood		6.23,6.24 Query over percentage not number of housing. Map 6/Figure 5 Plots 1 and 2 labelled wrong way round. 1 should be west of church road, 2 should be east of church road. 6.35 Can we not specify no 4 bedroom and above developments take place until the balance is re-dressed in favour of smaller properties?	Map 6 will be corrected	Swap numbers 1 and 2 annotations on Map 6
A Newberry		This section is aligned to the requests and requirements of the village.	Noted	None
J Lewis		YES	Noted	None
R Brand		I do not agree with para 6.18. There is no need to allocate additional land for housing development in order to meet the requirements of the Joint Local Plan. It identifies two sites that are sufficient, and defines the settlement boundary which should be respected also Figure 5 is misleading and should include a statement to the effect that this is representative of only the 10% who chose to attend the drop-in event on 14 March 2020	As illustrated in Figure 5, the site allocated in the Joint Local Plan had little support from residents and the Neighbourhood Plan puts forward a site that found more favour and is informed by local circumstances.	
B Ingham		Insufficient discussion is made of why sites 1,2,6 and 7 were ruled out. The details of the AECOM review on each site should be included in summary as it seems excessive weight is given to the vote of March 2020 rather than expert views.	The sites selected were based on technical research by independent consultants as set out in the Neighbourhood Plan Site Options Assessment (January 2020) which is published on the Neighbourhood Plan pages of the Parish Council website.	None
A Bbb		Figure 5 why are sites 1,2,6 and 7 not suitable.	The sites selected were based on technical research by independent consultants as set out in the Neighbourhood Plan Site Options Assessment (January 2020) which is	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			published on the Neighbourhood Plan pages of the Parish Council website. The report identifies the constraints for each site identified on Map 6.	
G&B Barton		Please leave our village alone!	Noted. The Neighbourhood Plan provides residents with the opportunity to decide locally where development should or should not take place rather than leaving it the District Council to impose sites on the village.	None
N Scott Eddington		<p>Including the Housing Site Preference graph (fig. 5 p. 24) is influential and not a true reflection of the preferences of the villagers. People will view this and assume this is majority opinion, because it was displayed in percentage and less easy to interpret than number of people. This is disingenuous.</p> <p>According to your figures 7 people = 11% This would make a total of 63 people who voted at the drop in meeting. That is 9% of the total village population.</p> <p>Therefore figure 5 Housing site preferences that has been included reflects 9%. This is not a reflection of opinion. This coupled with the fact that it was held during a pandemic.</p> <p>And as mentioned, the previous survey did not include all sites ' as many of the sites were not available for development'</p> <p>Why are we not allowed now to comment on all the 7 AECOM sites in this survey? and only site 3 and 4, with site 5 already in development? Is it the 9% or residents opinion that are the only ones that count?</p>	The Village Survey and Drop-in allowed residents to vote and comment on all the sites assessed in the Neighbourhood Plan Site Options Assessment (January 2020) which is published on the Neighbourhood Plan pages of the Parish Council website. The Neighbourhood Plan consultation included only the sites that had been overwhelmingly selected by the village deemed necessary to meet the housing requirements of the Joint Local Plan.	None
J Rogers		Housing space standards are cramped with space other than cars.	Noted The National Minimum Space Standards will address this issue in future developments.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
	Historic England	<p>We would advise that, in addition to reference to the Design Codes, the site allocation policy include a requirement for the development to follow current best practice guidance regarding street design, to ensure that the development is of the highest quality, creating an equitable and accessible place to live. Current best practice is found in the government's Manual for Streets and Manual for Streets 2, as well as the National Model Design Guide. With best practice in mind, an example we would highlight where the illustrative masterplans could be improved in this regard is to ensure the depicted footways are not interrupted by car parking access routes, and that an accessible and level footway is provided for pedestrian and non-motorised users.</p>	<p>Policies BTN 3 to BTN 5 and Policy BTN 14 will be amended to refer to the National Model Design Guide requirement for tree lined streets. It is not considered that further detailed design guidance, as suggested, is required in the Plan.</p>	<p>Amend Policies BTN 3 to BTN 5 and Policy BTN 14 to refer to the National Model Design Guide requirement for tree lined streets.</p>
	Suffolk County Council	<p>Housing Allocations BTN 3,4 and 5</p> <p>The proposed development lies in an area of archaeological interest, as recorded in the County Historic Environment Record (HER). The site is located on the edge of a medieval green (BEY 009), visible on Hodskinson's Map of 1783. The Green is also surrounded by listed medieval and post-medieval buildings. As a result, there is high potential for encountering early settlement remains. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposits and below ground heritage assets that exist.</p> <p>We would advise the Local Planning Authority that whilst there are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets, in accordance with the National Planning Policy Framework (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed</p> <p>In this case, a trenched archaeological evaluation will be required in order to establish the archaeological potential of the site. Decisions on the need for any further investigation, i.e. excavation before any groundworks commence and/or monitoring during</p>	<p>The policies will be amended</p>	<p>Amend Policies BTN 3 to BTN 5 to refer to archaeological assessments.</p>

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		<p>groundworks, will be made on the basis of the results of the evaluation.</p> <p>Based on this information the county council would recommend that the following wording is included in the site allocation Policies BTN 3, 4 and 5:</p> <p><i>"Archaeological investigations will be required by condition, this will likely include the need for a trenched archaeological evaluation."</i></p> <p>Health and Wellbeing</p> <p>Adaptable homes and an ageing population</p> <p>The neighbourhood plan states that there is an ageing population in paragraph 6.6, with over a quarter of the residents are aged 65 or older, however the plan only refers to bungalows as housing provisions for the elderly.</p> <p>SCC would suggest that the plan could also include the desire for smaller homes that are adaptable and accessible, which meets the requirements for both older residents as well as younger people and families.</p> <p>Building homes that are accessible and adaptable means that these homes can be changed with the needs of their occupants, for example if their mobility worsens with age, as these homes are built to a standard that can meet the needs of a lifetime. While it is understandable that each housing type may not be suitably accommodated on every site, efforts should be made where possible to ensure that each site contains a mixture of housing types. This can help prevent segregation by age group and possible resulting isolation.</p> <p>Therefore, the following wording is recommended for Policy BTN7 Housing Mix:</p> <p><i>"Support will be given for smaller 2 and 3 bedroomed homes that are adaptable (meaning built to optional M4(2) standards), in order</i></p>	<p>As a result of a Ministerial Statement in 2015, Neighbourhood Plans are unable to specify higher standards than those set out in the Building Regulations.</p>	<p>None</p>

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		<p><i>to meet the needs of the aging population, without excluding the needs of the younger buyers and families."</i></p> <p>It is suggested that there could also be further considerations for the needs of residents who are living with dementia in the community, and the potential for making Beyton a "Dementia-Friendly" village. The Royal Town Planning Institute has guidance on Town Planning and Dementia¹, which may be helpful in informing policies.</p> <p>Access to green space and services</p> <p>Access to green space and community facilities are important for both mental and physical wellbeing. The inclusion of open space, footpaths, access to Public Rights of Way and pedestrian access to new developments as illustrated by Diagrams 1 and 2, is welcomed, as these measures will help to ensure residents and visitors are able to participate in active travel and outdoor leisure activities.</p>	Noted	None
Policy BTN 9 – Area of Local Landscape Sensitivity				
J Archer		PROTECT THE ENVIRONMENT OF COURSE	Noted	None
D & J Hobbs		What a shame Mid Suffolk and Babergh have not carried forward the Special Landscape designation.	Noted	None
I Clarke		<p>The policies map on page 60 does not match Map 7 on page 34 - the area of local landscape sensitivity is not the same as the MSDC special landscape area as implied by para 7.7</p> <p>If the policies map is to include wider areas than the MSDC SLA then I think that the areas on the attached sketch [Reproduced at the end of this table] should also be included to truly provide "continuity" with the Drinkstone Neighbourhood Plan.</p>	Map 7 shows the extent of the Special Landscape Area that was in the Mid Suffolk Core Strategy. This map will be replaced with the map to illustrate the Area of Local Landscape Sensitivity.	Replace Map 7 and amend the Policies Map to identify amended boundary of Area of Local Landscape Sensitivity.
J Lewis		YES	Noted	None
M Green		Of course this is supported in principle however I fail to see how greater emphasis has been placed on building in Bury Road rather than Church Road when they have at least equal importance to the village in terms of nesting birds, grassland, habitats etc?? In fact one could argue that the land in Bury Road	The Bury Road site was overwhelmingly more popular with village respondents to both the Village Survey and Drop-In event and was hence	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		is more valued by people in the village (dog walkers etc) than Church Road where walking is not an issue save for one small stretch of pathway. Paragraph 7.5 makes the point that a landscape can have different priorities for different reasons.	selected as a proposed site for the Neighbourhood Plan.	
R Brand		It is illogical to recognise the existing Special Landscape Area (Map 7) re-designate it as an Area of Local Landscape Sensitivity and then build on it (BTN4). It is simply not possible to 'protect and enhance' the area in that way. This is a blatant case of double standards.	The designation as an area of local landscape sensitivity does not preclude development provided the development is in accordance with Policy BTN 9. Inevitably the choice of location is subject to a number of compromises and the overwhelming popularity with the village of the Bury Road site was an important consideration is it designation as a proposed site.	None
S Rous		That probably does not work in its entirety regarding my earlier comments, but that is not to detract from the great value that our local landscape provides to the Community. The approach does need to be nuanced	Noted	None
G&D Macintyre		We do support the general aims of BTN9 as long as the poplars on the school field are not taken to be a boundary feature which encourages development on the school site.	Noted The school field beyond the Poplars does not meet the criteria defined for an area of local landscape sensitivity as it has been significantly shaped by man. Some protection against development of the school field is afforded by policy BTN 15.	None
N Scott Eddington		I think this is too soft.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
H Eddington		It's a start.	Noted	None
J Rogers		<p>Percentages used are deceiving. How many respondents voted? Poor analysis to manipulate the results.</p> <p>The village is surrounded by countryside and this has more than enough provision for wildlife. The Beyton geese are a perfect example. They used to spend the majority of their time in the Manor Farm farmyard and on the adjacent back field, now restricted to the Green with no outlet.</p>	<p>The percentages quoted represent high absolute rates of approval from the village. For example, the 91% of respondents to the village survey who voted in favour of planting trees and hedges represents 236 positive responses. The analysis is sound and no results have been manipulated.</p>	None
Armstrong Rigg Planning	Manor Oak Homes	<p>It is noted that our client's site at Bury Road will lie within the area covered by the 'Area of Local Landscape Sensitivity' (ALLS) proposed by the plan, a local level designation that will essentially replace the similar 'Special Landscape Area' (SLA) currently identified by the adopted Mid Suffolk Local Plan but to be removed by the JLP. It is not clear, however, why the reinstatement of this designation is proposed as it is our view that the emerging policies of the JLP, designed to ensure strict compliance with the NPPF, would be sufficient to ensure that any future development safeguards local landscape character. Indeed, one of the reasons the SLA designation is to be removed by the JLP is due to the prescriptive and often generic nature of its extent – instead, the JLP is seeking to embrace the rationale supported by the NPPF that proposals should be design led and responsive to their context whatever the location.</p> <p>In the event that this designation is retained in the plan, and whilst our client is committed to delivering a high-quality scheme characterised by both the retention and enhancement of the mature landscaping on site we have some concern that the inclusion of the site within the ALLS may potentially cause a level of conflict upon the submission of any planning application. It</p>	<p>The site does not in fact lie within the Area of Local Landscape Sensitivity as the boundary has been drawn to exclude the existing built-up area or allocations in the Neighbourhood Plan. The proposed designation is backed up by robust evidence to support the landscape quality.</p> <p>The designation will remain but the site south of Bury Road (BTN 4) is not included in the designated area.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>must be remembered that, whilst the Parish Council will inevitably be clear on the intent of each policy, they will ultimately have to be interpreted by a third party – Mid Suffolk District Council officers – at application stage. In which case the greater clarity provided by the plan on how they should be applied the better.</p> <p>In which case we recommend that the status of the site as a preferred location for development at the village is made clearer in the provisions of any retained policy. We suggest that this can be dealt with quite neatly through the provision of a third criterion to the policy worded as follows: “Development proposals in the Area of Local Landscape Sensitivity, as identified on the Policies Map, will be permitted only where they: i. Protect and enhance the special landscape qualities of the area, as identified in the Beyton Special Landscape Area Appraisal; and ii. Are designed and sited so as to harmonise with the landscape setting; or iii. <u>Are subject to a site-specific allocation in this plan and accord fully with the development principles set out in support of the associated policy.</u>”</p>	<p>This amendment is not considered necessary.</p>	
	<p>Mid Suffolk District Council</p>	<p>This general comment applies equally to policies BTN 1, BTN 9, BTN 10, BTN 12, BTN 13, BTN 14, BTN 16, and BTN 17. All eight policies share similar wording to their equivalents in the recently examined Assington and Little Waldingfield Neighbourhood Plans. In each case, the Examiner recognised the intent of the policy but felt it necessary to make modifications. Some required just a word change while others saw text / paragraphs re-worded to ensure compliance with National Planning Policy etc. Rather than repeat those modifications in detail we instead direct you to the reports [linked below] and advise that, for consistency, the same modifications be made to the Beyton Neighbourhood Plan. https://www.babergh.gov.uk/assets/[..]/Assington-NP-Exam-Report.pdf https://www.babergh.gov.uk/assets/[..]/Little-Waldingfield-NP-Exam-Report.pdf</p>	<p>Policy BTN 9 is worded the same as the Assington Neighbourhood Plan and does not need amending</p>	<p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Policy BTN 10 – Biodiversity				
J Archer		AS 13	Noted	None
S Fisher		Any development MUST provide a significant net gain in biodiversity and ensure that no significant trees are damaged or destroyed..	The policy seeks to achieve this and there will be a statutory requirement to achieve a minimum 10% biodiversity net gain when Government regulations are put in place in the coming months.	
D & J Hobbs		BTN10.6 Planting of trees and hedgerows could include an extra tree/hedgerow line alongside the A14 This would help reduce noise,pollution and add extra screening.The permission of the landowner would have to be obtained but a grant maybe available to the farmer under the land stewardship scheme.	Tree planting in this location may not be supported by Highways England or landowners. There are no proposed sites in the Neighbourhood Plan alongside the A14 and planning policies and permissions cannot require developers to do something on land that is not in their control.	None
J Lewis		YES	Noted	None
M Green		However, I reiterate the damage in Bury Road will be as great if not greater than any other site. A small sensitive site of 6 houses would provide much more protection to biodiversity.	Noted The Bury Road site was overwhelmingly the most popular location for development by the village.	None
J Mitchell		In principle support but am concerned about how the requirement for developments to show a net gain in biodiversity	Such scrutiny takes place at the planning application stage	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		will be measured. In many cases developers are making these assessments themselves -needs to be an independent validation		
G&D Macintyre		We support the biodiversity policy outlined but it should go further with respect to impending biodiversity net gain legislation. As developers seek to comply with their biodiversity net gain requirements, any features not located on the development site should be located in the local area (working with neighbouring farmers). This would benefit residents and open up commercial opportunities for local landowners, instead of the net gain enhancements being located in another part of the county or country. The biodiversity gain should remain local.	The Neighbourhood Plan cannot set requirements on matters that might be coming forward in legislation. The Act was passed in November 2022 and the Regulations that implement the Act are yet to be put in place. When they are, they will supersede planning policies. The policy does seek a net gain in biodiversity.	None
N Scott Eddington		Again too soft. Destroying natural habitat and then replanting some where else is still destroying habitat.	Noted There will be a statutory requirement to achieve a minimum 10% biodiversity net gain when Government regulations are put in place in the coming months.	None
H Eddington		This is not robust enough.	Noted There will be a statutory requirement to achieve a minimum 10% biodiversity net gain when Government regulations are put in place in the coming months.	None
J Rogers		Creates division within the village and an excuse for 'NIMBY'ism'	Noted	None
	Suffolk Wildlife Trust	We are pleased to see that the Beyton Neighbourhood Plan recognises the importance of biodiversity and proposes measures to protect and enhance it within Policy BTN 10. As stated within	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>the National Planning Policy Framework (2019), development should seek to provide biodiversity net gain, so it is encouraging that this is recognised within the Parish. However, we believe that the plan can be expanded to further safeguard species and habitats from fragmentation caused by development.</p> <p>We note Paragraph 7.13 states that The Churchyard is a County Wildlife Site. However, we do not have record of this site being designated as such. Whilst we are pleased to see reference given to this site, we do not believe it should be stated as a CWS.</p> <p>The policy should reference safeguarding protected species, as well as Priority Habitats and Species as listed within The Natural Environment and Rural Communities (NERC) Act 2006 from future development. The NPPF (section 174) identifies that all development should protect and enhance biodiversity, including to 'promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.' Therefore, developments must demonstrate that they result in the net gain of Priority Habitats and not result in a negative impact upon protected and Priority Species.</p> <p>Policy BTN 10 states; 'suitable mitigation measures, that may include equivalent or better replacement of the lost features, will be required.' As the National Planning Policy Framework (NPPF, 2019) Chapter 15 States, planning policy should minimise impacts and provide net gains for biodiversity. Therefore, all development should seek an enhancement, not just an equivalent replacement of lost features. Where a new access is created, or an existing access is widened in a hedgerow, then any replacement planting should also total a greater length than what was removed.</p> <p>All future development proposals should apply the mitigation hierarchy to reduce, as far as possible, negative effects on</p>	<p>The paragraph will be amended to delete reference to the Churchyard being a County Wildlife Site.</p> <p>It is not considered necessary to add this reference given the content of the NPPF. However, there will be a statutory requirement to achieve a minimum 10% biodiversity net gain when Government regulations are put in place in the coming months</p> <p>The policy refers to net gain and has probably gone as far as it can until the legislation referred to above is implemented.</p> <p>The regulations to implement the Environment Act are yet to</p>	<p>Amend paragraph 7.13 to delete reference to the Churchyard being a County Wildlife Site</p> <p>None</p> <p>None</p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>biodiversity. The mitigation hierarchy requires that in the first instance impacts are avoided, if they cannot be avoided then they should be mitigated for and only as a last resort should impacts be compensated. Enhancement and delivery of biodiversity net gain i.e. an approach that leaves biodiversity in a better state than before should be part of all development proposals, in line with the Government's emerging Environment Act predicted to receive Royal Assent in 2021. This should therefore be referenced within Policy BTN 10 to ensure that future development will not have a negative effect on the area's biodiversity and will deliver a biodiversity net gain.</p>	<p>be put in place. As such, it is not appropriate to write policy based upon predictions which will, when implemented, supersede the Neighbourhood Plan requirements.</p>	
	<p>Mid Suffolk District Council</p>	<p>This general comment applies equally to policies BTN 1, BTN 9, BTN 10, BTN 12, BTN 13, BTN 14, BTN 16, and BTN 17. All eight policies share similar wording to their equivalents in the recently examined Assington and Little Waldingfield Neighbourhood Plans. In each case, the Examiner recognised the intent of the policy but felt it necessary to make modifications. Some required just a word change while others saw text / paragraphs re-worded to ensure compliance with National Planning Policy etc. Rather than repeat those modifications in detail we instead direct you to the reports [linked below] and advise that, for consistency, the same modifications be made to the Beyton Neighbourhood Plan. https://www.babergh.gov.uk/assets/[..]/Assington-NP-Exam-Report.pdf https://www.babergh.gov.uk/assets/[..]/Little-Waldingfield-NP-Exam-Report.pdf</p>	<p>The policy will be amended to provide consistency with made neighbourhood plan policies elsewhere in the district.</p>	<p>Minor amendments to Policy BTN10 will be made to provide consistency.</p>
	<p>Suffolk County Council</p>	<p>Biodiversity and Dark Skies Policies SCC welcomes the Biodiversity Policy BTN10, which is exemplary with key words such as 'biodiversity net gain' and 'restoring and repairing fragmented biodiversity networks', and the Dark Skies Policy BTN19.</p>	<p>Noted</p>	<p>None</p>
<p>Policy BTN 11 – Protection of Important Views</p>				

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
J Archer		AS 13	Noted. The Parish Council responds elsewhere in this Appendix.	None
J Lewis		YES	Noted	None
M Green		The way this part of the plan is written is almost laughable. I support the principle of protecting important views but could somebody explain to me how there are 5 important views on the Church Road site and only one on the Bury Road site. I would invite members to come and watch the sun going down over Rougham Church on a summer's evening. Great idea to analyse this but please don't make up the results to fit the agenda.	Noted. The Submission Neighbourhood Plan is supported by an Assessment of Important Views.	None
R Brand		The identification of 22 Important Views (Map 8) seems a little excessive, and therefore rather meaningless.	Noted. The Submission Neighbourhood Plan is supported by an Assessment of Important Views.	None
B Ingham		It should be noted that site 3 impacts on an identified important view	Noted. The identification of an important view does not preclude development, but does require the that there is no detrimental impact on the key features of important views.	None
S Rous		BTN's 9 and 10 should provide sufficient 'protection' for the valued views around the Village. I would simply say that a blanket protection may create unnecessary barriers for otherwise sensitively framed future proposals	Policy BTN11 does not represent a blanket protection.	None
N Scott Eddington		If you were really going to protect 'important views' you would build at all. How do you define an important view. I'm sure the residents next to site 5 don't think their views are being protected. Perhaps they're not important enough.	Views are from publicly accessible points not private houses or their gardens.	None
H Eddington		Who decides what is an important view? The same 8% of residence whose opinions you detailed in fig. 5 p 24 Housing site preferences	Ultimately those responding to consultation on the Plan will help make the decision.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
J Rogers		Important views to the whole village or a small number of residents?	Noted. The consultation on the Neighbourhood Plan provided an opportunity to object to the Policy, either due to views being included or excluded.	None
	Suffolk County Council	<p>Policy BTN11 – Protection of Important Views It is recommended that the Assessment of Important Views from public areas mentioned in paragraph 7.15 is published on the parish website for justification of the important views. Currently no evidence base could be found, nor assessed. The plan lacks photos and/or descriptions that would explain why the views are important.</p> <p>The Site Masterplans document found on the parish council webpage does include numbered photograph of the 22 Important Views, however this should be clearly signposted for the reader if this is the Assessment of Important Views. This document does also not explain what makes these views special to the parish, to justify their protection.</p> <p>The Important Public Views are shown on the overall policies map, as well as on Map 8 Important Views. It is suggested that the designated Important Views should be numbered on the Policies Maps, to ensure that they are clearly defined, and that the impact on specific views is made clear in decision making.</p>	<p>The Assessment will be published at the time the Plan is submitted to Mid Suffolk DC.</p> <p>These matters are addressed in the Assessment of Views published with the Submission Plan.</p> <p>Map 8 and will be amended but it is not necessary to number the views on the Policies Map.</p>	<p>None</p> <p>Amend Map8 to number the Important Views.</p>
Policy BTN 12 – Local Green Spaces				
J Archer		AS 13	Noted. The Parish Council responds elsewhere in this Appendix.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
S Fisher		There must be a better way of managing the geese on Beyton Green, so as to provide a safe and clean space for residents and their children to enjoy.	Noted	None
R Walters		BTN 12 refers to map 8 but it should be map 9	Agree. The policy will be amended	Amend reference in Policy BTN 12 to Map 9.
C&M Kennedy		Typographical error - Policy BTN12 references Map 8. This should read Map 9	Agree. The policy will be amended	Amend reference in Policy BTN 12 to Map 9.
A Rollett		In most cases I do support this but not in the case of 7 west of Church Road. See email sent to Graham Jones and Cathy Cass	This email is addressed in the next comment.	None
A Rollett		<p>Proposed LGS designation land West of Church Road</p> <p>I am writing as landowner to lodge my objections to the proposed allocation of my property as LGS.</p> <p>Further to email correspondence from Cathy Cass of the 9th and 12th April, I appreciate an LGS designation can go ahead without a landowner's permission, however we would expect out of courtesy to be properly consulted. It is very concerning that we are told via email on the 9th April the text we have commented on seems to refer to a different parcel of land.</p> <p>The amended text provided appears to have been reworded to make the case for designation of the land as LGS more robust. The reworded text is, however, factually incorrect, and includes some hugely subjective interpretation and vague justification. I put the amended text in bold and capitals and my comments afterwards.</p> <p>CLOSE TO COMMUNITY: WITHIN THE BUILT UP AREA. – Incorrect - the land is not within the built up area, it is specifically outside of the settlement boundary as in countryside.</p> <p>HISTORICALLY SIGNIFICANT: YES. HISTORIC BOUNDARY</p>	<p>The definition of a “built-up area” and the area with the “Settlement Boundary” is very different. The area concerned is effectively within the built-up area of the village.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>FOLLOWS THAT OF HOME FIELD, TOSTOCK TOWN FIELD AND BURY LANE CLOSE. – This text describes the location of the field it does not in any way qualify your assessment of the field as historically significant.</p> <p>DEMONSTRABLY SPECIAL: THIS WAS THE MEADOW BELONGING TO THE ADJACENT PUB, USED FOR HORSE GRAZING; SUBSEQUENTLY A RECREATION GROUND IN THE 1950s – This statement in no way describes how this property is demonstrably special to the community, it merely describes some previous uses of the land which are clearly historic. I would be interested to know more about the recreation use in the 1950's. I am afraid none of these vague points provides any justification for the proposed LGS designation.</p> <p>In your email of the 9th April you state that the field is just under the size threshold to be described as an extensive tract of land which you state as 2.5 Hectares, the land is 2.67 Hectares.</p> <p>The suggestion that designating my land with an extremely onerous restriction is designed to support me in my endeavours to establish a wildlife area is absurd. I believe there is weak and inappropriate justification for the proposed allocation. The proposed designation is being used simply as a tool to block any future development, which is expressly not the purpose of this tool.</p> <p>I would like to point out I have no intention of developing this land, however inappropriate designation of the land will impact its value. When I acquired this land I paid a substantial premium to secure it and protect it from development. I feel the proposed designation is ill founded and a mis use of the green space policy which will unfairly penalise me for the wrong reasons. Please remove the land as a proposed designation on the LGS.</p>	<p>There is a general presumption against any future development of this site as it is outside the Settlement Boundary regardless of its designation as a Local Green Space.</p> <p>The land does not have development value and it is considered that designation as a Local Green Space is unlikely to impact on its value.</p>	
A Rham		Does the text in BTN12 mean to refer to map 9 rather than 8?	Agree. The policy will be amended	Amend reference in Policy BTN 12 to Map 9.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
H&N Preston		No 8 of the list - The Churchyard We would request that the Local Green Space is extended to behind The Churchyard and behind Marl Cottage (at present a field/garden) to protect important views from the Churchyard and public footpath. This area makes important contributions to the character and setting of the Grade II* church and The Churchyard and should, therefore, be afforded a very high degree of heritage significance and great weight should be given to the asset's conservation.	The designation of local green spaces is not about protecting sites from development but to recognise that they meet the criteria set out in the NPPF.	None
B Stokes Horrigan		I agree with all listed but would also like to add: - The land south of Bury Road as defined in Policy BTN 4 - The land south of Fruit Farm Cottage and West of the Churchyard, behind Beyton Garage.	Land south of Bury Road is allocated for housing development. The area south of Fruit Farm Cottage is considered to be an extensive tract of land and would be unlikely to survive the examination of the Plan.	None
A&M Redwood		Pond opposite Redlands is south of quaker lane not north	The pond and scrub opposite Redlands is not proposed as a Local Green Space	None
J Lewis		YES	Noted	None
M Green		The protection of green spaces is very important. Why does the green space in Church Road have greater importance than the green space in Bury Road. The sites are on the SAME FIELD! I fail to understand why Bury Road has been omitted from this list, other than it has already been decided that the houses will go there.	The site at Bury Road is allocated for development	None
R Brand		Should this refer to Map 9 rather than Map 8 ?	Agree. The policy will be amended	Amend reference in Policy BTN 12 to Map 9.
B Ingham		The wrong map reference is given, it should be 9 not 8 I consider the land associated with Site 3 should have been designated as a green space and is already identified as a Special Landscape Area.	Agree. The policy will be amended. The site at Bury Road is allocated for development	Amend reference in Policy BTN 12 to Map 9.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
S Rous		All green space is valuable but it may be problematic to disqualify specific sites from future change of use at this stage, simply by dint of its proposed designation under this section.	Noted	None
N Scott Eddington		Again not robust enough.	Noted	None
H Eddington		Again not robust enough	Noted	None
J Rogers		The Green is the village green space but is not utilised effectively. Enough surrounding rural areas surrounding villages to retain a rural location and environment.	Noted	None
	Mid Suffolk District Council	This general comment applies equally to policies BTN 1, BTN 9, BTN 10, BTN 12, BTN 13, BTN 14, BTN 16, and BTN 17. All eight policies share similar wording to their equivalents in the recently examined Assington and Little Waldingfield Neighbourhood Plans. In each case, the Examiner recognised the intent of the policy but felt it necessary to make modifications. Some required just a word change while others saw text / paragraphs re-worded to ensure compliance with National Planning Policy etc. Rather than repeat those modifications in detail we instead direct you to the reports [linked below] and advise that, for consistency, the same modifications be made to the Beyton Neighbourhood Plan. https://www.babergh.gov.uk/assets/[..]/Assington-NP-Exam-Report.pdf https://www.babergh.gov.uk/assets/[..]/Little-Waldingfield-NP-Exam-Report.pdf	The policy will be amended to refer to how development proposals will be considered.	Add the following to the end of the policy: Development in the Local Green Spaces will be consistent with national policy for Green Belts.
Natural Environment – General Comments				
J Archer		UNSURE AS INEVITABLY THERE CAN BE CONFLICTS OF INTEREST.	Noted	None
S Fisher		I would like to see a small number (i.e. a line or a group) of additional strategically placed native trees planted on The Green. Trees absorb pollution and carbon and provide habitat for wildlife. Please take steps to prevent vehicles being parked on the verge on the west side of The Green. Please take steps to stop vehicles parking on pavements, which is hazardous to pedestrians, particularly on the south side of The Green and on Church Road.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
R Walters		This is a thorough appraisal ensuring that conservation of the natural environment remains high on the agenda	Noted	None
M Cass		7.17 (there is a mistake here: the LGS are identified in Policy BTN 12, not BTN 14)	Amend second sentence of Para 7.17	Amend second sentence of Para 7.17 as follows: The spaces that meet the criteria are identified in Policy BTN 44 <u>12</u> and are illustrated on Map 9 and the Policies Map.
S&C Beddall		Sections 13 - 17 are extremely important and need to be taken good note of by MSDC	Noted	None
I Clarke		Please see notes on BTN 9 + BTN 11.	Noted and responded against those comments	None
M Lapworth		7.10 - Noise pollution from the A14 needs improvement.	Noted This is addressed in paragraph 11.9 as an aspiration to mitigate noise, but there is no power with the Neighbourhood Plan to mandate this. However, the impact of noise is also addressed in Policy BTN 14 – Design Considerations and Appendix 4.	None
B Maurice-Jones		7 (7.5-7.8- 7.14-7.15-7.16-7.18)	Noted	None
A Rollett		7.9 Lime trees bordering White Horse Meadow is an out of date designation. They now border The Gabbles and Kings Field	Noted. Paragraph 7.9 will be amended	None Update paragraph 7.9 as noted.
A Rham		So important to the quality of life for many Beyton residents. I would also like to emphasise the importance of maintaining access to the wider countryside (Natural environment objective 4) via existing and accessible footpaths and rights of way and maybe even new ones in the future.	Noted This is addressed as an aspiration in paragraph 11.10	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
A Newberry		It is extremely important to maintain and encourage our natural surroundings and the beautiful countryside on our doorstep.	Noted This is the objective of the policies within the Natural Environment section of the Neighbourhood Plan.	None
J Lewis		YES	Noted	None
R Brand		The photo on page 40 is somewhat misleading. Assuming it is the Old Orchard at the school, this a locked area and inaccessible to the public.	Noted. It doesn't have to be accessible to be an important natural feature in the parish.	None
A Bbb		Green spaces are just an excuse so that there are less places to build.	Noted In the Village Survey on overwhelming majority of residents supported the retention of green spaces. LGS are intended to be a benefit to the village, the designation must meet criteria and they are not intended simply to block development.	None
J Mitchell		But short on content.	Noted	None
N Scott Eddington		Again not robust enough.	Noted	None
H Eddington		As previous not robust enough. Aiming too low by proposing to try not to make things worse.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
J Rogers		<p>Local green spaces should be utilised better to offer the villagers an amenity space, not just empty fields. Sports facilities, youth club, football pitches, skating park etc. Rougham, Tostock, Thurston and Hessett all have these - NOT Beyton!</p>	<p>Noted There was considerable interest in the better provision of sports and recreation facilities in the village and are noted in policy BTN 16. Interested groups should explore this further.</p> <p>Local Green Spaces are quite different from Open Spaces for Sport and Recreation, which are covered in BTN16.</p>	None
	Mid Suffolk District Council	<p>This general comment applies equally to policies BTN 1, BTN 9, BTN 10, BTN 12, BTN 13, BTN 14, BTN 16, and BTN 17. All eight policies share similar wording to their equivalents in the recently examined Assington and Little Waldingfield Neighbourhood Plans. In each case, the Examiner recognised the intent of the policy but felt it necessary to make modifications. Some required just a word change while others saw text / paragraphs re-worded to ensure compliance with National Planning Policy etc. Rather than repeat those modifications in detail we instead direct you to the reports [linked below] and advise that, for consistency, the same modifications be made to the Beyton Neighbourhood Plan. https://www.babergh.gov.uk/assets/[...]/Assington-NP-Exam-Report.pdf https://www.babergh.gov.uk/assets/[...]/Little-Waldingfield-NP-Exam-Report.pdf</p> <p>We have already exchanged correspondence with you regarding 'The Churchyard'. Our records, and those of others (incl. the Suffolk Wildlife Trust) do not show the Churchyard as a County Wildlife Site. We have asked SWT to contact you directly to discuss this further. Consequently, some amendments to the text may be necessary.</p>	<p>Policy BTN 12 will be amended accordingly.</p> <p>Paragraph 7.13 will be amended.</p>	<p>Insert the following at the end of the policy: <u>Development in the Local Green Spaces will be consistent with national policy for Green Belts.</u></p> <p>Amend paragraph 7.13 to remove reference to the Churchyard being designated as a County Wildlife Site.</p>

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	Suffolk County Council	<p>Policy BTN12 - Local Green Spaces SCC welcomes the designation of Local Green Spaces in Policy BTN 12 – Local Green Spaces and Map 9 Local Green Spaces, as this supports the ongoing work to make Suffolk the Greenest County.</p> <p>It is recommended that The Green Space Assessment (including photographs, explanations of why the green spaces are important to the parish, and the size and location of these spaces) is published on the Parish Council website to fully justify the designated Local Green Spaces. Currently no evidence base could be found, nor assessed.</p> <p>SCC has concerns of the designation of site 5 ‘Verges between The Green and The Bear Public House’ as Local Green Spaces. SCC, as the Highways Authority, has a duty to ensure that roads are maintained and safe. The county council is concerned that, should there be a need to undertake highway works that affect the verges included in these allocations, there may be local opposition to such works from the perceived damage to a protected green space, even though undertaken by (or on behalf of) the Highway Authority and permitted development.</p>	<p>Noted</p> <p>The Local Green Space Assessment will be published with the Submission version Neighbourhood Plan.</p> <p>The designation does not impact permitted development rights such as those necessary within the highway.</p>	<p>None</p> <p>None</p> <p>None</p>
Policy BTN 13 – Buildings of Local Significance				
K Bennett		8. 8.4 Rose Cottage situated on the Green is semi-derelict. Is this an eyesore or an asset?	It is of historic importance It lies within the conservation area but is not included in the Neighbourhood Plan as a Heritage Asset.	None
J Lewis		YES	Noted	None
M Green		Of course, all listed and buildings should be protected but I note that are many in the site around the green and just 3 in the site in the Church Road area. Does this really constitute a heritage site? Why does this area deserve special protection? In my opinion this	The designation of a heritage asset, including Buildings of Local Significance, is not about quantity bit quality. The fact	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>simply affords protection to the Church Road site in an attempt to rule it out of the process. The irony of this issue is that the vast majority of the houses in the Church Road heritage site are modern with many of them being built in the last 30 years. Paragraph 8.2 shows that the Conservation Area Appraisal of 2009 basically indicated that these sites had not been particularly protected historically and it seems odd that we now want to make these sites quite so important.</p>	<p>that more are designated around The Green reflects the historic development of the village and the legacy of that development.</p>	
C Ridyard		<p>Paragraph 8.4: The addition of Poplar House, Quaker Lane - recently renamed 'Mulberry House' to the list of buildings not formally designated as 'Local Heritage Assets'</p>	<p>Further work investigating the Buildings of Local Significance has identified a number of additional properties, including Mulberry House, that are worthy of including in Policy BTN 13. The list and Appendix 3 will be amended.</p>	<p>Amend Policy BTN 13 to include the additional Buildings of Local Significance identified in the separate Assessment.</p>
	Mid Suffolk District Council	<p>This general comment applies equally to policies BTN 1, BTN 9, BTN 10, BTN 12, BTN 13, BTN 14, BTN 16, and BTN 17. All eight policies share similar wording to their equivalents in the recently examined Assington and Little Waldingfield Neighbourhood Plans. In each case, the Examiner recognised the intent of the policy but felt it necessary to make modifications. Some required just a word change while others saw text / paragraphs re-worded to ensure compliance with National Planning Policy etc. Rather than repeat those modifications in detail we instead direct you to the reports [linked below] and advise that, for consistency, the same modifications be made to the Beyton Neighbourhood Plan. https://www.babergh.gov.uk/assets/[..]/Assington-NP-Exam-Report.pdf https://www.babergh.gov.uk/assets/[..]/Little-Waldingfield-NP-Exam-Report.pdf</p>	<p>Policy BTN 13 will be amended accordingly</p>	<p>Amend Policy BTN 13 to reflect the policies of recently examined Plans and to include the additional Buildings of Local Significance identified in the separate Assessment.</p> <p>Amend Appendix 3 accordingly.</p>
Policy BTN 14 – Heritage Assets				
J Rham		<p>To remove any doubt, I suggest the following wording for the opening sentence:</p>	<p>Such wording is unlikely to pass scrutiny by the</p>	<p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		'To ensure the conservation and enhancement of the village's heritage assets (both statutory and non-designated) proposals must:'	independent Neighbourhood Plan Examiner.	
J Lewis		YES	Noted	None
M Green		See answer at 18 above	Noted The Parish Council responds elsewhere in this Appendix.	None
	Historic England	We are pleased to note that policy BTN 14 contains general provisions regarding the conservation and enhancement of heritage assets, and welcome the general requirement for a heritage statement to be submitted "where a proposal affects a heritage asset" but suggest that Policy BTN 4 is strengthened to make clear that this would apply, and that a heritage statement will be required.	Policy BTN 14 will be amended to accord with recently examined policies	Amend Policy BTN 14 to provide consistency with the policy in recently examined Plans
	Mid Suffolk District Council	This general comment applies equally to policies BTN 1, BTN 9, BTN 10, BTN 12, BTN 13, BTN 14, BTN 16, and BTN 17. All eight policies share similar wording to their equivalents in the recently examined Assington and Little Waldingfield Neighbourhood Plans. In each case, the Examiner recognised the intent of the policy but felt it necessary to make modifications. Some required just a word change while others saw text / paragraphs re-worded to ensure compliance with National Planning Policy etc. Rather than repeat those modifications in detail we instead direct you to the reports [linked below] and advise that, for consistency, the same modifications be made to the Beyton Neighbourhood Plan. https://www.babergh.gov.uk/assets/[..]/Assington-NP-Exam-Report.pdf https://www.babergh.gov.uk/assets/[..]/Little-Waldingfield-NP-Exam-Report.pdf	Policy BTN 14 will be amended accordingly	Amend Policy BTN 14 to provide consistency with the policy in recently examined Plans
Historic Environment – General Comments				
J Archer		AS BEFORE POTENTIAL CONFLICT OF INTERESTS MAY EMERGE	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
B Maurice-Jones		8 (8.3)	Noted	None
C&Y Warner		8.2 We don't understand the comments made that newer properties round The Green could have been better screened to give a greater sense of enclosure? We live on The Green and can't identify a single property where additional walling or hedging is needed and believe most residents would rather be looking out of their windows onto The Green itself instead of a high brick wall or tall hedge/trees.	This is as noted in Mid Suffolk's Conservation Area Appraisal and is not necessarily the view of the Parish Council.	None
K Bennett		8. 8.2 Conservation Area Appraisal 2009 comments about screening the Green so that it does not seem "to be someone's front lawn" and comments about Beyton Garage being "fortunately not visible from the church" appear to overlook the fact that the Green is for the enjoyment of everyone in the village and that the garage provides an essential service to villagers.	Noted. This document was published by Mid Suffolk District Council and is not part of the neighbourhood Plan.	None
A Newberry		It is important for the history and to maintain the rural character of Beyton that policies are in place to protect listed buildings and conservation areas	Noted	None
J Lewis		YES	Noted	None
M Green		See answer at 18 above	Noted The Parish Council responds elsewhere in this Appendix.	None
R Brand		We have lost a great deal of village history in recent years, if this cannot be stopped then adequate records need to be kept.	Noted	None
S Rous		'Yes' in as much as I agree with the Villager's comment that was quoted "Any development needs to be chosen wisely so as not to spoil the beautiful natural settings of the village" page 44 Holly House picture	Noted	None
H Eddington		It is not robust enough.	Noted	None
	Suffolk County Council	Archaeology There should be a note relating to archaeology in development, therefore the following text is suggested to be included in Policy BTN14:	This is not considered necessary for inclusion in a planning policy	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p><i>"Suffolk County Council manages the Historic Environment Record for the county. Non-designated archaeological heritage assets would be managed through the National Planning Policy Framework. Suffolk County Council Archaeological Service advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments, in order that the requirements of the National Planning Policy Framework, and Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) are met. Suffolk County Council Archaeological Service is happy to advise on the level of assessment and appropriate stages to be undertaken. SCCAS should be consulted for advice as early as possible in the planning application process"</i></p> <p>This would give clarity to developers of future sites. The plan could also highlight a level of outreach and public engagement that might be aspired to from archaeology undertaken as part of a development project. Increased public understanding of heritage assets is an aspiration of the NPPF, and provision in project designs for outreach and engagement are welcomed.</p> <p>The plan should make note about the historic environment with finds and monuments in the parishes with information from the Historic Environment Record (HER). It should state that the HER is held by Suffolk County Council Archaeological Service (SCCAS), with publicly accessible records viewable on the Suffolk Heritage Explorer, which can be viewed at https://heritage.suffolk.gov.uk/</p>	<p>This is not considered necessary</p> <p>Paragraph 8.1 refers</p>	
Policy BTN 15 – Protecting Existing Services and Facilities				
D & J Hobbs		More recycling facilities would welcomed. Mobile library visits are monthly (not weekly).	Noted	None
T Muxlow		This must be strictly adhered to!	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
R Hoskins		Local services should be maintained if not increased to assist both the young and the elderly	Noted This the objective of Policy BTN 15.	None
J Lewis		YES	Noted	None
B Ingham		There should be provision for an element of choice and competition. le we should aim to keep both public houses.	Noted The Neighbourhood Plan supports protecting existing valued facilities which both pubs are.	None
K Mason		9.3 - If Beyton is seen as an ageing Village why is there no Post Office/Shop? If Rougham has one why can't Beyton? I currently drive two miles (through the village) to use Rougham Post Office several times a week. I would much prefer to walk to a local Post Office/ Shop reducing the traffic through Beyton and enjoying the social impact a local shop brings to the area.	The decision to operate a post office / shop is normally down to a commercial operator finding premises and being satisfied that it will be viable. An alternative is to run a community shop but it requires volunteers from the community to run it.	None
J Rogers		Enhance, improve and increase the minimal facilities available to the village. Better recreational facilities for the village a must.	Noted The Neighbourhood Plan supports protecting existing facilities (policy BTN 15), but their expansion and improvement needs to be driven by relevant local groups or commercial entities. There is an opportunity for interested groups to look to address these needs.	None
Policy BTN 16 – Open Space, Sport and Recreation Facilities				
S Fisher		There needs to be a more formal arrangement with TCC Sixth Form Campus for the sharing of facilities for the benefit of the village. After all, this is a publicly funded school. Leaving it to interested groups would likely be ineffective.	Noted. The Community College lists on their website that the following are available for hire:	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			<ul style="list-style-type: none"> • Beyton Hall • Dance Studio • Drama Studio • Thurston Sixth Beyton Campus Conference Centre 	
M Sawyer		<p>leave alone. IT IS MISLEADING TO INFER WALKING IN THE VILLAGE IS UNSAFE: "many of these routes...roads...no pavements..."</p> <p>It is safe to walk on the grass, which everyone does! Footpaths lead from every direction to the grass/Green.</p>	Noted	None
T Muxlow		There should be no 'unless'!	Noted. The policy reflects the national approach which is endorsed by Sport England. BTN 16 foresees development on sport or recreation spaces <u>only</u> if they are surplus to requirements <u>or</u> with replacement by an equivalent or better facility should development be allowed.	None
R Hoskins		As above	Noted The Parish Council responds elsewhere in this Appendix.	None
B Stokes Horrigan		We feel that the whilst we agree to the points of the policy, we feel that the proposal to build on the land south of bury road goes against all the points of this policy	<p>The land concerned is private land and not public open space. Access is permissive and there is no public right to use it.</p> <p>The reasons for the selection of this site are dealt with in earlier responses relating to</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			Chapter 6 of the Neighbourhood Plan.	
J Lewis		YES	Noted	None
K Mason		9.6 Making use of TCC Sixth Form Campur facilities would be excellent. I love Yoga and swimming....please make this happen!!!	Noted	None
G&D Macintyre		As worded Policy BTN 16 actually implies that the loss of sport and recreation facilities will be supported if the Local Authority demonstrates that the space/facility is surplus to requirements. This is not nearly ambitious enough in standing against the loss of sport and recreation facilities and seeking increased access and use. Paragraph 9.7 should simply state that the facilities should be protected. The village must make it harder for SCC to declare the school site surplus and sell it for houses on the basis of rural exception policy.	The approach is one supported by Sport England.	None
J Rogers		Open space not a problem as the village is surrounded by open space and fields. Sport and recreation facilities lacking and need to be addressed and better provision essential.	Noted The policy refers to recreation open space specifically. There is much open space around Beyton, but it is private land and not generally available for recreational purposes.	None
	Mid Suffolk District Council	This general comment applies equally to policies BTN 1, BTN 9, BTN 10, BTN 12, BTN 13, BTN 14, BTN 16, and BTN 17. All eight policies share similar wording to their equivalents in the recently examined Assington and Little Waldingfield Neighbourhood Plans. In each case, the Examiner recognised the intent of the policy but felt it necessary to make modifications. Some required just a word change while others saw text / paragraphs re-worded to ensure compliance with National Planning Policy etc. Rather than repeat those modifications in detail we instead direct you to the reports [linked below] and advise that, for consistency, the same modifications be made to the Beyton Neighbourhood Plan. https://www.babergh.gov.uk/assets/[..]/Assington-NP-Exam-Report.pdf https://www.babergh.gov.uk/assets/[..]/Little-Waldingfield-NP-Exam-Report.pdf	The policy will be amended to take account of recent examined Plans	Amend Policy BTN 16 to be consistent with other recently examined neighbourhood plans.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
	Suffolk County Council	<p>The county council welcomes the commitment to maintain and improve community facilities. Availability of such spaces is key to reducing social isolation and promoting mental and physical wellbeing in residents of all ages.</p> <p>SCC welcomes Policy BTN 16 given the importance of access to green space for health. There are proven links² between access to green outdoor spaces and the improvements to both physical and mental health and wellbeing for the population, including increasing the quality of life for the elderly, working age adults, and for children. It is suggested that the Plan could refer to the Mental Health Foundation evidence of the benefits of green space³. Enhancement of existing green spaces should include provision of seating to make the spaces accessible to people of all ages and we would encourage Policy BTN16 to be expanded to include a commitment for this.</p> <p>SCC would encourage that Policy BTN 16 is expanded to mention that where possible new services or facilities with parking should include secure cycle parking to help promote sustainable and active travel.</p>	<p>Noted</p> <p>Noted</p> <p>This is covered by other policies in the Development Plan</p>	None
Section 9 – Services and Facilities – General comments				
J Archer		UNCERTAIN. YES or NO ? BE CAREFUL WHAT YOU WISH FOR !	Noted	None
S Fisher		Para 9.7 The use of the term 'recreation facilities' is laughable because between them, TCC, MSDC and Suffolk CC do virtually nothing to encourage/allow community use of the Beyton 6th Form Campus facilities.	Noted If there are interested groups this could be pursued further with Thurston Community College. Facilities are available for use at the Thurston Campus, but currently not at Beyton.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
M Cass		There really needs to be a push to reinstate the swimming pool and tennis facilities at TCC Sixth Beyton Campus. It would also be good to be able to use the school field for sports, such as cricket and football etc. Surrounding villages may be interested in using these facilities.	Noted If there are interested groups this could be pursued further with Thurston Community College. Facilities are available for use at the Thurston Campus, but currently not at Beyton.	None
S&C Beddall		Allotments a good plan.	Noted	None
M Sawyer		leave the sporting facilities alone on the green. make those in the school available for the village.	Noted	None
P Wicks		9-6 More use of TCC Sixth Form Campus - sports & indoor facilities for classes & group meetings.	Noted If there are interested groups this could be pursued further with Thurston Community College. Facilities are available for use at the Thurston Campus, but currently not at Beyton.	None
M Lapworth		9.1- we need 2 bottle banks, often overflowing with bags of bottle to the side. 9.3 - A local shop would be good, however we use Cracknells, Londis, and The Co-op, it would be good to have a footpath/cycle path from Beyton to Cracknells, as people are walking in the road, this is dangerous.	Noted As noted in paragraph 9.3 given the proximity of shops in Bury and Thurston a local shop may not be viable. A community shop may be an option but would require significant numbers of volunteers and appropriate premises. Improvement of cycle routes is being pursued by the parish	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			council as noted in paragraph 11.11.	
J Bexon		Thorough and I underpin the suggestion to strengthen ties between the village and TCC 6th form Campus. The Campus could be used for many more village events and access to their services which seem underused currently.	Noted	None
B Maurice-Jones		9 (9.8)	Unsure of comment	None
G&D Rendle		Particularly Section 9.6. We have always felt that Suffolk County Council may want to develop housing on the ex Beyton Middle School field. This would be out of proportion for the village.	We are not aware of any such plans Policy BTN 15 seeks to preserve existing facilities and Policy BTN 16 safeguards the playing fields from being developed.	None
A Rham		Links and access to the school buildings and facilities appears to have worsened in recent years and strikes me as a wasted opportunity for both Beyton residents and the school.	Noted If there are interested groups this could be pursued further with Thurston Community College. Facilities are available for use at the Thurston Campus, but currently not at Beyton.	None
Dockerty		As the population is aging and the village is providing 1/2 bedroom houses, it would be sensible to have a small shop selling essentials for those no longer able to drive. It need only be open for a limited period during the week.	The decision to operate a post office / shop is normally down to a commercial operator finding premises and being satisfied that it will be viable. An alternative is to run a community shop like that in Rattlesden, but it requires volunteers from the community to run it.	None
J Beaney		We were able to use the Green for several pilates classes last summer which was wonderful when the weather was fine. It	Noted If there are interested groups this could be pursued further	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		might be good to be able to use some where in the school in future, as the Village Hall is really too small to make a class viable.	with Thurston Community College. Facilities are available for use at the Thurston Campus, but currently not at Beyton.	
J Lewis		YES	Noted	None
R Brand		I could not find any reference in the text to Figure 7. Furthermore Figure 7 contains a different list from that in para 9.1 and has some dubious entries, such as car leasing. Also when the 6th Form campus was established, the village was promised benefits such as a shop, canteen and shared education classes. None of this happened. The aspiration to protect school facilities is commendable but the big question is, who pays?	Amend Para 9.2 to make reference to Figure 7	Amend Para 9.2 as follows: The Residents' Survey asked how often people used village services. <u>As illustrated in Figure 7,</u> the most use on a daily or weekly basis were the local pubs and the bottle bank.
B Ingham		Sites 3 and 5 and maybe others would be ideal for allotments rather than houses.	Noted. The Parish Council has the powers to provide allotments if sufficient demand is evident.	None
A Bbb		Not enough facilities in the village. No shop, having to travel all the time. Nothing for the teen age group.	Noted As noted in paragraph 9.3 given the proximity of shops in Bury and Thurston a local shop may not be viable. A community shop may be an option but would require significant numbers of volunteers and appropriate premises. There is an opportunity for interested groups to discuss use of the Beyton campus facilities with Thurston Community College.	None
S Rous		9.9 we could consider allotments becoming part of a wider development of the family site, south of Bury Road	Noted	None

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			The Neighbourhood Plan allocates this site for housing to meet the identified needs of the parish. The Parish Council has the powers to provide allotments if sufficient demand is evident and land is made available by the landowners for such uses.	
G&D Macintyre		For the reason above.	Noted and responded to elsewhere.	None
J Rogers		<p>9.3 How many respondents is 40%?!</p> <p>9.5 These need addressing and improved.</p> <p>9.6 Agreed</p> <p>9.8 The Green may be equipped with a children's play area and looks lovely driving past in a car. However, the Geese mess on and around the Green deter people from using this.</p> <p>9.9 Agreed</p>	<p>110 (40%) respondents to the Village survey cited a desire for a shop.</p> <p>There is an opportunity for interested groups to discuss use of the Beyton campus facilities with Thurston Community College. It would be potentially contentious to suggest getting rid of the geese.</p>	None
	Suffolk County Council	<p>Education Early Years Provisions</p> <p>Beyton does not have any Early Years provision. It sits within the Thurston Ward. Provision is accessible in nearby Thurston or Rougham. There is a deficit of Early Years places within the Thurston ward, although new provision is being built to address the need from approved planning applications.</p> <p>The 43 dwellings allocated would generate approximately four full time early years places, two of which will be arising from permitted development and so will already be accounted for. Therefore it would not be viable to create provision in Beyton,</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>but contributions from developers would be used to expand provision within the ward.</p> <p>Primary Education Provision The catchment school for primary education is Woolpit Primary Academy. The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is by the provision of a new 210 place (one form of entry) primary school in Woolpit. Land for a new primary school has been reserved on site SS0670/LA095. A 2.2ha site is being provided to enable expansion in case future growth or a need to take additional pupils that cannot be accommodated at existing surrounding schools.</p> <p>Secondary Education Provision The catchment school for secondary education is Thurston Community College. The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via expansion of the school to offer 1800 places to mitigate much of the proposed growth. Any expansion would be dependent on the acquisition of 2.5ha of additional land which is part of planning application reference 4963/16 - Ixworth Road. Additional capacity within the Thurston Community College catchment is provided at Ixworth Free School. Should additional places be required, expansion could be considered here also. 16+ accommodation is provided at the former Beyton Middle School site, now known as "Thurston Sixth – Beyton Campus". We do not envisage needing to expand the accommodation here but there may be some refurbishment works required if expansion were required in the future.</p> <p>Use of Sixth Form Facilities</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

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		<p>Paragraphs 9.5 to 9.7 indicate that there is a desire for community usage of facilities at the Sixth Form Campus. It is not clear whether out-of-hours access has been discussed with the school, so the first point of contact would be Thurston Community College in the first instance.</p> <p>Libraries Paragraph 9.1 states that the mobile library calls weekly in Beyton, however according to Suffolk Libraries, the mobile library visits Beyton every four weeks. Most library users in Beyton use provisions at Thurston and Bury St Edmunds, and the county council would request developer contributions to improve library facilities where relevant.</p> <p>SCC welcomes the fact that alternative provision for allotments is being pursued. The NPPF paragraph 91c describes the importance of enabling healthy lifestyles and mentions allotments as a feature supporting this aim. Allotments can both provide access to healthy food and a means of increasing physical activity.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>
Policy BTN 17 – Design Considerations				
A Player		we must be open to new and contemporary designs, which may appeal to younger residents.	Noted Policy BTN 17 supports proposals that are sensitive to local landscape and building character, but this does not preclude contemporary designs.	None
M Sawyer		<p>current new buildings must have followed these designs and they are not appropriate to the local character.</p> <p>Any new building proposal should be visualised in 3d colour available online and paper; and subject to approval and voted on</p>	There has not previously been detailed design guidance specific to Beyton	None

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		by the village residents. If more than 25 per cent villagers object, plan should be rejected	This would be outside the Planning Regulations and would need a change of law.	
I Clarke		Policy BTN17 should make electric vehicle charging points req'd for any development irrespective of whether it is 'off street' or not.	Provision is made in Policy BTN 17 for off-street parking with a charge point. The County Council has recently announced an initiative to provide charging points in public places such as car parks.	None
J Bexon		In line with ensuring refuse bins are hidden thought must be given to preventing satellite dishes on the outside of buildings. roof design must take this into account	The installation of satellite dishes doesn't always require consent	None
C&M Kennedy		I agree with the policy but do not wish to see a plethora of solar roof panels. There are solar roof tiles that can be used so that new developments will blend in more harmoniously with other properties and not spoil the visual skyline.	The installation of solar panels on existing buildings doesn't normally require planning permission	None
A Alderton		Paragraph h does not reflect that there are a number of very old houses in Beyton, notably near or around the Green, but elsewhere as well, which do not face existing roads but instead have a side wall facing the road. It would not be out of keeping with the style of the village to allow this to continue for new buildings.	Noted Facing developments to the road helps create a more open connected community and passive surveillance.	None
A&M Redwood		Do not believe there is a local distinctiveness within the village. Housing developed over several hundred years. To be too constrictive stops us having an eclectic mix throughout the village that you would get with infill building.	Noted Buildings within the conservation areas display a wide range distinctive materials and styles found in Suffolk and it is only in relatively recent times that less vernacular styles and materials have been used. Contemporary designs can reflect and respect local	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			character, whilst not merely being a reproduction of past designs.	
J Selley		Does this imply in Point C that there will be no development in existing gardens?	The policy states that this would apply where they " make a significant contribution to the character and appearance of that part of the village"	None
J Lewis		YES	Noted	None
R Brand		Housing Mix (page 51) makes reference to accommodation for travellers. This needs to be explained in more detail or if Beyton is not required to provide accommodation for travellers, say so. Photo page 52 (top). Is this Beyton? If no, why show it ? If yes, do we really want more like this ?	The emerging Joint Local Plan does not currently identify a need for additional sites for travellers. If new homes are to address climate change then they may well look very different in the future.	None
G&D Macintyre		C. It is too prescriptive to adopt a position against the loss of garden space in all circumstances.	The policy states that this would apply where they " make a significant contribution to the character and appearance of that part of the village"	None
H Eddington		I would prefer not to have new development. Not before we improve what is existing.	Noted The Neighbourhood Plan must be in conformance with the local housing requirement set by the Joint Local Plan.	None
J Rogers		No major development near fields backing onto the A14 due to noise and pollution. Open fields within the village should be targeted first to increase linkage between to the two distinct clusters within the village.	Noted BTN 17 (e) specifies that developments should not be located where residents would be adversely affected by noise.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			<p>BTN 4 is an open field development but development on open fields to "increase linkage between to the two distinct clusters within the village" would have a significant detrimental impact on the history and character of the village.</p>	
	<p>Anglian Water</p>	<p>Policy BTN 17: Design Considerations</p> <p>Reference is made to ensuring that development proposals do not add or create surface water flooding. It is suggested that Policy BTN 17 makes clear that the use of Sustainable Drainage Systems is the preferred method of surface water drainage</p> <p>It is therefore proposed that Policy BTN 17 is amended as follows:</p> <p>'i. Through the incorporation of Sustainable Drainage Systems do not result in water run off that would add or create surface water flooding'</p>	<p>Policy BTN 20 will be amended to address this.</p>	<p>Amend Policy BTN 20 – Flooding and Sustainable Drainage.</p>
	<p>Historic England</p>	<p>The NPPF (paragraphs 124 - 127) emphasises the importance placed by the government on good design, and this section sets out that planning (including Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of an area, in this case the Parish of Beyton. The policies of neighbourhood plans should ensure that developments in the area establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place - for instance through the use of appropriate materials, and attractive design. We are therefore pleased to note that the neighbourhood plan is underpinned by a Design Codes document. We would suggest that where this document states</p>	<p>Noted. The suggested amendment to the Design Codes is not considered necessary given the wording of the Neighbourhood Plan policy.</p>	<p>None</p>

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		<p>"Materials to be used in the Conservation Area should respect their surroundings" it provides a definitive description of what it means by this, otherwise this is general guidance, not a code.</p>		
	Mid Suffolk District Council	<p>This general comment applies equally to policies BTN 1, BTN 9, BTN 10, BTN 12, BTN 13, BTN 14, BTN 16, and BTN 17. All eight policies share similar wording to their equivalents in the recently examined Assington and Little Waldingfield Neighbourhood Plans. In each case, the Examiner recognised the intent of the policy but felt it necessary to make modifications. Some required just a word change while others saw text / paragraphs re-worded to ensure compliance with National Planning Policy etc. Rather than repeat those modifications in detail we instead direct you to the reports [linked below] and advise that, for consistency, the same modifications be made to the Beyton Neighbourhood Plan.</p> <p>https://www.babergh.gov.uk/assets/[..]/Assington-NP-Exam-Report.pdf https://www.babergh.gov.uk/assets/[..]/Little-Waldingfield-NP-Exam-Report.pdf</p>	<p>The Policy is largely consistent with similar policies in recently examined neighbourhood plans but will be amended as considered necessary.</p>	<p>Amend Policy BTN 17 to ensure consistency with recently examined neighbourhood plan policies while ensuring it remains relevant to Beyton.</p>
	Suffolk County Council	<p>SCC would encourage Policy BTN 17 is expanded to include a mention of health and wellbeing of residents (both mental and physical) as a specific consideration in design of new developments.</p> <p>There is no reference to public rights of way in any of the policies, therefore the following wording is suggested to be added to Policy BTN 17:</p> <p><i>"Public Rights of Way should be protected and enhanced. Development which would adversely affect the character or result in the loss of existing or proposed rights of way, will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use"</i></p> <p>There could be reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030)6. This strategy sets out the</p>	<p>This is not considered necessary as it is addressed in Para 100 of the NPPF (July 2021)</p> <p>These matters are addressed in policies in the Joint Local Plan and should not be repeated in the neighbourhood plan,.</p>	None

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		<p>council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.</p> <p>Parking</p> <p>It is noted that policy BTN 17 requires all parking to be "within the plot", which we interpret as the plot of a dwelling. It is recommended that there is provision for a proportion of on-street parking considered for new developments. On-street parking will always be inevitable from visitors and deliveries or maintenance. Having well designed and integrated on-street parking can help to reduce inconsiderate parking, which can restrict access for emergency services and refuse collections, and parking on pavements that hinder pedestrian access and safety. Please see pages 25-28 of Suffolk Guidance for Parking 20197 for further guidance.</p> <p>The following amendment is recommended for Policy BTN17 Design Considerations:</p> <p>"g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that <i>appropriate</i> all vehicle parking is provided <i>on site, where a proportion of parking is provided on-street within a new development, but is well designed, located and integrated into the scheme to avoid obstruction to all highway users or impede visibility within the plot</i> and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;"</p>	<p>Given the nature and scale of development proposed in Beyton, this amendment is not considered necessary and on-street parking could have a significant detrimental impact on the ability to service a development and highway safety.</p>	<p>None</p>
Policy BTN 18 – Sustainable Building				
M Sawyer		as above	Noted	None
I Clarke		Item c) should say where "economically" viable	The policy is to be amended to reflect the content of a	Amend Policy BTN18 to be in accordance with Government

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			Government Ministerial Statement concerning neighbourhood plans setting design standards in housing.	regulations concerning the setting of local energy saving standards on new dwellings by stating that the policy only applies to non-residential development.
J Bexon		Incorporating energy saving technology must be included in all new builds but also in line with the village aesthetics . For example solar panels on roofs are unattractive and detract from the natural beauty of the village. There are solar options that look like roof tiles. More expensive but cleverly camouflaged.	Solar panels rarely require planning permission. Some air conditioners or air-source heat pumps would require planning permission depending on siting, size, noise etc. The policy notes that the design should minimise impact on the surroundings.	Amend Policy BTN18 as above
A&M Redwood		Concern over the cost associated with sustainable building as could impact on cost of affordable housing. Do individuals realise costs involved	Noted Maximising energy conservation in new dwellings is a matter for the Building Regulations to address while voluntary installation of sustainable measures will depend on the economics of the build and the viability of the measures.	Amend Policy BTN18 as above
J Lewis		YES	Noted	Amend Policy BTN18 as above
R Wells		When required new homes should have facilities for the heating using seasoned timber	This is beyond the reach of the planning system	Amend Policy BTN18 as above
R Brand		Recognition should be given to the fact that some housing in the village is already zero carbon being all-electric with energy purchased from 100% renewable sources.	Noted	Amend Policy BTN18 as above

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G&D Macintyre		<p>We support the aims 1 - 5 but the detail in a - d is potentially problematic because it can't be comprehensive and could become outdated eg. maximising the benefits of solar gain without a balancing statement on avoiding overheating is only half the story. ASHP's are good in some situations but not all, there is no reference to solar thermal stores for hot water, no reference to solar power generation, would zero carbon hydrogen inclusion in the gas grid that serves Beyton be welcomed or not ? In a fast moving area of technical development it would be better to recognise that trying to capture a few elements of detail is not wise and could potentially work against achieving the objectives.</p>	<p>The policy is to be amended to reflect the content of a Government Ministerial Statement concerning design standards in housing.</p>	<p>Amend Policy BTN18 as above</p>
H Eddington		<p>Of course, but everything that is newly built sustainable or otherwise still has an impact on our environment.</p>	<p>Noted</p>	<p>Amend Policy BTN18 as above</p>
Armstrong Rigg Planning	Manor Oak Homes	<p>Manor Oak Homes as a company supports the delivery of sustainable and low carbon development. Our client supports the intentions of Policy BTN18 in this respect. However, it is noted that the wording of the policy, through the inclusion of criterion (d) goes significantly further than the requirements of paragraphs 150 and 151 of the NPPF in seeking to secure decentralised energy sources through the requirement for development to "avoid fossil-fuel based heating systems".</p> <p>Conversely, the NPPF merely requires development to "seek opportunities" to secure low carbon energy supply without providing an outright restriction on fossil-fuel based systems. Indeed, it recognises that carbon reductions which may offset fossil-fuel based systems can also be secured including through the measures set out in criteria (a) to (c) of the policy with the emphasis more on carbon reduction as a whole rather than a wholesale shift to renewable energy sources. Even then it provides the necessary caveats in respect of viability.</p> <p>Whilst Manor Oak Homes strongly supports the intent of the policy it is recommended that it includes greater flexibility to ensure it is not unduly restrictive – it is recommended that a</p>	<p>While the support is noted, the policy is to be amended to reflect the content of a Government Ministerial Statement concerning design standards in housing.</p>	<p>Amend Policy BTN18 as above</p>

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		requirement for the measures (a) to (d) is caveated with "where practical and viable" with criteria (d) supplemented with the suffix "wherever possible".		
	Mid Suffolk District Council	The policy encourages built development to play its part in delivering a carbon-neutral future. There is an element of repetition between the two set of criteria. Suggest the policy wording be checked / amended as necessary. We also suggest replacing the word 'should' with 'shall' after the word proposals. Our only note of caution is that, at Examination, it is most likely that reference will be made the 2015 Written Ministerial Statement [see our comment on BTN 8 above] and the limitations this puts on NPs being able to apply additional technical standards.	The policy is to be amended to reflect the content of a Government Ministerial Statement concerning design standards in housing and to reflect the content of recently examined neighbourhood plan policies covering this topic.	Amend Policy BTN18 as above
Policy BTN 19 – Dark skies				
S Fisher		I would fully support 'dark skies' if there was safe pedestrian walkways from all village extremities to our 2 local public houses.	Noted	None
S Fisher		Street lighting in Beyton is unnecessary and environmentally unfriendly.	Noted	None
M Sawyer		I don't want any changes...BTN 19 opens up opportunity for new street lights.	Noted The policy ensures any lighting has minimum environmental impact. The preference of the village was for dark skies and design policies look to prevent light pollution.	None
D & J Hobbs		Should the church be floodlit? We like not having street lights.We are not an urban area.	Noted	None
R Hoskins		Although public safety should always be considered.	This in noted in the policy.	None
M Lapworth		I feel that we do need a couple of street lights particularly in the winter months when taking outside walking and running activities	Noted The majority of the respondents to the village	None

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			survey (75%) preferred dark skies.	
J Bexon		Keeping Beyton free of light pollution is paramount and adds to the overall ambiance of the village.	Noted	None
B Harries		would like to see just a few well-spaced lights along Tostock Road. Very dangerous trying to walk. Also the pavement is uneven and rarely swept.	Noted The majority (75%) of the respondents to the village survey preferred dark skies.	None
G&D Rendle		Safety should be a priority for the ageing population of this village. Good but muted lighting should be provided where people walk at night.	Noted	None
J Lewis		YES	Noted	None
R Brand		This could require street lighting in Field Close and Fallowfield to be switched off.	The policy would not require this	None
S Biggs		Definitely	Noted	None
K Mason		Seeing the Stars on a clear night is so enjoyable	Noted	None
B Cowell		Very important to protect the absence of street lights. I like "dark skies"	Noted	None
R Gough		In principle yes, but the emphasis must be on safety of individuals. PIR sensor controls for lighting could be a good way to do this and should be explored	Noted. PIR controls do not require planning permission.	None
J Rogers		Would be acceptable if adequate and safe footpaths provided to all areas of Beyton.	Noted	None
	Suffolk County Council	Biodiversity and Dark Skies Policies SCC welcomes the Biodiversity Policy BTN10, which is exemplary with key words such as 'biodiversity net gain' and 'restoring and repairing fragmented biodiversity networks', and the Dark Skies Policy BTN19.	Noted	None
Policy BTN 20 – Flooding and sustainable drainage				
J Archer		THIS ISSUE GOES BEYOND FUTURE PLANNING AS IT IS A MAJOR ISSUE TODAY.	Noted	None

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B Dinsdale		In view of the recent extreme flooding I think this should prioritised especially as new housing could exacerbate further problems	Noted The policy relates to future development, but the Parish Council has been active in addressing existing flooding issues with the County Council and landowners.	None
S Fisher		Notwithstanding mitigations for new developments, much more needs to be done to solve the current flooding situation. Significant weather events are likely to worsen before they improve, and the flooding we see already is not acceptable.	Work is ongoing between the Parish Council, the County Council and landowners to address this issue	None
S Fisher		The performance of those responsible for preventing flooding is lamentable and at the same time Council Tax rises continue to be above the rate of inflation.	Noted The policy relates to future development, but the Parish Council has been active in addressing existing flooding issues with the County Council and landowners.	None
S&C Beddall		Important to prevent flooding on ongoing basis	Noted The policy relates to future development, but the Parish Council has been active in addressing existing flooding issues with the County Council and landowners.	None
M Sawyer		no; extremes of weather are "extremes". Messing about improving drains/streams will just push the water further down the track and create further problems downstream	Noted	None
B Bellerby		More drainage ditches to take water coming down from river & fields from Drinkstone!	Noted	None
Anonymous		The whole of the village needs to have flooding this year, (sic) improved if the plans are agreed. This year has seen massive problems. With increase in population this needs to be resolved.	Noted The policy relates to future development, but the Parish Council has been active in addressing existing flooding	None

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			issues with the County Council and landowners..	
G&D Rendle		If Suffolk County Council (or their agents) cleared the drains along Bury Road regularly and effectively there would not be a problem particularly outside the Telephone Exchange. However, not to exaggerate the flooding is a minor inconvenience a few days a year. .	Work is ongoing between the Parish Council, the County Council and landowners to address this issue	None
B Stokes Horrigan		We agree with this, but feel some of the policy proposals would not support this - especially the development opposite the bear pub.	Any new development would have to comply with this policy	None
J Webster		Flooding in the village is a major problem. Adequate provision must be made with all future developments to deal with surface water.	Noted The policy seeks to address this.	None
G Wilson		Flooding is a significant issue for many fellow viallgers and must be addressed.	Work is ongoing between the Parish Council, the County Council and landowners to address this issue	None
A&M Redwood		Agree with policy but will it actually be put into practice by developers who tend to self certificate on things like this. Manor Farm development a good example of developers reneging on responsibilities. As we are niw building in groups of 10 or more we are at risk of producing more pockets of flood prone areas.	Noted The policy seeks to address this.	None
J Lewis		YES	Noted	None
B Cowell		Flooding is awful in Beyton. New developments cannot further contribute to this adverse situation	Noted The policy seeks to address this.	None
G&D Macintyre		We support BTN 20 and note the reference to riparian ownership in 10.9. The persistent and increasing flooding in Drinkstone Road is a direct consequence of a failure to comply with legally enshrined riparian responsibilities. It's good to see improvements taking place towards Thurston but Suffolk County Council must be held to account for the flooding in Drinkstone Road.	Noted The policy relates to future development, but the Parish Council has been active in addressing existing flooding issues with the County Council and landowners.	None

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	Thurston Parish Council	Thurston Parish Council recognises the issues of flooding within areas that are common to both Parishes and welcomes the opportunity to liaise with Beyton Parish Council, external agencies and landowners responsible for the existing flood mitigation measures in order to minimise the amount of flooding in the villages and connecting areas.	Noted	None
	Drinkstone Parish Council	The issue of flooding on Drinkstone road and around Beyton Green needs more detailed consideration and solutions devised. This is an issue that regularly affects Drinkstone residents and The Parish Council would like to see some clear proposals to address this. In the Drinkstone Neighbourhood Plan we have dealt with similar flooding issues under Community Actions.	Work is ongoing between the Parish Council, the County Council and landowners to address this issue	None
	Anglian Water	<p>Policy BTN 20: Flooding and Sustainable Drainage</p> <p>We note that reference is made to the incorporation of Sustainable Drainage Systems (SuDS) to manage surface water flooding and water re-use measures which are fully supported.</p> <p>Reference is made to SuDS as an example of what is to be provided. By default, all surface water flows should be managed using sustainable drainage systems with a preference given to infiltration to the ground. This should be made clear in the wording of Policy .</p> <p>Also, grey water recycling is not directly relating to fluvial or surface water flooding as suggested. Such systems capture and treat used water so that it can be reused within homes. It is therefore suggested the policy is amended to clarify this by including reference to grey water recycling in a separate sentence in Policy LWD17 [sic].</p> <p>It is therefore proposed that Policy BTN 20 is amended as follows:</p> <p>'Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage will be managed so as not to cause or</p>	The policy will be amended as suggested	Amend Policy BTN 20 in accordance with Suffolk County Council suggestions.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>exacerbate surface water and fluvial flooding elsewhere. <u>This should include the use of Sustainable Drainage Systems.</u></p> <p>Examples include rainwater and stormwater harvesting and greywater recycling, and run-off and water management such as Sustainable Drainage Systems (SuDS) or other natural drainage systems where easily accessible maintenance can be achieved.</p> <p><u>Greywater recycling should also be incorporated within new development proposals wherever possible.'</u></p>		
	Suffolk County Council	<p>Flooding and Sustainable Drainage Systems are mentioned throughout the plan, and in particular Policy BTN20. Whilst not a requirement for developments of under 10 dwellings, SCC welcomes that the neighbourhood plan has the requirement for all developments to submit drainage plans in Policy BTN20. SCC recognises that continual flooding is a problem in the centre of the village that affects public highways, making them inaccessible at times, however this is unlikely to be resolved through the small developments coming forward in the village. It is recommended to address this in Policy BTN20, to take advantage of any opportunities that arise.</p> <p>It is suggested Policy BTN20 should be changed to better align with NPPF paragraph 165 and to promote the multifunctional benefits of SuDS in addressing the four pillars of water management: that meet the 4 pillars of water management (quantity, quality, biodiversity, amenity): "Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. Examples include rainwater and stormwater harvesting and greywater recycling, and run-off and water management such as Sustainable Drainage Systems (SDS) or other natural drainage</p>	<p>Noted</p> <p>Policy BTN 20 will be amended to take account of the comment</p>	<p>None</p> <p>Amend Policy BTN 20 to reflect the comments and to be consistent with recently examined neighbourhood plan policies on flooding and drainage.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>systems where easily accessible maintenance can be achieved.; <u>Development shall include the use of above ground open Sustainable Drainage Systems (SuDS) where appropriate, which could include wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas and biodiversity benefits. Rainwater and stormwater harvesting, and greywater recycling will also be encouraged.</u> <u>Development should take opportunities to better the surface water flood issues within the village by creating additional storage volume within the development where possible."</u></p> <p>In regard to the housing site allocations, the county council has no objection to the additional allocations from a Flood and Water Management perspective.</p>	<p>It is not appropriate to expect development to fix the problems that exist in the village through no fault of their own. Such a condition/planning obligation would likely fail the tests for conditions.</p> <p>Noted</p>	<p>None</p> <p>None</p>
Section 10 – Development Design – General comments				
J Archer		SOUNDS OBVIOUS BUT AGAIN DOES IT IMPOSE TOO MANY CONSTRAINTS FROM NOW UNTIL 2037	Noted Design guidelines provide a checklist for developments to respond to, but are not intended as constraints.	None
M Cass		10.8 The need to defend our Dark Skies becomes more pressing every year. We now have considerable lighting spill from the industrial sites along the A14 between Bury and Rougham, meaning that the ability to see the night sky is diminishing fast. No lighting that is unnecessary should be tolerated. The school security lighting could be upgraded to be less intrusive, and the lighting of the church (since 2000) is unnecessary and harmful to wildlife, such as bats, night-flying insects etc.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
J Rham		Mobility section (p49) Information missing from last paragraph: active design measures such as should be incorporated	Noted. The Plan will be amended.	Amend final sentence of "mobility" box on page 49 to: Car parking should not dominate the street scape and active design measures such as <u>planting</u> should be incorporated to mitigate the visual impact.
P Wicks		10-8 keep street lighting to a minimum. 10-9 Important to solve flooding problem - any new development must make provision for surface water problems.	Noted These are addressed in policies BTN 19 and BTN 20.	None
M Lapworth		10.8. - I disagree. 10.9 - This is a major concern, there needs to be a better process in place to drive heavy rainwater away from the village.	Noted. It is not clear what part of 10.8 is disagreed with. This is the subject of policy BTN 20	None
B Maurice-Jones		10 (10.2-10.6-10.7-10.8-10.10)	Noted	None
C&Y Warner		10.9 As someone who resides some 30 meters from one of the worst flooding areas at the bottom of The Green we think as much pressure as possible ought to be brought to bear on those land owners responsible for maintaining the ditches. It is shameful that this is not done as frequently as is necessary.	Work is ongoing between the Parish Council, the County Council and landowners to address this issue	None
A Rham		It beggars belief that the relevant authorities can continue to avoid their responsibilities to address the regular flooding in the village after so many years.	Work is ongoing between the Parish Council, the County Council and landowners to address this issue	None
A&M Redwood		Mobility: Sounds good but cannot see it will ever come about. How is it intended to fulfill these aspirations? Development design sounds all well and good but will prove too	Noted Aspects of support for mobility are defined in the design checklist that new proposals would be considered against.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		ambitious and costly for affordable housing to be part of the plan putting village back into exact same situation that we trying to escape from	Good design should not necessarily come with additional costs that would impact housing costs – hopefully the reverse.	
A Newberry		It is important to consider the design of new developments to minimise the problem of flooding in the village. Design should be sympathetic to the area and other houses in the area. It is important that sustainable and local materials are used where possible.	Noted This aspect of flooding is addressed in BTN 20. The use of sustainable materials is desirable, but needs to be balanced by suitability, economics and availability.	None
J Beaney		10.9 Most owners who have been in the village for a long time are aware of the need to keep the ditches near their property clear. The ditch may not be on their property however it has always been part of living in a village that we all take responsibility for the area adjacent to ours. This should be emphasised.	Noted	None
J Lewis		YES	Noted	None
B Ingham		We could consider local or community renewable or sustainable energy and water use solutions.	Noted Further work would be needed to ascertain the economic and practical feasibility of this approach.	None
K Mason		Can the Bustop on The Green (near The White Horse Pub) be put to better use? It's bit of an eyesore	Noted. The Parish Council would welcome deliverable suggestions.	None
	Suffolk County Council	Public Rights of Way In the section "Mobility" on page 49, the word 'bridlepaths' is written in the second paragraph, however this has no legal status and should be replaced with the word 'bridleways', which is a status of Public Right of Way.	The "Mobility" section on page 49 will be amended.	Amend second sentence of Mobility section on page 49 as follows: The mobility scheme should enhance and develop <u>public</u>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Sustainable Transport SCC welcomes the mentions of cycle routes and cycle parking in Policies BTN8 and BTN17, and footpaths and walking throughout the plan. The 'Mobility' section on page 49 regarding the encouragement of sustainable modes of transport is particularly welcome.</p> <p>Department for Transport Local Transport Note 1/20 (LTN1/20) was published in July of 2020 where 'cycling will play a far bigger part in our transport system from now on'. This national guidance aims to help cycling become a form of mass transit. It states, 'Cycling must no longer be treated as marginal, or an afterthought'. Therefore, cycling needs should also be considered within the neighbourhood plan proposals. The plan indicates there is an appetite to improve the cycle provision for the village. There are bus services to Bury St Edmunds, Stowmarket and Thurston, which serves the village and could be used to commute to work. There is scope to improve the bus stops in the village with raised kerbs to Disability Discrimination Act standards and installation of bus shelters where possible. SCC notes the desire for increased bus services in paragraph 11.12.</p> <p>SCC Suffolk Guide to Parking 2019 includes the requirement for electric vehicle charging points and secure cycle storage of all dwellings.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>rights-of-way, <u>including</u> <u>bridleways</u>, <u>paths</u> and cycle paths that cater for the different user requirements.</p>
Section 11 – Transport and Traffic – General comments				
J Archer		I BELIEVE THAT THIS IS THE BIGGEST ISSUE FACED BY BEYTON RESIDENTS. THE INABILITY OF MOTORISTS DRIVING THROUGH BEYTON TO RESPECT MOTORING LAWS IS NOTHING SHORT OF	Noted The transport aspirations in Chapter 11 cite the	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		APPALLING. SPEED MONITORING WITHOUT SANCTIONS IS OBVIOUSLY A WASTE OF TIME AND EFFORT. THE ENDING OF THE 30MPH LIMIT ON THE THURSTON RD. BEFORE THE A14 SLIP ROADS SEEMS INCOMPATIBLE WITH ROAD SAFETY.	introduction of a 20 mph speed limit across the built-up area, which may help, together with further enhancements to reduce speeds.	
B Dinsdale		I think a traffic calming system should be put in place as this might deter unnecessary driving through the village	Noted The transport aspirations in Chapter 11 cite the introduction of a 20 m.p.h speed limit across the built-up area, which may help, together with further enhancements to reduce speeds.	None
S Fisher		The introduction of 'chicanes' at the entrance to the village, together with the proposed mini roundabout would certainly reduce reckless driving. We should also re-look at making the road to the West of the Green 'one way' only.	Noted	None
K Bennett		11.5 Speed limit around the Green should be 20mph. Traffic calming is needed but road humps would only increase the noise levels when HGVs pass over them.	Noted The transport aspirations in Chapter 11 cite the introduction of a 20 mph speed limit across the built-up area, which may help, together with further enhancements to reduce speeds.	None
A Player		We must continue campaign for a WEST bound A14 OFF exit and a WEST bound ON ramp at J47	Noted	None
C Whitton		but as mentioned earlier we feel some traffic calming needed in Bury Road.	Noted Traffic calming is a requirement of policy BTN 4.	None
S Fisher		Para 11.1 states "access...not straightforward". This is inaccurate because direct access for east to west travel is impossible.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Para 11.2: MSDC has been grossly negligent by allowing large scale building development in Thurston without considering the consequent impact on infrastructure and the environment. Or perhaps MSDC councillors did consider the consequences and chose to ignore them! Additional traffic calming measures on the former A45 in Beyton are essential.	Traffic calming is a requirement of policy BTN 4..	
S Mole		A cycle route alongside Bury Rd to Rougham Nurseries would be good, then there would be a safe route all the way to BSE.	Noted	None
M Cass		11.5 Mini-roundabouts can take up a lot of land, and so-called 'traffic calming' measures can lead to stop/start driving which is noisy! Good enforcement of the current speed limit might be a better option. How about a camera or two?	Noted	None
S&C Beddall		Imperative that Highways finance road infrastructure changes to A14 in light of all the development in Thurston	Noted As noted, the Neighbourhood Plan is limited in what it can achieve with regard to highway infrastructure. Nevertheless, the village can lobby for improvements.	None
R Crosby		Endorsing concerns expressed in 11.2, and solution expressed in 11.8	Noted	None
J Rham		Para 11.5 - I would only want to see a roundabout in the village as a last resort. If the intention is to slow or change the flow of traffic, other means should be used in preference. Might it be possible to make it one way round all of the green? (ie no right turn except opposite the White Horse) Final bullet point of this section - does this refer to 'pedestrian crossing points' or 'traffic crossing points'? Suggest you specify which	Noted. It's pedestrian crossing points	None Update final bullet of 11.5 to specify 'pedestrian crossing points'.
R Boughton		We believe it is the volume of traffic down church road which is a problem, not the speed at which people travel. The fact that houses are now taking to parking on the road creates problems, and queuing issues, due to volume of traffic.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
M Sawyer		<p>PLEASE close A14 exit westbound!</p> <p>The level of traffic will only increase as Thurston expands, so action must be taken asap to limit throughput through Beyton. The least cost solution is closing the A14 exit westbound.</p> <p>Traffic for Beyton and Thurston will then exit/do a U turn at Rougham...a road system which is designed for volume traffic. Minor improvements such as volume activated traffic lights at major junctions would be necessary, as would a safer right hand exit onto the road from Thurston towards Beyton.</p> <p>I live on Tostock Road/The Green, facing the footbridge. I am well aware of speeding vehicles and the impatience of drivers through. The only sensible way of reducing speed to safe level, in my opinion, is the use of average speed cameras in and out of vill at every point, which will ensure safe average speed 20 or 30, whatever is required.</p> <p>Speed bumps and road obstacles which cause cars to slow down and then speed up cause unnecessary noise irritation.</p> <p>Re parking on The Green/Tostock road..Beyton is a village without adequate parking; fact. That is part of the charm. Street parking does cause "problems" peak times as traffic builds up, tempers fray.</p> <p>Closing A14 westbound will ease this</p>	<p>We do not have that power.</p> <p>Speed cameras are not generally installed across Suffolk except on trunk roads.</p> <p>Parked cars can also act as traffic calming measures by interrupting the clear flow for traffic.</p>	None
D & J Hobbs		<p>11.2 An additional slip road on to and from the A 14 serving Thurston would be such a welcome addition to both residents of Beyton and Thurston.</p> <p>11.8 and 9 Extra tree planting needed</p>	<p>This would be a matter for Highways England as part of the national road investment plan.</p> <p>Paragraph 11.9 suggests the use of noise barriers on the elevated section of the A14.</p>	<p>None</p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			Additional tree planting may help, but weather conditions also affect the distance noise can travel and its level.	
A&M Ryan		Should there not be traffic calming on Bury Road. Traffic seems to get past the White Horse and then speed out of the village	The allocation in Policy BTN 4 requires traffic calming	None
S Chubb		<p>11.5 - mini roundabout not a good idea, will just make for even more damage to verges by trucks turning. 20 mph zone fine but if 30 mph already ignored, 20 mph hardly likely to be obeyed, traffic calming good idea if sensibly implemented</p> <p>11.8 - why, with the ridiculous level of house building happening in Thurston is it meekly accepted that the construction of on/off slips direct from A14 westbound onto Thurston Road is unlikely, it needs to happen. Of course there is cost involved but it would be insignificant if compared for example to the sums spent on the massively under used junction near Ravenwood Hall. The developers currently building in Thurston should have been made to contribute to such a scheme rather than being handed permission to build 1,000 + houses, all of which will probably have at least two cars. The trucks shuttling between those building sites and Ticehurst Yard in Tostock is already a blight on Beyton, as are the contractor's vans speeding through the village at all hours but particularly in the early morning. it just seems our village is fair game for traffic of all shapes and sizes to be routed through. Quite apart from anything else there are large numbers of animals and birds mown down right in the centre of the village, including quite recently two badgers! Wild animals and</p>	<p>Noted</p> <p>Paragraph 11.5 notes that 85% of traffic travelling through Beyton exceed the speed limit by approximately 10%. A reduction in the limit to 20 mph should reduce speeds to well below 30 mph even if they do exceed 20 mph and so could be effective.</p> <p>This would be a matter for Highways England as part of the national road investment plan. As noted, the Neighbourhood Plan is limited in what it can achieve with regard to highway infrastructure. Nevertheless, the village can lobby for improvements.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		birds are not taught road safety but at 30 mph or less, collisions with them are fairly easily avoided but much less so at 50-60 mph		
T Muxlow		11.5 Mini Roundabout at junction of Tostock Rd & The Green totally unnecessary as they are not a traffic calming measures - drivers just drive over them as seen in Woolpit.	Noted. The list in paragraph 11.5 are only ideas and any new measure could only be approved and installed by the County Highways Department.	None
B Bellerby		Increase bus services to Bury so we can shop without using car!	This is a matter of commercial viability for a bus operator The Neighbourhood Plan is limited in what it can achieve in this area. Nevertheless, the village can lobby for improvements.	None
R Hoskins		But the need for a better bus service is obvious	This is a matter of commercial viability for a bus operator	None
M Lapworth		11.1. - we live on the north side on the green closest to the A14, this road needs to be either one way, or have "islands in place either end", the traffic is fast and noisy- we park in the road, this is a dangerous area with no paths, and poor lighting also to consider.	Noted	None
J Bexon		Traffic calming at all Beyton Boundaries is long overdue and should be installed prior to any building development that swells the traffic mass. Also they should be functional but also picturesque to project the rural nature of the village.	Noted Policies BTN 4 and BTN 3 aim to deliver traffic calming measures at the extend of the village on the Bury and Tostock Roads. Paragraph 11.7 cites an example of how traffic can be managed in a manner sensitive to the character of the village.	None
B Maurice-Jones		11 (11.5-11.8-11.9-11.12)	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
C&Y Warner		<p>11.2 Once again planners and property developers have been given carte blanche to build large estates without any concern whatsoever on the impact of the huge resultant traffic increase on Beyton and the A14 link roads. Disgraceful !</p> <p>11.5 A mini roundabout at the junction of Tostock Road/The Green would be very welcome. We have nearly had the fronts of our cars demolished on a number of occasions by drivers exiting Tostock Road onto The Green at speed and dangerously cutting the corner.</p>	Noted	None
Anonymous		We need speed control. The lorries are getting larger and cause problems to paths, road surfaces and pollution, "health"	Noted Policies BTN 4 and BTN 3 aim to deliver traffic calming measures at the edge of the village on the Bury and Tostock Roads. Paragraph 11.5 lists aspirations with regards to traffic.	None
A Elmslie		<p>Create off street parking strip (grass blocks)along the edge of the Green - Thurston Road and the one way section. This will reduce traffic congestion, queueing, noise and air pollution.</p> <p>Create a one way system on the Thurston road section by the Green. Sound block barrier along the A14.</p>	Noted	None
C&M Kennedy		<p>Traffic calming needs robust projects. Road priorities on entering/leaving the village (?on all roads?) would be more effective than visual narrowing with a fence or similar. There is a good example at Westley which is very effective in slowing down the traffic that uses that village as a 'rat run'.</p> <p>Advice from Suffolk Highways is not always correct/appropriate.</p>	Noted Policies BTN 4 and BTN 3 aim to deliver traffic calming measures at the edge of the village on the Bury and Tostock Roads.	None
A Rollett		<p>But a 20mph speed limit is not appropriate for the Old A45. It is appropriate on the roads leading off it.</p> <p>I think a slip road onto the A14 westbound is unnecessary but a slip road off at that junction would save a lot of traffic past the Green.</p>	Noted A 20 mph speed limit should reduce average speeds through the village, which	None

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			<p>should increase safety and reduce noise.</p> <p>This would be a matter for Highways England as part of the national road investment plan.</p>	
A Rham		<p>A particularly interesting section. Very keen to see effective traffic calming introduced - and these need to be robust given the driving skills and behaviour of some of the very large agricultural vehicles that use the village's roads currently. In introducing new measures though please do consider the impact on noise levels too (for example, road narrowing can cause additional noise as vehicles stop and then accelerate away). The additional traffic caused by the increased population of other local villages (towns?), especially Thurston, will become a key issue for Beyton very soon. Extremely interested in seeing what could be done to reduce the noise from the A14 such as suggested in para 11.9.</p>	<p>Noted</p> <p>As noted, the Neighbourhood Plan is limited in what it can achieve with regard to highway infrastructure. Nevertheless, the village can lobby for improvements.</p>	None
B Stokes Horrigan		<p>We strongly agree with most of the content and would love to see some of the proposed changes, we only disagree with the following:</p> <ul style="list-style-type: none"> - Mini roundabout at the junction of Tostock road and the green <p>We feel this would not be sensitive with the village scenery, and to be honest just wouldn't look very nice!</p>	<p>Noted</p> <p>The list in paragraph 11.5 are only ideas and any new measure could only be approved and installed by the County Highways Department.</p>	None
D&L Titheradge		<p>Church Road is in need of a reduced speed limit with traffic calming measures put in place to reduce the speed of large vehicles driving along this road at high speeds. Could the speed limit should be reduced with speed bumps being constructed along the road to reduce the speed of vehicles.</p>	<p>Noted</p> <p>Paragraph 11.5 suggests a 20 mph speed limit across the built-up area of the village. Traffic calming is also suggested for Church Road.</p>	None
J Rapley		<p>Para 11.4 mentions on street parking is a growing issue. Paradoxically street parking tends to slow traffic on the narrow village roads. Speeding traffic is a frequently mentioned problem in the village.</p>	<p>Noted</p> <p>Whilst some villagers cited on-street parking as an issue in the Village Survey, as you</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Para11.9 Noise pollution from the elevated sections of the A14 is a real issue throughout the whole village. Sound barriers are required to reduce the intrusive nuisance.</p>	<p>state, parked cars can also act as traffic calming measures by interrupting the clear flow for traffic.</p> <p>The aspiration in paragraph 11.9 is for installation of noise barriers on the elevated section of the A14.</p>	
G Wilson		<p>Much more must be done to slow/reduce traffic in the village. I was staggered to see how many trips there are around the village every day. Living near The Green I see an increasing number of lorries speeding along the road. It is a real concern and I think Beyton should have a reduced speed limit.</p>	<p>Noted</p> <p>Paragraph 11.5 proposes a 20 mph speed limit across the built-up area of the village. Traffic calming is also proposed on Church Road and enhancements to reduce speeds around the Green.</p>	None
K Walker		<p>Has there been any consideration towards wheelchair accessibility around the village? Some pavements are narrow or non-existent, with other places where you need to cross the road to navigate lack of dropped kerbs. One side of the green has no pavement accessibility at all and it is very difficult to walk all the way around. This might be an area for future improvement especially as the village has an ageing population.</p>	<p>This would be a matter for the County Highways Department to address.</p> <p>The design checklist for new development includes the provision of safe pavements for disabled users.</p>	None
A&M Redwood		<p>All villages around here have traffic concerns with pressure to build more houses traffic will increase and even though we have aspirations to put in traffic calming will it ever be put into place.</p>	<p>Noted</p> <p>Policies BTN 4 and BTN 3 aim to deliver traffic calming measures on the edge of the village on the Bury and Tostock Roads and could be delivered as a condition of the housing proposals. Other measure will require lobbying to have them carried out.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
M Everett		Public footpath to be extended or created on Bury read out of the village end of the 30mph zone. new developments and public access to green spaces to be made safer.	Noted This is a part of the requirements in policy BTN 4.	None
J Beaney		Church Road has to accommodate a higher number of very large vehicles daily. It is obvious that the local farmers have been upgrading their lorries/tractors and there is no room for these to pass easily. The grass verges have been eroded and have become very untidy as the vehicles try to avoid each other. The former A45 is wide enough and the visibility is good but turning into Church Road is another problem.	Noted	None
J Selley		But not a mini roundabout at the junction of Tostock Road and The Green if it is ANYTHING like the daft double roundabout at Woolpit!	Noted The list in paragraph 11.5 are only ideas and any new measure could only be approved and installed by the County Highways Department.	None
J Lewis		YES	Noted	None
R Wells		No benefit in a 20mph speed limit, it just means more drivers will exceed the limit.	Noted Paragraph 11.5 notes that 85% of traffic travelling through Beyton exceed the speed limit by c. 10%. A reduction in the limit to 20 mph should reduce speeds to well below 30 mph even if they do exceed 20 mph and so could be effective.	None
R Brand		Para 11.3 quotes 'speeds up to 75 mph'. This needs to be qualified by the words 'some of these high speeds were almost certainly the result of emergency vehicles travelling on blues and twos.	Noted	None
B Ingham		The plan should more strongly support measures which improve the opportunity for travel aside from cars.	Paragraphs 11.11 and 11.12 address improvements in cycle routes and bus services, but	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		11.5 - the traffic calming should cover Tostock Road and Bury Road not just Church Road	<p>the Neighbourhood Plan is limited in what it can deliver concerning the latter.</p> <p>Development proposals noted in the Plan would provide traffic calming on Bury Road and Tostock Road.</p>	
S Biggs		11.5 I would support any scheme that would introduce a 20mph speed limit through the village, one of my reasons in addition to it being, most vehicles seem to be travelling far too fast around the centre of the village including down the straight section of the one way system, is that of 38 ton lorries that think it's ok travelling in excess of the 30 limit, compounded by the fact that some of those container lorries are empty of goods whether it be farming harvest product or other goods, being empty they drone thumping and banging resonating through the whole village sometimes very early in the day.	Noted	None
A Bbb		20mph will only encourage speeding once out of it. Roads need to be widened where there is space to make them safer and hedges cut well back of the road, so you can see pedestrians easily and so pedestrians don't have to walk so far into the road, and pot holes repaired it is extremely dangerous dodging them while cycling or driving. priorities. How many accidents have there been on Beyton's main road through the village in the last 10yrs to justify 20mph. I see it from all angles being a Walker cyclist and driver.	<p>Noted</p> <p>Paragraph 11.5 notes that 85% of traffic travelling through Beyton exceed the speed limit by c. 10%. A reduction in the limit to 20 mph should reduce speeds to well below 30 mph even if they do exceed 20 mph and so could be effective. Hedge cutting and pot hole repair are on-going activities that Beyton Parish Council help to initiate.</p>	None
K Mason		11.2 to 11.4 - We MUST have a slip road to accommodate traffic currently travelling from A14 Westbound (via Tostock Road) into	This would be a matter for Highways England as part of	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Thurston. Can it not be South of the A14 opposite where the A14 Entrance Eastbound is? Can the developers of the new housing in the village be made to contribute towards this? How has the development of Thurston been allowed without any consideration of the impact on traffic through Beyton????	the national road investment plan.	
G&B Barton		11.5 no speed humps, mini roundabouts or traffic calming please.	Noted	None
A Rollett		<p>I agree with 20mph speed limits within the built up area except on the Tostock to Bury road where this is an excessively slow speed. The current 30mph limit is totally adequate if it was adhered to! (11.5)</p> <p>A slip road for westbound traffic to exit at junction 46 would save a lot of traffic having to pass through the village but a slip road to travel west is not relevant. (11.8)</p> <p>It has become apparent that there is a lack of drop kerbs for those with mobility issues (11.10?)</p>	<p>Noted</p> <p>Reducing the speed limit should reduce the average speed making a reduction below 30 mph on the Tostock Road far more likely.</p> <p>This would be a matter for Highways England as part of the national road investment plan.</p> <p>This would be a matter for the County Highways Department to address.</p>	None
C Brown		11.5 Traffic Calming will increase the traffic numbers through the built up area of the village at peak times as will a 20mph speed limit in said area - both considerations are likely to increase noise and fumes which will impact on village residents.	Noted Traffic calming and lower speed limits should not lead to higher traffic numbers.	None
G&D Macintyre		We recognise that the village has little influence on Highways policy, but a zero cost solution to eliminate the Thurston impact would be to simply close the westbound slip road off the A14. This might not be convenient for any of us individually, but much better for our village as a whole. The traffic would find it's own way to where it needs to go, but very few Thurston bound vehicles would choose to come through Beyton. A later addition, requiring investment, could be a new access from the A14 sited near the Rougham Nursery slip road. This would provide Beyton	Noted The Neighbourhood Plan does not have the power to close the westbound slip road. This is a matter for Highways England as a part of any infrastructure changes and investment.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		and Hessett residents with reasonably convenient Westbound access, and would allow Thurston residents to turn left at the first set of crossroads on the Bury Road, avoiding any Thurston traffic entering the village.		
N Scott Eddington		Not robust enough	Noted	None
H Eddington		Only the objectives. Lacking intervention.	Noted As noted in paragraph 11.5 the Neighbourhood Plan is limited in what it can achieve in this area, but the village can lobby for changes.	None
S&M Patterson		Bury Road is a bit of a race track especially in the westerly direction. We understand from one of the group who man the speed watch that the static camera has recorded one incident of 80 mph! We acknowledge that to be an isolated incident but it is rare in our opinion to to follow cars who are recognising the statutory limit. With the westerly side of the village being extended this will only serve to further increase the incidence of speeding and we feel a traffic calming solution needs careful consideration. We do not feel the creation of a "Suffolk style" fence on both verges will achieve this and that some other solution needs to be found. Speed bumps would no doubt help but will increase disturbance to the residents of Bury Road. Perhaps a couple of "chicanes" with alternative rights of priority might be worthy of consideration. Permanent speed cameras is another option? Finally. the footpath on the north side of Bury Road should be extended up to and opposite where the new access to the open area beyond site 3.	The allocation in Policy BTN 4 requires traffic calming to be provided on Bury Road. Policy BTN 4 aims to deliver traffic calming, an extension to the speed limit area and the pavement as a part of the development proposal.	None
	Drinkstone Parish Council	Para 11.2-11.8 Agree strongly with concerns about traffic having to pass through Beyton to gain access to and from fast expanding Thurston. This could also have a minor impact on residents of Drinkstone. Drinkstone Parish Council would support a campaign to address this.	Noted	None

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	Highways England	<p>Highway Network issues: Beyton is a historical village, rural in nature. The Parish is situated south of A14 junction 46, part of the Strategic Road Network (SRN).</p> <p>Previous study (Speedwatch) initiative have identified – “on an average weekday just over 6,000 vehicles enter into the village from all directions- that equates to 11,000 trips in and out of Beyton every weekday” (para 11.3).</p> <p>There is a perceived problem of through traffic from Tostock Road, A14 westbound exit slip (para 11.2 and 11.4) through to the rail station at Thurston to the north of the A14. Many commuters from the village also make this journey.</p> <p>In the long term, Beyton residents wish to see the construction of further on/off slips to the A14 westbound carriageway (para 11.8). DfT’s Circular 02/2013 “The Strategic Road Network and the Delivery of Sustainable Development” paragraphs 37 - 44 copied below, states-</p> <p>ACCESS TO THE STRATEGIC ROAD NETWORK The creation of new accesses to the strategic road network can impact on its ability to fulfil the function of facilitating the safe and effective movement of goods and people in support of economic growth by compromising traffic movement and flow. In delivering economic growth at local level, it is essential that the wider economic needs of the country are not compromised. New accesses to busy high speed strategic roads lead to more weaving and turning manoeuvres, which in turn create additional risk to safety and reduce the reliability of journeys, resulting in a negative impact on overall national economic activity and performance.</p> <p>Where appropriate, proposals for the creation of new junctions or direct means of access may be identified and developed at the Plan-making stage in circumstances where it can be established</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Strategic growth is not planned in Beyton and this would be a matter for Mid</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>

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		<p>that such new infrastructure is essential for the delivery of strategic planned growth.</p> <p>Where the strategic growth test cannot be met there will be no additional junctions with, or direct means of access to, motorways and other routes of near motorway standard other than for the provision of signed roadside facilities for road users, maintenance compounds and, exceptionally, major transport interchanges.</p> <p>Where access is agreed for such development, the Highways Agency will be unable to support any subsequent change in permitted land use that retained the agreed access. Further through access to other developments will not be permitted. Access to motorways and routes of near motorway standard for other types of development will be limited to the use of existing junctions with all-purpose roads. Modifications to existing junctions will be agreed where these do not have an adverse impact on traffic flows and safety. In line with the standards contained in the Design Manual for Roads and Bridges, for safety and operational reasons, direct connections to slip roads and/or connector roads will not be permitted.</p> <p>The Highways Agency will adopt a graduated and less restrictive approach to the formation or intensification of use of access to the remainder of the strategic road network. However, the preference will always be that new development should make use of existing junctions. Where a new junction or direct means of access is agreed, the promoter will be expected to secure all necessary consents, and to fund all related design and construction works.</p> <p>In addition, in terms of capacity enhancement DfT's 02/2013 Circular states, "Capacity enhancements and infrastructure required to deliver strategic growth should be identified at the Local Plan stage, which provides the best opportunity to consider</p>	<p>Suffolk to consider in the preparation of the Local Plan</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

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		<p>development aspirations alongside the associated strategic infrastructure needs.”</p> <p>Highways England Comments: We are not aware of any aspirations in the local plan for new connections on to/off of the A14, one would only be considered at a local plan stage and if a Strategic Growth test could be met.</p> <p>Noise Pollution: Paragraph 7.10 recommends having acoustic/noise fence along elevated sections like bridges areas on A14, where there are no trees acting as screening (para 11.9). Proposed to ‘provide traffic noise screening as an amenity pre-requisite for any future development’.</p> <p>Highways England Comments: It is recognised that noise emanating for vehicles using the A14 can be an issue for both existing and new developments. Research has shown that if noise generating sources are not directly visible this can have an impact on precepted noise levels. We will work with developers where appropriate to mitigate the impacts of noise. However, policy doesn’t allow the erecting of noise fencing within the highway boundary.</p> <p>Sustainable transport usages- To improve the existing scope of pedestrian, cycle and bus service, few proposals have presented (para 11.10-11.12).</p> <p>Highways England Comments: We welcome your proposals for improved public footpaths and cycle routes. It is noted that Beyton has limited bus services, we welcome improvement of local bus services connecting the village to Bury St Edmunds, Stowmarket and other villages in the immediate area. The challenge will be ensuring they are commercially viable.</p>	<p>Noted. It is disappointing that the Joint Local Plan is lacking in this respect.</p> <p>Noted. This is disappointing</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>
	Suffolk County Council	SCC welcomes the intention to increase walking routes within the village and the proposal to create circular routes. It is recommended that the inclusion of seating along these routes to	Noted	None

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		<p>increase accessibility for all ages and mobility levels and would also encourage the design of routes to consider the needs of residents living in the community with dementia. Designs should incorporate clear signage and distinctive landmarks or features to assist navigation for those with cognitive difficulties as a result of dementia.</p> <p>SCC would suggest that this section of the plan includes a policy in line with the other sections to strengthen the commitments to active and sustainable forms of travel. The policy might include measures to facilitate active travel such as inclusion of cycle parking at facilities in the village.</p> <p>Transport and Traffic Aspirations The plan illustrates how the village was bypassed by the construction of the dual carriageway A45 (A14) where to approach from the east, the A14 westbound slip is used, and vehicles are required to travel through the village; especially with the large development in Thurston (over 1000 dwellings). Long term aspiration is the construction of additional on and off slips to the A14 to reduce the traffic travelling through the village is noted. The plan shows the delivery of this proposal is unlikely in the short or medium term, but the aspiration remains. The county council has been working with Mid Suffolk District Council and Highways England on mitigation of impacts to the A14 resulting from development in the Joint Local Plan. This work can be found in the Joint Local Plans Infrastructure Delivery Plan⁸. Additional slip roads have not been identified as a project to mitigate growth through the lifetime of the plan, so at this stage it is unlikely that additional slip roads within Beyton onto and off the A14 will be pursued.</p> <p>The aspiration for traffic calming such listed can be considered by SCC as the highway authority if mitigation is required from development:</p>	<p>This is not considered necessary given the level of planned development in the Plan</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

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		<ul style="list-style-type: none"> • Mini roundabout Tostock Road/The Green – there may be sufficient highway land to enable the installation of this form of traffic management • 20mph zone – SCC speed limit policy highlights the criteria to enable a zone/limit to be installed <p>https://www.suffolk.gov.uk/assets/Roads-and-transport/traffic-management-and-road-safety/20mph-Speed-Limit-Policy-Criteria.pdf - main points to consider are as follows:</p> <ul style="list-style-type: none"> o they are not on A or B class roads o do not have existing mean speeds above 30 mph (current mean speeds are at or below 24 mph) o there is significant community support as assessed by the local County Councillor. o there is a depth of residential development and evidence of pedestrian and cyclist movements within the area o there is a record of injury accidents (based on police accident data) within the area within the last five years. <p>As Beyton is within conservation area, it could be considered unsuitable for sign only 20mph limits unless there will be minimal adverse visual impact. In these areas any 20mph restrictions will normally be through 20mph zones.</p> <p>Traffic Calming measures in Church Road – the carriageway is a narrow road with a single footway; insufficient highway to create additional footways.</p> <p>Improved pedestrian crossing points on Bury Road and Tostock Road would be welcomed.</p>	<p>Noted. It is noted that the Bury St Edmunds Historic Core is a 20 mph zone and so we presume if it is ok for Bury St Edmunds conservation area, it is ok for Beyton?</p> <p>This is why traffic calming is required</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

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Policies Map Comments				
J Archer		ARE THE INDICATED HOUSING ALLOCATIONS OF BTN 3, 4, & 5 A " FAIT ACCOMPLI " I RECOGNISE THE GREEN AS A GREEN SPACE AS FOR THE OTHER AREAS ???	If the Neighbourhood Plan is approved, then yes.	None
M Sawyer		I don't want any more building.	Noted The Neighbourhood Plan needs to be in conformance with housing requirements in the Joint Local Plan. No planning policy document will be approved if it puts the barriers up to any future development.	None
I Clarke		The map is missing footpaths that run through and adjacent to the plan area. As shown on the attached plan. NOTE FROM INPUTTER - 3 hard copy marked up maps were provided by the respondent	The Policies Map will be amended to include public right of way east of Drinkstone Road. It cannot show rights of way outside the parish as the Plan does not cover these areas.	Amend Policies Map to include public right of way east of Drinkstone Road.
M Lapworth		I did not know there was a public right of way to the north of Manor farm, that I'm guessing was the old Drummers Lane?	Noted	None
B Harries		Real problem in Tostock Road. Holes in the surface by Foxglove Cottage just waiting for an accident particularly with heavy lorries hitting them.	Noted	None
A Rollett		Objection to classification of Kings Field as Local Green Space	It meets the government's criteria for designation.	None
H&N Preston		To add a Local Green Space behind The Churchyard and back of Marl Cottage, to the side of the public footpath and border of gardens in Orchard Close, to protect important public views and setting of Grade II* Church and Churchyard.	This area does not meet the government's criteria for designation.	None
B Stokes Horrigan		We agree with everything except the use of Policy BTN 4 and Policy BTN 5 for reasons stated earlier.	Noted The sites noted in policies BTN 4 and BTN 5 were the ones most selected in the Village	None

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			Survey to meet the housing allocation needs of the Joint Local Plan.	
J Lewis		YES	Noted	None
M Green		As previously stated, the proposal to build 12 houses in Bury Road is unfair when balance against the site at Church Road. It would be far more in-keeping with the defined proposals of the plan to perform small in-fill developments, within the village, thereby protecting green spaces.	Noted The Bury Road site was overwhelmingly more popular with village respondents to both the Village Survey and Drop-In event and was hence selected as a proposed site for the Neighbourhood Plan. There was little support for the Church Road site.	None
R Brand		Definitely not. The extended settlement boundary is completely unacceptable	Noted	None
B Ingham		As stated previously I do not agree that all proposed sites are essentially on the old A45 road.	Noted The housing distribution is limited by the availability of sites being made available. There is always a balance to be struck in deciding where to site the required houses, including environmental and infrastructure impacts, but the sites proposed are the ones favoured by the village, from those that have been proposed. Sites also have to be available and deliverable.	None
G&B Barton		No housing development apart from re-using existing buidings.	Noted The Neighbourhood Plan needs to be in conformance	None

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			with housing requirements in the Joint Local Plan. No planning policy document will be approved if it puts the barriers up to any future development.	
S Rous		The designation of the former White Horse Meadow as 'Local Green Space' is, perhaps, presumptuous and inconsistent with how other similar sites have been treated	It meets the government's criteria for designation.	None
A Rollett		As explained re local green spaces - Field West of Church Road 'Kings Field'	It meets the government's criteria for designation.	None
B Cowell		Because I don't support BTN5	Noted	None
N Scott Eddington		Why were not all 7 housing site preferences included? 9% of residents votes were included in this plan only.	The Plan does not allocate all 7 sites. The sites included are those selected by the village as a part of the consultation process through the Village Survey and drop-in event.	None
H Eddington		Why does it only include 3 out of the 7 housing site preferences.	The Plan does not allocate all 7 sites. The sites included are those selected by the village as a part of the consultation process through the Village Survey and drop-in event.	None
J Rogers		Sites LS01 on Church Road and the adjacent field behind the White Horse are preferred development sites and these could link with BTN4 with an access route through to Bury Road.	Noted. Policy LS01 is to be deleted from the Joint Local Plan. There was little support for the Church Road site in the village consultation and so it is not included. The land promoters have asked that this site be removed from the emerging Joint Local Plan.	None

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Appendices Comments				
J Neale		Materials & elements section: cannot see why double garage doors are an issue. They create more space to get the cars in the garage more easily and therefore encourages people to do so and remove the eyesore of outside parked cars.	Noted Double garage doors can, without careful consideration, result in a frontage that is dominated by a blank façade.	None
C Whitton		Appendix 4 - Parking - allocated car spaces must be 'Off road'.	Policy BTN 17 requires this	None
T Muxlow		The number of houses on land by Guerdon Cottage already far exceeds those originally granted - how are even more going to be fitted in there? & how are the planning departments being duped?	This has planning permission	None
P Wicks		Traffic speed is one of the greatest problems & it seems to be getting worse & and there will be so much more traffic with the development in Woolpit & thurston - this is an important issue.	Noted Chapter 11 describes our aspirations in this area.	None
B Maurice-Jones		APPENDIX 4 (I SUPPORT ALL POINTS LISTED)	Noted	None
B Harries		M/0834/17/FUL This plot between us [Foxglove Cottage] and The Laurels needs to get done as the plot has made us trying to sell recently impossible.	Noted	None
C&M Kennedy		Appendix 2 - There is no Woolpit Road in Beyton. It has been called Tostock Road for around 30 years Appendix 3 - Totally Arbitrary list that omits several other buildings of local significance	This is how it is recorded by Historic England. The appendix notes that some names might be different to that known locally. The Plan will be amended to note that it's in Tostock Road Noted Further work investigating the Buildings of Local Significance has identified a number of additional properties that are worthy of including in Policy	Amend Appendix 2 to note that Beyton Road is Tostock Road. Amend Policy BTN 13 and Appendix 3 to reflect the further assessment of buildings of local significance.

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		Appendix 4 - Speed Bumps are ineffective, can damage domestic vehicles, increase the noise when HGVs across them and increase pollution as vehicles that have slowed a little then accelerate away. Bad idea. Please see reply to Q 29	BTN 13. The list and Appendix 3 will be amended. Noted.	None
A&M Redwood		Appendix 4. Materials & Elements: When was a thatched dwelling last built anywhere in Beyton? Ridiculous stipulation in this present day and age.	Thatch is a traditional Suffolk roofing material and although no recent houses have been built using it .	None
J Selley		Why does Grange Farmhouse appear to be on Woolpit Road when everything else is on Tostock Road?	This is how it is recorded by Historic England. The Plan will be amended to note that it's Tostock Road.	Amend Appendix 2 to note that Beyton Road is Tostock Road.
J Lewis		NO	Noted	None
C Ridyard		Reiterate the comment on Paragraph 8.4 that Mulberry House (formerly Poplar House) on Quaker Lane be included in Appendix 3 as a building of local significance	Further work investigating the Buildings of Local Significance has identified a number of additional properties, including Mulberry House, that are worthy of including in Policy BTN 13. The list and Appendix 3 will be amended.	Amend Policy BTN 13 and Appendix 3 to reflect the further assessment of buildings of local significance.
S Biggs		App 4: do not support speed bumps, this is due to excess noise that they can produce, especially from trailered vehicles. but would support passive strategies such as road pinch points	Noted	None

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S Rous		App 2 to simply record a bit of history, Eric Rous was born in Old Thatch and subsequently lived in Ellesmere House	Noted	None
G&D Macintyre		A bit too prescriptive in some areas.	Noted	None
J&R Eldridge		Unable to give an opinion without studying planning applications	Noted	None
J Rogers		Traffic calming measures a must, especially with increased traffic caused by exponential development in Thurston. The village is a busy traffic route that needs addressing, both in type of vehicular usage and speed of traffic passing through the village, both on the Green and Church Road.	Noted	None
	Suffolk County Council	Appendix 4 Development Design Checklist – Public rights of way The first bullet states that new developments should 'not have any significant adverse impact on public rights of way'. The use of the word 'significant' is subjective and it suggests that a development could have an adverse impact on a public right of way. The word significant should be removed, as no development should adversely affect any public right of way in any way, whether significantly or otherwise. Alternative wording could be considered as follows: "Avoid adverse impact on public rights of way or on the areas of urban/ rural transition that act as the setting of settlements in the countryside"	Agree. The Checklist will be amended.	Amend Appendix 4 first bullet point as suggested
General Comments				
J Archer		Wow where do I start ? * I have done my best to respond to this , in my opinion, very complex document and it hasn't been easy. Even the response option of No Opinion is difficult to use when UNSURE may better reflect the middle ground between the absolutes of YES or NO. Behind the " headline " issues are many more less obvious but very relevant concerns that members of the public responses surely can only be opinion driven which can lead to unrealistic expectations. * Obviously a lot of time and effort has been provided by all	Noted. Due to their legal status, neighbourhood plans can be necessarily complex. Noted.	None None

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		<p>concerned for which you all deserve thanking.</p> <p>* The end result is a most impressive " Pre - Submission Consultation Version " of a " Beyton Neighbourhood Plan 2018 - 2037 " Under the Freedom of Information Act may I please know what the cost has been to produce this document and how the funds were / and will be provided.</p> <p>* Might there have been a more cost effective way to have delivered this exercise ?</p> <p>* Could a scenario of " winners " and " losers " be created given that in all consultations everyone seems happy with their own opinion but reluctant to accept that of other people.</p>	<p>All the costs of producing the document have been covered by the Government's Neighbourhood Plan Grants programme. It has not cost the Parish Council anything to produce it and, in order to gain the legal status that is necessary, the preparation of the Plan has to follow specific regulations.</p> <p>The Government's regulations require all residents to be made aware of the proposals in the Plan and have the opportunity to comment. Any plan is likely to require some degree of compromise.</p> <p>This Consultation Statement provides a thorough overview of all the comments received.</p>	<p>None</p> <p>None</p> <p>None</p>
J Neale		A big "Thank you" to the whole team who have obviously worked so hard and carefully to produce such a broad and informative document -- well done to each one of you!	Noted	None
K Bennett		Thank you to the team who have spent so much time producing it for the benefit of the residents.	Noted	None
R Scott		<p>what is the greatest crime the answer INJUSTICE</p> <p>what has caused the push to mid-Suffolk to build houses on every piece of land, irrespective of whether the roads. water supply, sewage capacity or regard for the infrastructure generally?</p> <p>around the period I served as district councillor 2007-2011 the council diverted millions from reserves in commercial property</p>	Noted	None

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		<p>much of which was outside of mi-Suffolk, that was greeted by most councillors with amazement and incredulity, we were told it was sound financially but it disappeared from the agenda very quickly, it proved to be a financial disaster, ever since mid-Suffolk have been pushing to build more houses throughout mid-Suffolk to refill the coffers with the money lost, I stood down as councillor as the lack of ethic was too distasteful we the committee worked all through the winter to provide a reasonable and ethical plan, the plan you have before you is the result of a great deal of excellent work by a committee I was proud to serve on, but ! it is my honest belief that even if mid-Suffolk agree to it, they will change it to suit themselves and we will end up as Thurston has, those in charge of Mid-Suffolk planning are beyond contempt, SO BE AWARE Rodney Scott a Beyton resident of 75 years</p>		
A Player		<p>Congratulations to all those involved in producing this document. A lot of time and effort and diligence by so few for so many. well done all of YOU AND thank you.</p>	Noted	None
A Clark		<p>A very thorough and well presented plan. Thank you to all those who were involved in its preparation.</p>	Noted	None
J Furlong		<p>The provision of green spaces within the neighbourhood plan should be maintained wherever possible and in particular the conservation area around and views of Beyton Church are integral to the character of the village and no development should be tolerated that compromises the views of the church,.</p>	<p>Noted That is the focus of policies BTN 11 and BTN 12.</p>	None
S Fisher		<p>Thank you to everybody who has played a part in the production of the draft plan. It is an impressive document.</p>	Noted	None
S&C Beddall		<p>We consider that much hard work has been undertaken and that all who have contributed should be thanked.</p> <p>We do hope that MSDC take notice of the contents and do not ride roughshod over the plans as they appear to have done in Thurston</p>	Noted	None

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J Rham		A very comprehensive document. Well done to all who were involved in producing it. Let's hope the Councils take our opinions and feelings into account	Noted	None
R Boughton		It is good we are being kept informed of the villages proposed future developments as these will have an impact on everybody.	Noted	None
S Last		Congratulations to everyone who helped to produce The Beyton Neighbourhood Plan Thank You	Noted	None
B Jones		A well balanced plan	Noted	None
A&M Ryan		Think it is a thorough neighbourhood plan - trying to maintain the essence of 'Beyton' Thank you & well done	Noted	None
A Amps		Just to say, well done a very professional job. Very thorough. We agree with everything said. The traffic calming measures in Tostock Rd will be greatly appreciated.	Noted	None
S Chubb		Overall it seems a well thought out document and outlines a generally sensible strategy for Beyton taking consideration of the wishes and desires of residents whilst accepting that the village cannot except itself from change, I would say though that the document is rather too fixated on the subject housing development in my opinion You will presumably have noted from my previous comments that my primary concern as a long time resident of Tostock Road, is traffic, in terms of volume, type and speed. Beyton is a beautiful village, conveniently located and a pleasant place to live but it would be so much better with less and/or better controlled traffic	Noted The Government strongly encourages communities to prepare neighbourhood plans to identify sites for housing. This is especially the case when local plans specify a housing requirement for Neighbourhood Area. Chapter 11 describes the plan's aspirations in this regard, but some matters are beyond the scope that a Neighbourhood Plan can affect and will require further work and lobbying.	None
P Webber		A very well-presented Plan - your Team Members should be very proud of it.	Noted	None
T Muxlow		An excellent document - Well done to all concerned!	Noted	None
B Bellerby		Thank you for your time!	Noted	None

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P Wicks		Other than to thank everybody involved in the Plan - you have done some incredible work.	Noted	None
M Lapworth		Only what I have listed previously- if these can be considered - these represent our household of 5. Thanks.	Noted	None
J Bexon		As previously mentioned the plan is extremely thorough and professional and regular feedback/updates via email would be very much appreciated. The plan document may seem at first glance complex and bulky to navigate through which may be off putting to some villagers. Some form of help in completing should be considered to ensure there is enough valued responses.	Noted Developing the plan has been a long process and feedback has been provided via the village newsletter and Parish Council website. The plan consolation received a very strong response with over 110 responses from residents alone.	None
B Harries		Congratulations to all concerned for a "work of art". Very well done and thank you.	Noted	None
J Clayton		Although I was involved in the early meetings and initial information gathering after the forming of the NP I have not attended more recent sessions when it was rightly evident that the appropriate positions and skill sets were well covered. I would just like to comment that the whole process has been conducted in a fair and balanced manner with all opinions and contributions very welcome. I feel that the NP has finely judged the contrasting needs of new and appropriate housing with that of preserving the character of a special Suffolk village. if the wrong planning consents are granted this can very quickly lead to the erosion of the very essence that we love. I moved into the village from Barrow 6 years ago having lived there for 17 years. I saw dramatically how poor development had spoilt what remained of the character of the village, even allowing a small development including a 3 storey house on the village green! It has been fascinating for me to see how the process of the Beyton NP has been able to quantify what really makes our village special and hopefully help to conserve these features well into this century. I	Noted and thanks	None

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		would like to thank those NP members and our consultant who have worked so hard and skillfully to get us to the point of this draft plan. I support all the conclusions.		
C&M Kennedy		The development sites on Map 6 all seem to be promoted by non residents of Beyton or residents who will leave the village once the development has been accepted/commenced. They are not developments for the benefit of Beyton or it's residents but solely for benefit of the the speculator applicant concerned. Is this what the village wants?	Noted The site allocations in the plan are those which were overwhelmingly supported by the village in the Village survey and meet the requirements in the draft Joint Local Plan for housing provision.	None
A Rollett		See email sent to Graham Jones and Cathy Cass	Noted. Comments are recorded under sections above	None
G&D Rendle		Just to say what an excellent document this is. Thank you to al those who have worked so hard on behalf of the village.	Noted	None
A Rham		I thought this to be an excellent document. The inclusion of well chosen photographs has enhanced readability and the (necessary?) jargon and repetition appears to have been kept to a minimum. I would have loved something like this to have been available when we first moved to the village 20 years ago. I really do hope that MSDC and other agencies that impact the lives of Beyton residents do take note and adhere to the wishes expressed in this document (as they are supposed to do). I was extremely angry at the way MSDC have recently ignored the draft Neighbourhood Plan in producing their local plan (I hope I've got the terminology correct here) and undermines my trust in MSDC's claimed commitment to local democracy. Well done to all those in the village who have clearly worked very hard to get to this stage in the Neighbourhood Plan process.	Noted and thanks	None
H&N Preston		I support this Neighbourhood Plan. It is essential not to spoil the area around the Village Green, Grade II* Church and Churchyard. The field behind Marl Cottage in Church Road could be a dedicated Local Green Space. It is an area important to the rural character and the setting of a heritage asset and also the public views from the Churchyard and the public footpath which runs	Noted	

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		<p>alongside it.</p> <p>The numbers need correcting on Map 6 (Page 24) as 1 and 2 are the wrong way round.</p> <p>On the Policies Map (Page 60) in the reference box: Local Green Space (BTN 14 should be BTN12)</p> <p>BTN14 - Heritage Assets - do these need marking on Policies Map?</p> <p>Important Public Views (BTN19 should be BTN 11) Sports and Recreation Facilities (BTN18 should be BTN16)</p> <p>This is an excellent Neighbourhood Plan and I would like to thank all those who made it possible and for all their hard work.</p>	<p>Noted. This will be corrected</p> <p>Noted. This will be corrected</p> <p>It is not normal practice to identify listed buildings on a Policies Map</p> <p>Noted. This will be corrected</p> <p>Thank you</p>	<p>Update Map 6 to align with the site references in Figure 5.</p> <p>Update legend to reference correct policy</p> <p>None</p> <p>Update legend to reference correct policy</p> <p>None</p>
A Alderton		It is a professional and well thought out plan which I am happy to support.	Noted and thanks	None
A&M Redwood		Overall a nicely produced plan but feel that a lot of it is standard jargon used in all NP,s with somethings not relevant to Beyton at all.	Noted and thanks	None
T Davies		<p>Developments proposed for BTN 3,4,5,6,7,8 should include provision for no on pavement parking or parking along existing roads, highways to alleviate inconvenience to both pedestriand, cyclists and other villagers.</p> <p>Under BTN19 'dark skies' consideration should be given to any developments reducing light poluution by ensuring both passive and active illumination is directed towards ground level and not to illuminate above head height for an average height person, thereby avoiding ruining 'dark skies' and causing 'nuisance' illuminating adjacent properties.</p>	<p>Policy BTN 14 addresses parking provision. Parking on the pavement that causes and obstruction forcing pedestrians into the road can be reported to police.</p> <p>This is what the policy seeks to achieve</p>	<p>None</p> <p>None</p>

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A Newberry		Congratulations to everyone involved in producing this very well written and presented document!	Noted and thanks	None
J Selley		Everyone associated with producing this Beyton Neighbourhood Plan 2018 - 2037 deserves our heartfelt thanks. I have read every word and learnt much about the village I have lived in and thoroughly enjoyed for more than 30 years!	Noted and thanks	None
J Lewis		The Neighbourhood Plan is a well-thoughtout, clearly expressed and professionally presented document. JR Lewis 19 April 2021	Noted and thanks	None
M Green		I fully support the draft Mid-Suffolk District Council Plan which allocates a small housing development in Church Road. Combining this with a small development in Bury Road is a much more sympathetic approach to the village than the current proposals.	Noted and thanks The site on Church Road was not popular with the village in the village survey and so was not included as an allocated site in the Neighbourhood Plan.	None
R Wells		An incredibly detailed document which has required a great deal of work by those involved and credit to them. Bearing in mind all the developments in a number of the surrounding areas and the impact they will have on Beyton, I think this plan should preserve our environment as well as can be expected.	Noted and thanks	None
R Brand		This is an impressive document. However I am concerned that: 1 its professional appearance and wording may well disguise some of the deeper local issues 2 such a small proportion of the village (around 10%) attended the drop-in events to express an opinion 3 therefore the Plan may not necessarily represent the majority of residents	Noted. The Plan reflects what has been said during community consultation, while having regard to the need to be in conformity with the Local Plan. Noted. You cannot compel people to attend. The village survey, by contrast, was completed by a vast majority of the village and informs the	None None None

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		<p>4 other residents should be given every opportunity to see all of the comments that have been made on this draft and change their views if they wish, before the Plan is finalised and submitted to the District Council</p> <p>5 some important content such as settlement boundaries does not conform to the draft Joint Local Plan</p>	<p>plan. The consultation on the Draft Plan did result in a significant number of comments, most of which are in support of the Plan. Ultimately the referendum will decide.</p> <p>This Consultation Statement does that and will be followed by a further round of consultation on the Plan by MSDC.</p> <p>The draft Joint Local Plan Settlement Boundaries (Nov 2020) have not been supported by the Planning Inspectors examining that Plan. The Neighbourhood Plan has the power to set alternate and up-to-date Settlement Boundaries.</p>	<p>None</p> <p>None</p>
S Biggs		great draft well done all	Noted and thanks	None
G&B Barton		Leave things as they are-we like living in a village and want to keep it that way.	Noted The Neighbourhood Plan must be in conformance with the Joint Local Plan, which requires Beyton to take housing growth. The Neighbourhood Plan provides an opportunity to influence the necessary changes to	None

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			better meet the wishes of the village.	
S Rous		Great respect for all who have invested the huge effort that has gone into the creation of the Beyton Neighbourhood Plan, a document that is a wonderful reflection of the care that so many in the community show towards the Village. Thank you	Noted and thanks	None
A&S Irvin		We would like to express our thanks to all those involved in producing this comprehensive Neighbourhood Plan on behalf of Beyton and its inhabitants, your hard work is very much appreciated.	Noted and thanks	None
B Cowell		Thank you to all those involved. I imagine it is a Herculean effort	Noted and thanks	None
G&D Macintyre		<p>It's a good document, and much appreciated. The area we think could be strengthened is the village's protection of the school site. The grounds are not in the development boundary but other "surplus to requirement" schools and playing fields have been developed elsewhere in Suffolk. A rural exception permission on this site, or a future attempt to move the development boundary would represent the biggest single change to the character of Beyton. The greatest long term risk for the village should, in our opinion, receive a bit more attention in the document.</p> <p>We wish to thank those in the village who have put in a huge amount of time and effort in preparing the Beyton Neighbourhood Plan.</p>	<p>Such proposals would have to conform with BTN 16 which seeks to protect playing fields.</p> <p>Noted and thanks</p>	None
J&R Eldridge		Well done to everyone for the work you've put in!	Noted and thanks	None
N Scott Eddington		I reiterate the 7 sites proposed for building new dwellings had been disproportionately represented in this plan. It is unfair, unclear and lacks parity.	7 sites are not proposed in the Neighbourhood Plan for new building. 5 have been dismissed as unsuitable. The sites allocated are those that were favoured by the overwhelming majority of the village in the Village survey.	None

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H Eddington		<p>I reiterate it lacks impartiality. By including the graph on p 24. Fig. 5 - Housing site preferences without specifying this was only the opinion of 63 (8%) of residents out of a total of 718 is grossly misleading.</p> <p>Further there was no ability to comment on 4 of the proposed 7 sites in this plan. This is not fair or reasonable.</p>	<p>7 sites are not proposed in the Neighbourhood Plan for new building. 5 have been dismissed as unsuitable.</p> <p>All the sites were presented at the drop-in session and in the Village survey with an opportunity to comment at that point.</p>	None
D de Cova		<p>Just a thought about increased through traffic westbound off the A14 to Thurston. has any consideration been given to a westbound off-slip (mirroring the eastbound on-slip at Junction 46 of the A14? This would enable traffic for Thurston to avoid Beyton Village. Thurston Road road layout would have to be altered in any case if housing at Site 6 (W of Thurston Road) went ahead, so the new slip road could tie in with this.</p>	<p>This would be a matter for Highways England as part of the national road investment plan.</p>	None
G Troughton		<p>Thank you to all involved in pulling this plan together.</p>	<p>Noted and thanks</p>	None
S&M Patterson		<p>I wonder if a second pond on the village green could help alleviate flooding and provide a valuable environment for wildlife.</p> <p>I think that the green is more pleasant with out the goose excrement.</p> <p>We consider the BNP to have been carefully thought out and, whilst recognising the growing need for new housing, it has been drafted with the minimum of change to the character of the village. Well done!</p> <p>Thanks to those who took the time to undertake the study and produce the report.</p>	<p>Noted and thanks</p>	None
Armstrong Rigg Planning	Manor Oak Homes	<p>Involvement of Manor Oak Homes with the Neighbourhood Plan</p>	<p>Noted</p>	None

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		<p>This submission follows our client's promotion of land under their control at Beyton towards both the emerging Neighbourhood Plan and the JLP since early 2019.</p>	Noted	None
		<p>The initial, and to date only formal, submission towards the Neighbourhood Plan by our client comprised their response to the Parish Council's Call for Sites exercise in April 2019. The Call for Sites process was deemed necessary by the Parish Council to ensure sufficient land could be identified at the village to provide approximately 30 additional new homes, a figure identified in the emerging JLP as being appropriate for Beyton as a 'Hinterland Village' and one corroborated by the results of public consultation (45.8% of respondents supported growth at the village of between 15-30 homes).</p>	Noted	None
		<p>In response to this consultation our client made it clear that of their significant land holding comprising much of the grazing land surrounding and comprising the core of the village three distinct sites were to be made available for allocation, each capable of accommodating the delivery of between 10 to 15 dwellings. This would allow potentially two sites to come forward if required. These were on land to the east and west of Church Road and to the south of Bury Road, on the western edge of the village.</p>	<p>Consultation during the preparation of the Neighbourhood Plan identified opposition to some of these sites. The Neighbourhood Plan Site Options Assessment, carried out by AECOM, also identified a number of constraints with some of the sites put forward.</p>	None
		<p>To make it clear, at this stage our client did not have a strong preference towards which of the three sites may come forward – all three were presented to the Parish Council as having clear merits with each confirmed as being available, suitable for development and ultimately deliverable. In which case our client was committed to working with the Steering Group to allow each to be presented on an entirely impartial basis for public comment.</p>	Noted	None
			Noted	None

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		<p>Resultant of our client's response to the Call for Sites exercise all three sites, including the illustrative schematic proposals for each one provided alongside the representation, were made available for comment at the Parish Council's public exhibition on 14th March 2020. The presentation materials identified the opportunities and constraints of each site based on the Parish Council's own local analysis of each, the results of which our client did not dispute. The outcome of the public consultation was clear – there was an overwhelming support for the allocation of our client's land at Bury Road. Of those who responded 75% considered the Bury Road site as appropriate. These statistics are once again identified at Figure 5 of the draft plan.</p> <p>Bearing in mind the weight consultation must carry in the neighbourhood planning process our client considers the result of this public survey on the final shortlist of sites should be considered definitive. On this basis our client confirmed their support of the identification of the Bury Road site as an allocation and has since provided the Parish Council with any assistance required to best inform its inclusion in the plan.</p> <p>Involvement of Manor Oak Homes with the Joint Local Plan (JLP)</p> <p>This process, however, has been running almost in parallel with the preparation of the emerging JLP. Despite the mission statement of the JLP confirming that it "will have regard to emerging neighbourhood plans being prepared in the District and will provide a context for new neighbourhood plans to be prepared against" the most recent draft of the document seeks to allocate the site to the west of Church Road, at odds with the current draft Neighbourhood Plan.</p> <p>As explained at length in our client's response to the Pre-Submission draft of the JLP in December 2020 we consider this</p>	<p>Noted</p> <p>Noted</p> <p>Agreed. The Joint Local Plan Inspectors have recommended that all new site allocations be</p>	<p>None</p> <p>None</p> <p>The Neighbourhood Plan will be updated to reflect the</p>

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		<p>approach fails to provide the primacy towards neighbourhood planning expected by the National Planning Policy Framework (NPPF) and in any event there should be no harm in the local plan identifying the same sites as the Neighbourhood Plan for allocation. Our client will maintain this stance into the examination of the JLP. If necessary, any further response to the JLP will seek to draw from the support offered by the strategy included in the Parish Council's own plan and, as per the recent response to the Regulation 19 consultation, cross reference what we consider to be a thorough and considered evidence base. In short, then, our client entirely supports the growth strategy of the draft Neighbourhood Plan including the inclusion of their land at Bury Road as a proposed allocation.</p> <p>Current Pre-Application Enquiry Beyond this point our client has now also entered a pre-application enquiry with Mid Suffolk District Council to investigate the delivery of the site as early as is practical. This submission was offered and has been facilitated by Mid Suffolk District Council officers who appear keen to investigate ways that would allow them to resolve any conflict between the emerging JLP and Beyton's own plan (for clarity the JLP is seeking to allocate alternative sites to those identified by the draft plan including our client's land west of Church Road).</p> <p>The specific purpose of the pre-application enquiry is to allow officers the opportunity to investigate the deliverability of the scheme and engage in discussions with our client regarding their own development intentions in light of their strong support for the Neighbourhood Plan. The scheme put forward as part of the enquiry is the same as that enclosed with this submission and described later in this letter. It is one that has been designed with sight of the emerging Neighbourhood Plan and represents a development that we consider directly reflects the intent of draft Policy BTN4, reviewed below.</p>	<p>removed from what will become a Part 1 document and to be addressed in Part 2. It is expected that Part 2 will take account of the Neighbourhood Plan allocations.</p> <p>Noted. We are aware that this has now evolved into an outline planning application which does not necessarily conform with Policy BTN 4.</p> <p>Noted</p> <p>Noted</p>	<p>current situation with the emerging Joint Local Plan</p> <p>None</p> <p>None</p>

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		<p>Upon the expected receipt of formal comment from officers it is proposed to prepare a planning application for the Bury Road site as soon as possible with an aim to have it lodged by the beginning of the JLP's examination hearing sessions. It is our client's intention that the preparation of this application will be informed by further discussions with the Parish Council and a bespoke programme of community consultation.</p> <p>[POLICY SPECIFIC COMMENTS ARE INCLUDED IN THE TABLE ABOVE]</p> <p>Conclusions The principal thrust of this representation is to confirm the commitment of our client, Manor Oak Homes, to working with the Parish Council to both secure the allocation of their land at Bury Road as an allocation for "around 12 dwellings" and through this process deliver a scheme which directly contributes towards the housing needs of the village. In addition, our client is entirely committed to delivering a high-quality development which responds positively to the constraints of the site whilst reflecting the attractive character of the village as a whole.</p> <p>In the spirit of openness that has characterised our involvement with the production of the Neighbourhood Plan to date we would, of course, be pleased to discuss any element of response with representatives of the steering group if required. Otherwise, we would also be pleased to convey the outcome of pre-application discussions with officers in due course.</p> <p>We trust that the comments set out in this letter will be given due consideration by the Parish Council and we look forward to participating further as the Neighbourhood Plan preparation progresses.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

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	Thurston Parish Council	Thurston Parish Council is aligned in supporting more parishes in producing Neighbourhood Development Plans and overall supportive of the emerging NDP for Beyton and would welcome the opportunity to work together to mitigate / resolve any impacts that might come about from such growth.	Noted	None
	Drinkstone Parish Council	Drinkstone Parish Council welcomes and supports the preparation of Beyton Neighbourhood Plan.	Noted	None
	Avison Young for National Grid	<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets: An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p>	Noted	None

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		<p>National Grid provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ <p>Please also see attached information outlining guidance on development close to National Grid infrastructure [not attached to this Consultation Statement].</p>		
	Highways England	<p>Thank you for your correspondence, received on the 27 February 2021, notifying Highways England of your draft Neighbourhood Plan 2018-2037 dated February 2021. I have reviewed this document and have the following observations/comments.</p> <p>[Captured above under relevant sections]</p>	Noted	None
	Historic England	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Beyton Neighbourhood Plan.</p> <p>Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers - be they interested members of the public, planners or developers - regarding how the place should develop over the course of the plan period.</p> <p>Paragraph 185 of the National Planning Policy Framework (2019) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers</p>	Noted	None

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		<p>opportunities to use the existing historic environment to help reinforce this character of a place.</p> <p>It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.</p> <p>We welcome the production of this neighbourhood plan, and are pleased to see that the historic environment of your parish features throughout. In particular, we welcome the top line objectives 6 and 7, aiming to conserve the parish's historic environment. Please note that current terminology in the NPPF and other planning policy documentation is 'heritage assets' not 'historic assets', and we would recommend ensuring that this is reflected in the neighbourhood plan.</p> <p>For further general advice we would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the</p>	<p>The Plan will be reviewed to ensure consistency.</p>	<p>Review use of "historic assets" terminology in Plan.</p>

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		proposed plan, where we consider these would have an adverse effect on the historic environment.		
	Natural England	<p>Thank you for contacting Natural England. We will action your request as follows:</p> <ul style="list-style-type: none"> • For consultations on Development Management, we will respond within 21 days from the receipt of your email. • For consultations on Development Plans, we will respond within 6 weeks from the receipt of your email. • For consultations from regulators relating to marine fisheries management we will respond within 21 days or within timelines agreed with your Natural England primary contact. • For marine licence applications (including self-service marine licence applications) we will respond within 28 days. • If you have specified a different deadline or we agree a revised deadline with you, we will respond within the time specified or agreed. • If you are applying for the Discretionary Advice Service, we will respond to you within 15 working days. • If you are a member of the public, we will respond to your query within 10 working days from receipt of your email. • If your consultation relates to a Tree Preservation Order, Advertisement Consent, Hedgerow Removal Notice or Listed Building Consent, there is no requirement to consult us and you will not receive a further response. <p>If you do not receive a response from Natural England (or communication on a revised response date), we have no specific comments to make. Please refer to our general advice in the Annex below.</p> <p>The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the proposals are not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is</p>	Noted	None

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		<p>for the local planning authority to determine whether or not the proposals are consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of sites and the impacts of development proposals to assist the decision making process. We advise local planning authorities to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.</p> <p>Annex - Generic advice for local planning authorities from Natural England on the natural environment impacts and opportunities of development proposals This advice may also be useful for neighbourhood planning bodies and developers.</p> <p>Sites of Special Scientific Interest (SSSIs) Local authorities have responsibilities for the conservation of SSSIs under s28G of the Wildlife and Countryside Act 1981 (as amended). The National Planning Policy Framework (NPPF) (paragraph 175c) states that development likely to have an adverse effect on SSSIs should not normally be permitted. Natural England's SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the Natural England Open Data Geoportal.</p> <p>Biodiversity duty The local planning authority has a duty to have regard to conserving biodiversity as part of planning decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available here.</p> <p>Biodiversity Net Gain</p>		

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		<p>Development provides opportunities to secure a net gain for biodiversity, in line with the NPPF(paragraphs 174 and 175) and Planning Practice Guidance. Biodiversity net gain can be calculated using the biodiversity metric. We advise local planning authorities to follow the mitigation hierarchy, as set out in paragraph 175 of the NPPF, and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. This may include creating new ponds, planting native trees and plants and incorporating green roofs into the design of new buildings. Where onsite measures are not possible, consideration should be given to off-site measures.</p> <p>Protected Species</p> <p>Natural England has produced standing advice to help local planning authorities understand the impact of particular developments on protected species. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.</p> <p>Local sites and priority habitats and species</p> <p>Local planning authorities should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geo-conservation groups or recording societies.</p> <p>Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. The list of priority habitats and species can be found here. Natural</p>		

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		<p>England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land- see further information in the open mosaic habitats inventory.</p> <p>Ancient woodland, ancient and veteran trees Local planning authorities should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forestry Commission have produced standing advice for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a SSSI or in exceptional circumstances.</p> <p>Protected landscapes</p> <p>For developments within or within the setting of a National Park or Area of Outstanding Natural Beauty (AONB), we advise local planning authorities to apply national and local policies, together with local landscape expertise and information to determine the proposal. The NPPF (paragraph 172) provides the highest status of protection for the landscape and scenic beauty of National Parks and AONBs. It also sets out a 'major developments test' to determine whether major developments should be exceptionally be permitted within the designated landscape. We advise local planning authorities to consult the relevant AONB Partnership or Conservation Board or relevant National Park landscape or other advisor who will have local knowledge and information to assist in the determination of the proposal. The statutory management plan and any local landscape character assessments may also provide valuable information.</p>		

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		<p>Public bodies have a duty to have regard to the statutory purposes of designation in carrying out their functions (under (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended) for National Parks and S85 of the Countryside and Rights of Way Act, 2000 for AONBs). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.</p> <p>Heritage Coasts are protected under paragraph 173 of the NPPF. Development should be consistent the special character of Heritage Coasts and the importance of its conservation.</p> <p>Landscape</p> <p>Paragraph 170 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. Local planning authorities may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making. Please see the Landscape Institute Guidelines for Landscape and Visual Impact Assessment for further guidance.</p> <p>Best and most versatile agricultural land and soils</p> <p>Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in GOV.UK guidance. Agricultural Land</p>		

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		<p>Classification information is available on the Magic website on the Data.Gov.uk website.</p> <p>Guidance on soil protection is available in the Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites, and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.</p> <p>Access and Recreation</p> <p>Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.</p> <p>Rights of Way, Access land, Coastal access and National Trails Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer.</p> <p>Environmental gains</p> <p>The NPPF (paragraphs 72, 102, 118 and 170) encourages developments to seek wider environmental gains, in addition to biodiversity net gain. Developers and local planning authorities</p>		

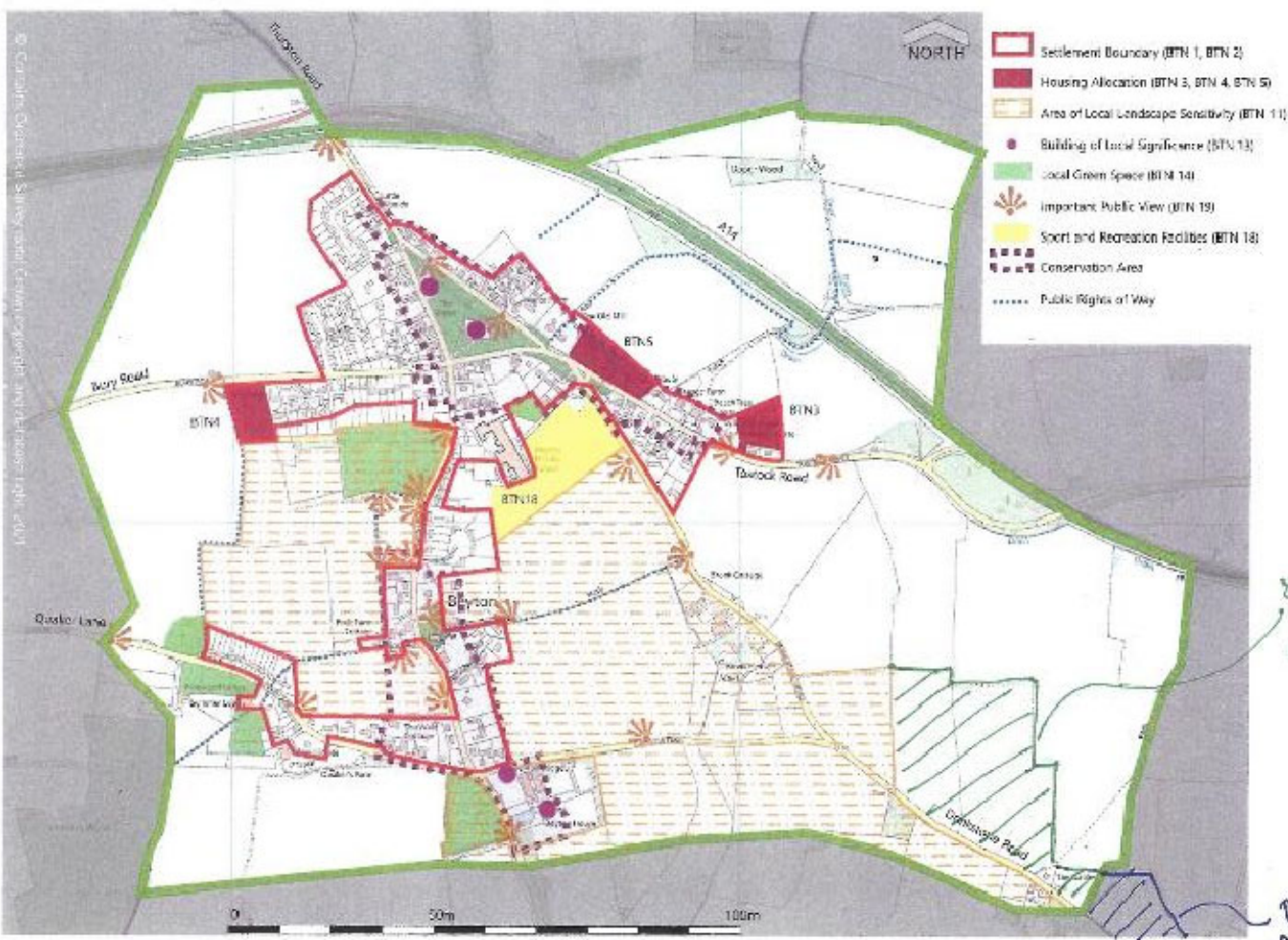
Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>could consider how the proposed development can enhance the wider environment, help adapt to the impacts of climate change and implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in the area. Opportunities for environmental gains, including nature based solutions to help adapt to climate change, might include:</p> <ul style="list-style-type: none"> • Identifying opportunities for new multi-functional green and blue infrastructure • Managing existing and new public spaces to be more wildlife friendly (e.g. by sowing wild flower strips) and climate resilient • Planting trees, including street trees, characteristic to the local area to make a positive contribution to the local landscape • Improving access and links to existing greenspace, identifying improvements to the existing public right of way network or extending the network to create missing footpath or cycleway links • Restoring neglected environmental features (e.g. a hedgerow or stone wall or clearing away an eyesore) • Designing lighting to encourage wildlife 		
	Mid Suffolk District Council	<p>Thank you for consulting the District Council on this Regulation 14 Pre-Submission Draft version of the Beyton Neighbourhood Plan (NP). This letter represents our formal response.</p> <p>Prepared with help and support from Places4People, this Plan has a familiar look and feel with many of its policies tried and tested elsewhere. Consequently, we make no comment on the following or their supporting text: BTN 7, BTN 11, BTN 15, BTN 19, and BTN 20. Where we do have comments or suggestions to make, these are set out in the appended table. Some natural updating to the Plan will also be required as both it and the Councils Joint Local</p>	<p>Noted</p> <p>Noted. The Plan will be updated as and where necessary and as noted elsewhere in this schedule.</p>	<p>None</p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Plan progress through their respective plan making stages, especially were ensuring that cross-references remain up to date.</p> <p>We also remind you that should you feel it necessary to make substantive changes to the Plan following this round of consultation, it will be appropriate and necessary to repeat this exercise prior to formally submitting the Plan and other required documents to the District Council.</p> <p>We trust that our comments are helpful. Should you wish to discuss any of these in more detail, then please do not hesitate to contact us.</p>	<p>Substantive changes are not being made.</p> <p>Noted</p>	<p>None</p> <p>None</p>
	Suffolk County Council	<p>Thank you for consulting Suffolk County Council (SCC) on the Pre-Submission version of the Beyton Neighbourhood Plan. SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:</p> <ul style="list-style-type: none"> - Archaeology - Education - Fire and Rescue - Flooding - Health and Wellbeing - Libraries - Minerals and Waste - Natural Environment - Public Rights of Way - Transport <p>This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.</p> <p>Suffolk County Council is supportive of the vision for the Parish. In this letter we aim to highlight potential issues and</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>opportunities in the plan and are happy to discuss anything that is raised. Where amendments to the plan are suggested, added text will be in <i>italics</i> and deleted text will be in strike through.</p> <p>Minerals and Waste Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means the County Council makes planning policy and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan, adopted in July 2020. The County Council has assessed the neighbourhood plan regarding the safeguarding of potential minerals resources and operating minerals and waste facilities and has no concerns with the proposals in the plan.</p> <p>General Several of the policy numbers on the Policies Map do match the policy numbers within the body of the text. For example, Important Public View on the Key has the Label of 'BTN19', however views are referred to in Policy BTN11.</p> <p>It is suggested that the policy context section should include a clear and specific mention of the Babergh Mid Suffolk Joint Local Plan housing numbers expectation for Beyton (a minimum of 30 dwellings).</p> <p>It is suggested that the Key on Diagram 4 should clarify what the red dotted line is representing.</p> <p>Whilst the Site Concept Diagrams in the Housing Section are helpful to illustrate potential layouts of housing, it is important that they are clearly labelled as "indicative" in the plan, and state that they are not finalised masterplans. On-site assessments should be undertaken and included as part of a planning application. Final site layouts must be informed by the</p>	<p>Noted</p> <p>These errors will be corrected</p> <p>This situation has now changed as a result of the Joint Local Plan Examination</p> <p>It is considered that this is quite obvious</p> <p>It is considered that this is quite obvious</p>	<p>None</p> <p>Amend Policies Map to ensure Policy numbers are correct</p> <p>None</p> <p>None</p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		appropriate field assessments which may lead to different layouts than in the concept plans. This is particularly relevant to flooding and water management and archaeology where site assessments are necessary to identify impacts and appropriate mitigations.		

60
POLICIES MAP



POLICIES MAP

*SUGGESTED
ADDITION
TO AREA
ADDRESSED BY
BTN 11.*

*(PLAN ATTACHED)
DRINKSTONE PL
AREA OF
LOCAL LANDSCAPE*



Beyton Neighbourhood Plan Area



MID SUFFOLK DISTRICT COUNCIL
 Endowour House, 8 Russell Rd, Ipswich, IP1 2RX
 Telephone : 0300 123 4000
 www.midsuffolk.gov.uk



FOOTPATHS MISSING FROM POLICIES MAP.

SCALE 1:13000

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Manor Oak Homes Enclosures
Enclosure 1 – Site Location Plan



Site Location Plan: Land at Bury Road

Enclosure 2 – Transport Note



Transport Note

**Proposed Residential Development
Land to the south of Bury Road
Beyton**

**Revision A: March 2021
Report Reference:121-TS-01-A**

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Transport Note
Land to the south of Bury Road, Beyton



Report Originator(s)

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Director
martin.andrews@mac-ltd.co.uk

Revision Record

Revision	Date	Description	Written	Approved
0	03/02/21	Initial Issue	MJA	MJA
A	15/03/21	Planning Issue	MJA	MJA

Contents

1.0	Introduction	1
1.1	Instructions	1
1.2	Site Location	1
1.3	Current Use and Description	2
1.4	Proposed Development	2
2.0	Existing Conditions – Site Information	3
2.1	Permitted Use.....	3
2.2	Neighbouring Land Uses	3
2.3	Existing Access Arrangements	3
3.0	Existing Conditions – Baseline Transport Data	4
3.1	Walking and Cycling.....	4
3.2	Public Transport.....	5
3.3	Highway network.....	5
3.4	Accident Data	6
3.5	Summary.....	7
4.0	Proposed Development	8
4.1	Type and Scale	8
4.2	Access – all modes	8
4.3	Parking	8
4.4	Vehicular Impact.....	8
5.0	Conclusion	9
5.1	Site Location and Permitted Use	9
5.2	Proposed Development	9

Appendices

Appendix A	A
Location Plan.....	A
MAC drawing no. 121-TA101.....	A
Appendix B	B
Topographical Survey	B
JPP drawing no. 11096Y-01.....	B
Appendix C	C
Proposed Site Plan	C
AT Architecture drawing no. A_1828 PL410 C.....	C
Appendix D	D
Walking Distances.....	D
MAC drawing no. 121-TA102.....	D
Appendix E	E
Bus timetables and routes.....	E
Appendix F	F
Bury Road Access with Traffic Calming.....	F
MAC drawing no. 121-TA110.....	F

1.0 Introduction

1.1 Instructions

- 1.1.1 This Flood Risk Note has been prepared for Manor Oak Homes.
- 1.1.2 The report has been prepared to support the submission of an outline planning application.
- 1.1.3 The benefit of this report is to our instructing Client.

1.2 Site Location

- 1.2.1 The proposed residential development is located at land to the south of Bury Road, Beyton, as shown in Figure 1.1 below and enclosed in Appendix A. The approximate National Grid Reference for the site is E593032 N263238.

Figure 1.1: Site Location Plan



1.3 Current Use and Description

1.3.1 The site currently comprises an agricultural field. There has been no previous development on the site. The existing site is shown on the topographical survey enclosed in Appendix B.

1.4 Proposed Development

1.4.1 The proposed development will comprise 14 dwellings. The proposed development layout is shown on the plan enclosed in Appendix C.

2.0 Existing Conditions – Site Information

2.1 Permitted Use

2.1.1 The site is currently an undeveloped greenfield site with no previous development.

2.2 Neighbouring Land Uses

2.2.1 The neighbouring land uses are a highway and agricultural to the north, residential to the east and agricultural to the south and west.

2.2.2 We are not aware of any planned changes to the neighbouring land uses.

2.3 Existing Access Arrangements

2.3.1 The development site does not have an existing access of Bury Road.

3.0 Existing Conditions – Baseline Transport Data

3.1 Walking and Cycling

3.1.1 The existing footways within the vicinity of the site typically comprise a 2.0m wide footway located on the north side of Bury Road approximately 35m to the east of the proposed development. The footway typically provides dropped kerbs at appropriate locations.

3.1.2 The footway provision, with improvements (section 4.0), between the development and the local facilities is adequate for purpose and would allow pedestrians of the development to access the local facilities. From our desktop review of the existing pedestrian facilities we are not aware of any deficiencies in the footway network which would prevent or significantly reduce the likelihood of residents walking to / from the development site.

3.1.3 There are no dedicated cycling facilities within the vicinity of the site.

3.1.4 Walking and cycling distances to key local facilities is set out on the plan enclosed in Appendix D. Cycle journeys are generally considered acceptable if the distance is less than 5km.

3.1.5 In 2000 the Institution of Highways and Transportation published the document 'Providing for Journeys on Foot'. This document states that:

"80% of walk journeys and walk stages in urban areas are less than one mile. The average length of a walk journey is one kilometre (0.6 miles). This differs little by age or sex and has remained constant since 1975/76."

It goes on to define an average walking speed thus:

"An average walking speed of approximately 1.4 m/s can be assumed, which equates to approximately 400m in five minutes or three miles per hour."

3.1.6 Within the document:

"Table 3.2 contains suggested acceptable walking distances, for pedestrians without a mobility impairment for some common facilities. These may be used for planning and evaluation purposes."

Table 3.2 is replicated below as Table 3.1. Predicted journey times have been added to distances based on the 1.4m/s walking pace.

Table 3.1: Suggested Walking Distances - IHT 'Providing for Journeys on Foot'

	Town Centres		Commuting / School / Sight-seeing		Elsewhere	
	Distance	Time	Distance	Time	Distance	Time
Desirable	200m	2m 23s	500m	5m 57s	400m	4m 46s
Acceptable	400m	4m 45s	1000m	11m 54s	800m	9m 32s
Preferred	800m	9m 32s	2000m	23m 48s	1200m	14m 17s
Maximum						

3.2 Public Transport

Bus

- 3.2.1 The nearest bus stops are located on The Green some 420m, 580m and 625m from the proposed development. The bus stops serves the bus routes described in Table 3.2 below. Due to COVID bus operators may be running a reduced timetable so the frequencies set out in the table may not be representative of frequencies during normal operation. For timetable and bus route details are enclosed in Appendix E.

Table 3.2: Bus Services and Frequencies

Route No.	Route	Typical Frequency		
		Mon - Fri	Sat	Sun
320	Bury St Edmunds - Norton - Bacton - Eye	One service each way on a Wednesday	No service	No service
384	Stowmarket - Haughley - Woolpit - Bury St Edmunds	4/5 Daily each way	2 Daily each way	No service
988	Thurston Community College - Woolpit - Elmswell - Stowmarket	One Daily	No service	No service

Rail

- 3.2.2 The nearest railway station is located at Thurston some 2.9 km (1.8 miles) from the development site. The station is located on the Ipswich to Ely Line and is primarily served by local services between Ipswich and Cambridge.

3.3 Highway network

- 3.3.1 The proposed development is accessed off Bury Road with the characteristics as set out in Table 3.1 below. The proximity of Bury Road in relation to the wider highway network can be seen on the plan enclosed within Appendix D.

Table 3.3: Bury Road characteristics

Characteristic	Value
Road classification	Unclassified
Carriageway Width	Approx. 6.6m wide
Footways:	1 no. approx. 2m wide – north side only
Cycleways	None
Speed limit	60mph changes to 30mph at site's eastern boundary
Other features	Street lit with dropped kerbs at appropriate locations

3.3.2 Two speed surveys were undertaken on Bury Road between 11th and 17th February 2020. The locations of the speed survey is shown in Figure 1.1 whilst the results of the surveys are summarised in Table 3.1 below.

Figure 3.1: Speed Survey Locations



Table 3.4 Speed Survey Results

Location	Westbound		Eastbound	
	Average	85 th %ile	Average	85 th %ile
Eastern	39.1 mph	45.5 mph	35.6 mph	43.2 mph
Western	47.3 mph	53.8 mph	49.1 mph	56.6 mph

3.4 Accident Data

3.4.1 A review of Crashmap data shows that have been no accidents within the vicinity of the site between 2015 and 2019. Therefore, no further investigation is required.

3.5 Summary

- 3.5.1 The proposed development is shown to be adequately served for pedestrian, cyclist and public transport infrastructure.
- 3.5.2 A review of the accident data shows that there are no records of accidents within the vicinity of the site.

3.5 Summary

- 3.5.1 The proposed development is shown to be adequately served for pedestrian, cyclist and public transport infrastructure.
- 3.5.2 A review of the accident data shows that there are no records of accidents within the vicinity of the site.

4.0 Proposed Development

4.1 Type and Scale

4.1.1 The proposed development comprises 14 dwellings. A plan showing the proposed development is enclosed in Appendix C.

4.2 Access – all modes

4.2.1 The proposed development will be primarily accessed off Bury Road which also provides the principal access. The access will form a simple priority junction with Bury Road. Internally the access road will comprise a 5.5m wide carriageway before reducing to 4.8m.

4.2.2 A new footway will be provided from the site along the southern side of Bury Road some 60m to the east at which point an uncontrolled crossing will be provided. The uncontrolled crossing will link with an extension of the existing footway thus providing a continuous link between the development site and Beyton.

4.2.3 Vehicles speeds at the village boundary where the speed limit changes from 30mph to 60mph is in the mid-40s, see Table 3.4. We understand that vehicle speeds are a concern of residents and that this development could provide measures to reduce vehicle speeds. As such a scheme of traffic calming is proposed which would relocate the existing speed limit change to the edge of this development whilst creating a priority control feature which would ensure that vehicles exiting the village respect the existing speed limit. This would provide significant benefit to the existing residents of Beyton and may encourage more walking due to a reduction in vehicle speeds.

4.2.4 The proposed access and priority control feature is shown on the drawing enclosed in Appendix F.

4.3 Parking

4.3.1 Parking within the development will be provided in line with current parking guidance.

4.4 Vehicular Impact

4.4.1 A development of 14 dwellings would result in a small number of additional vehicle trips which would not be noticeable above background variations in traffic levels.

5.0 Conclusion

5.1 Site Location and Permitted Use

5.1.1 The proposed residential development is located at land to the south of Bury Road, Beyton. There has been no previous development on the site.

5.2 Proposed Development

5.2.1 The proposed development comprises 14 dwellings.

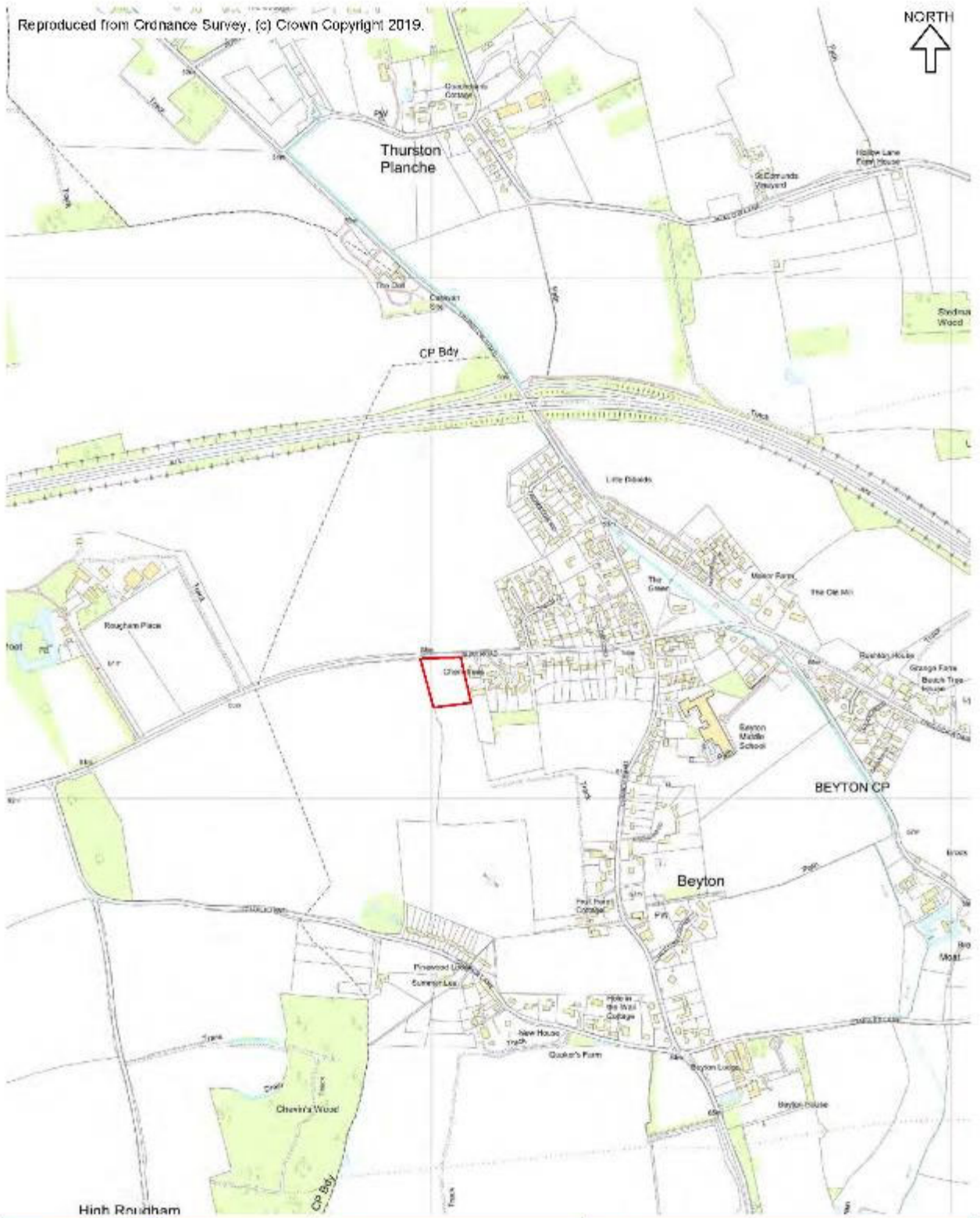
5.2.2 Access will be provided off Bury Road via a simple priority junction. A new footway will be provided to connect with the existing provision on Bury Road. In addition the access will feature a new priority control feature to manage speeds of vehicles exiting the village to the benefit of existing residents.

5.2.3 Parking within the development will be provided in line with current parking guidance.

5.2.4 A development of 14 dwellings would result in a small number of additional vehicle trips which would not be noticeable above background variations in traffic levels.



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 <p>T: 01604 340544 Northampton Office E: info@mac-td.co.uk W: mac-td.co.uk Martin Andrews Consulting Ltd</p>	Client: Manor Oak Homes	Project: Land to the south of Bury Road Beyton	Date: 04/02/21
	Title: Site Location Plan		Drw: MJA Chk: MJA Scale: 1:10,000 Size: A4
Drawing No. 121-TA101	Revision -	<ul style="list-style-type: none"> • Transport Assessments • Flood Risk Assessments • Highway Advice • Drainage Strategies 	



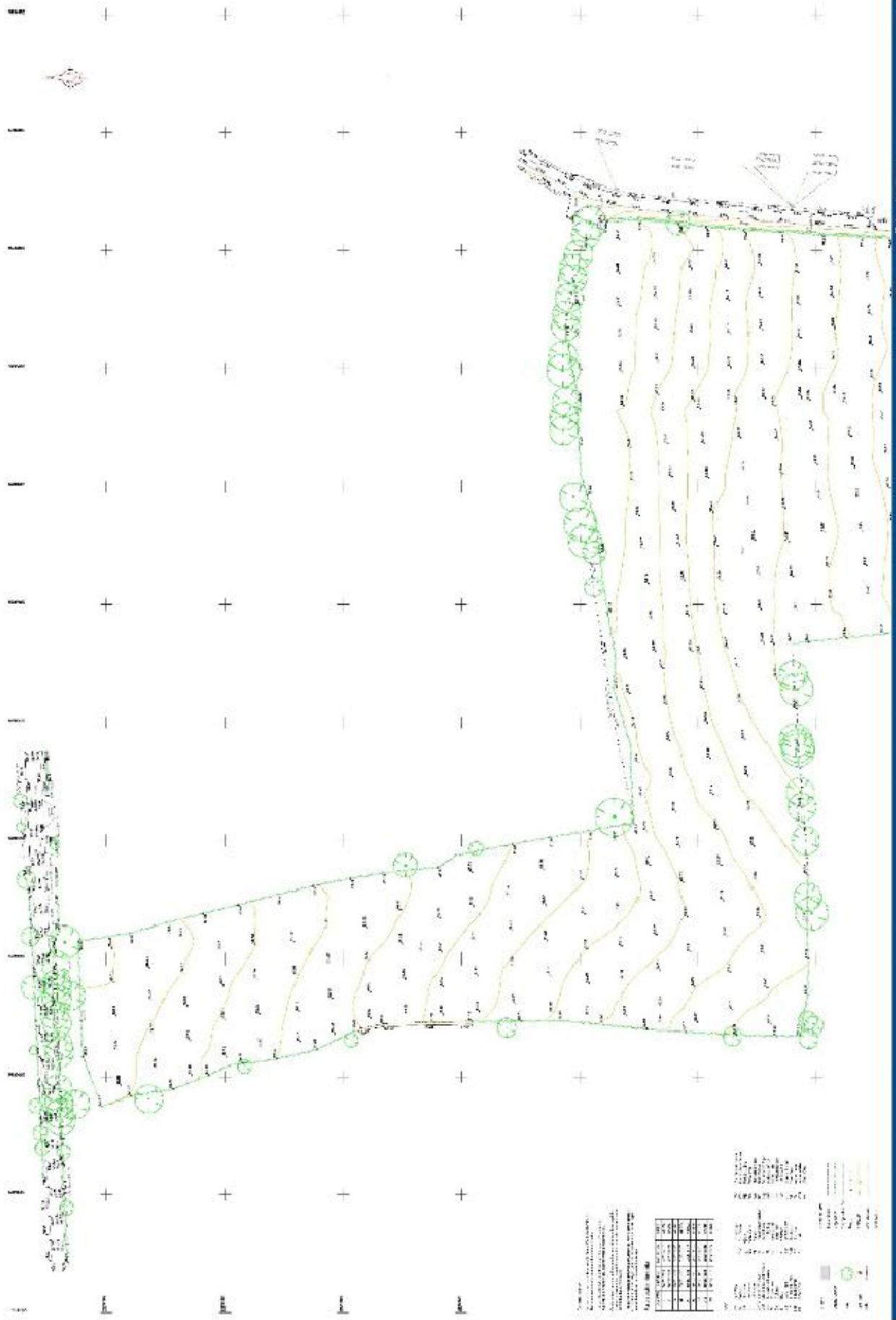


TABLE 1

NO.	DESCRIPTION	AREA (SQ. METERS)	PERCENTAGE
1	Building Footprint	1000	10%
2	Parking	2000	20%
3	Landscaping	1000	10%
4	Open Space	1000	10%
5	Other	1000	10%
6	Driveway	1000	10%
7	Access Road	1000	10%
8	Perimeter Wall	1000	10%
9	Other	1000	10%
10	Other	1000	10%
11	Other	1000	10%
12	Other	1000	10%
13	Other	1000	10%
14	Other	1000	10%
15	Other	1000	10%
16	Other	1000	10%
17	Other	1000	10%
18	Other	1000	10%
19	Other	1000	10%
20	Other	1000	10%
21	Other	1000	10%
22	Other	1000	10%
23	Other	1000	10%
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36	Other	1000	10%
37	Other	1000	10%
38	Other	1000	10%
39	Other	1000	10%
40	Other	1000	10%
41	Other	1000	10%
42	Other	1000	10%
43	Other	1000	10%
44	Other	1000	10%
45	Other	1000	10%
46	Other	1000	10%
47	Other	1000	10%
48	Other	1000	10%
49	Other	1000	10%
50	Other	1000	10%



NOTES:

A.T. ARCHITECTURE, LIMITED
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0. SITE PLAN
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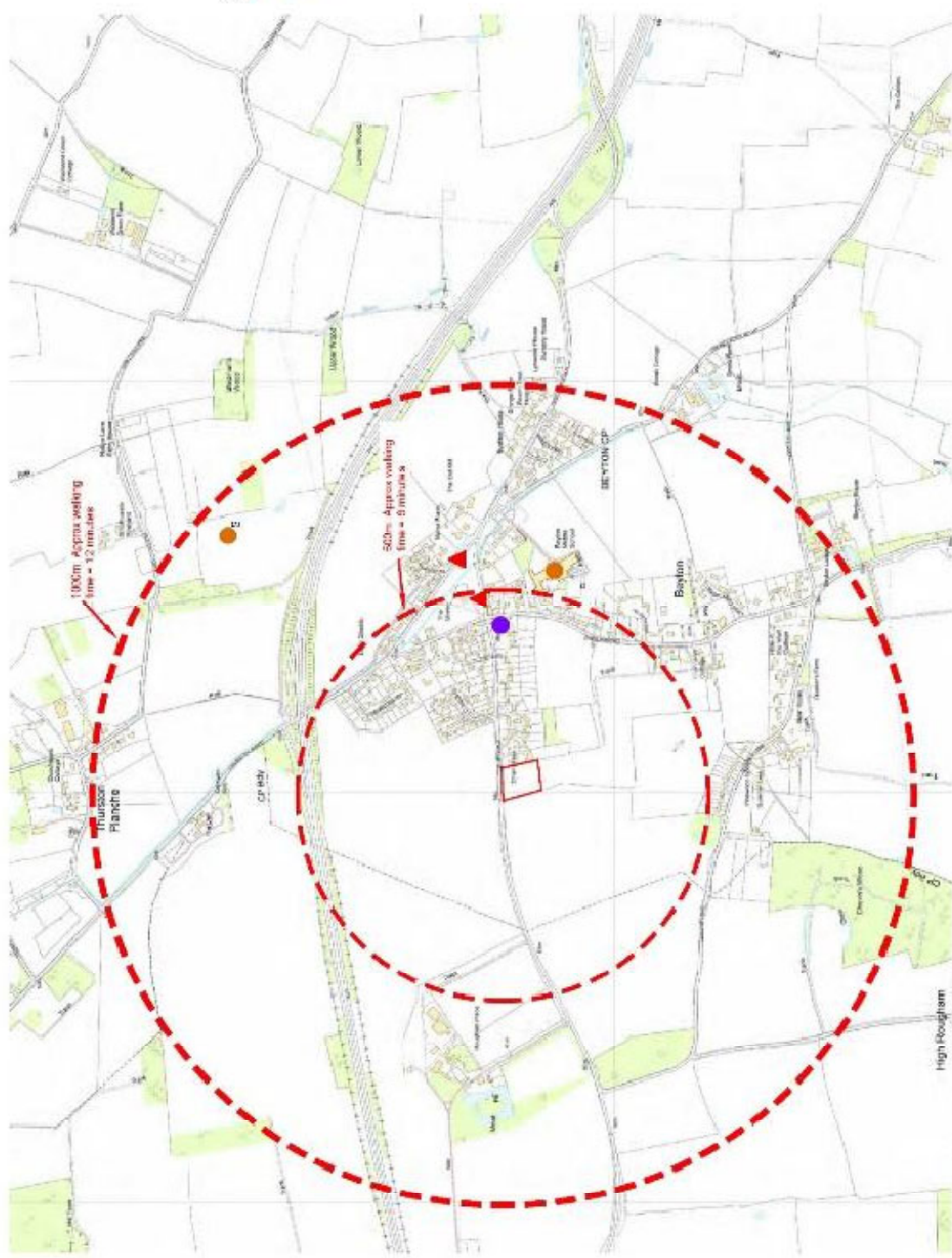
**Bury Road
BEYTON**

PROPOSED SITE PLAN

SCALE: 1:1000 (A3) Planning March 2020
 DRAWN BY: A_1823 PL410 C








Notes:

1. Walking distances based on a walking speed of 1.4 m/s from 'provisional' for 'average' children.
2. Actual walking distances may vary from actual distances shown.
3. Nearest of each facility/service shown only.

Key:

- Site boundary
- South Farm College
- Public House
- ▲ Bus Stop

High Rougham
 Regeneration from Ordnance Survey, V6, Crown Copyright © 2009



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 Northampton, Central England

Client: Manor Oak Homes

Project: Land to the south of Flury Road, Baston

TRC: Walking distances

Date: 04/03/21

Draw: MUA

CRK: MUA

Scale: 1:10000

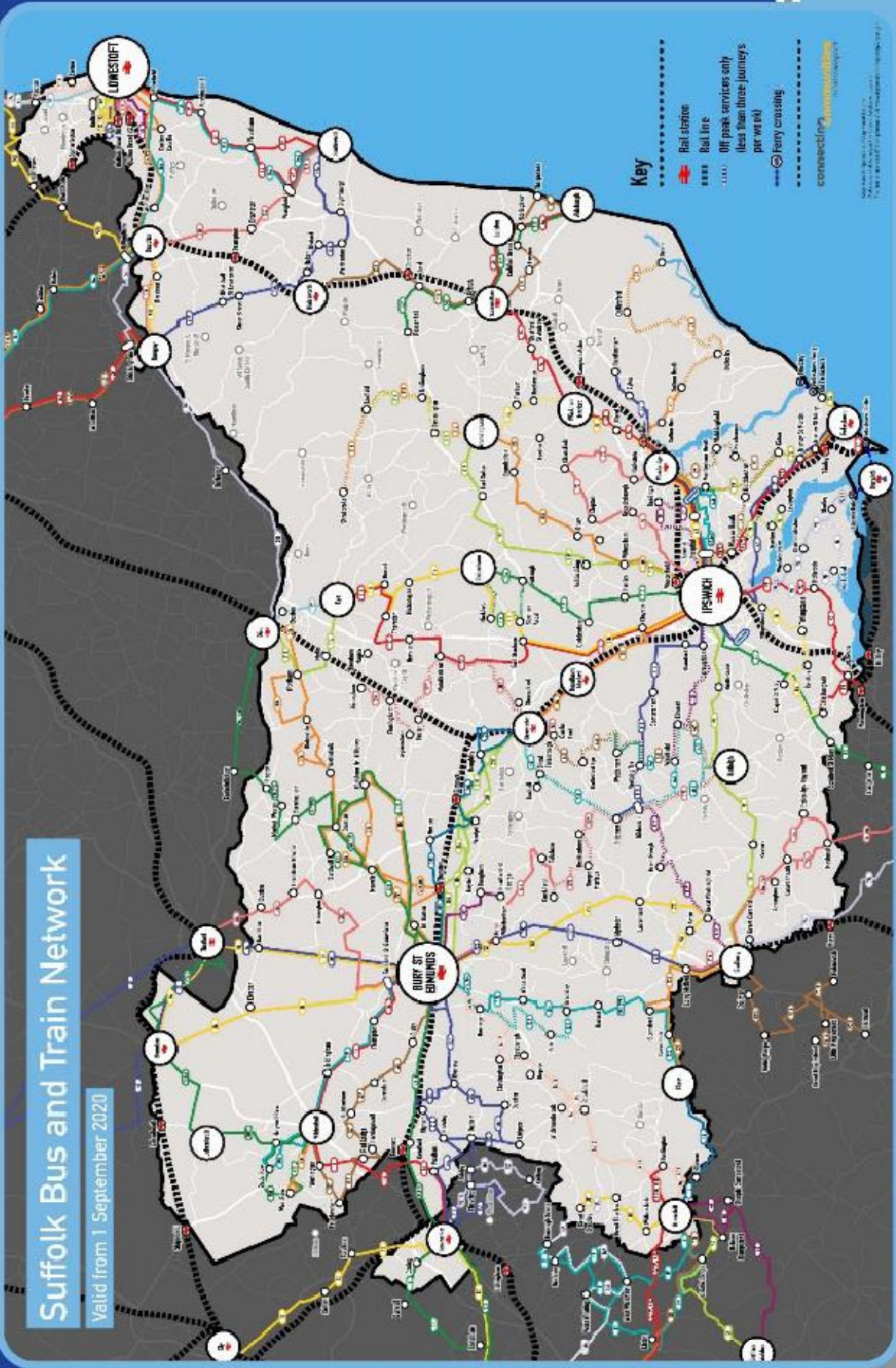
Sheet: A3

Drawing No.: 121-A-102

Revised:

- Transport Assessments
- Flood Risk Assessments
- Highway Advice
- Access Design
- Planning Applications
- Visual Impact Assessments





Suffolk Bus and Train Network

Valid from 1 September 2020

Monday to Friday (Except Bank Holidays)

	Operator	FA
	Service Restrictions	W
Bury St Edmunds, Bus Station (Stand 3)		1325
Beyton, Manor House (adj)		1338
Tostock, Gardeners Arms (adj)		1343
Norton, War Memorial (adj)		1348
Norton Little Green, Manor Farm (adj)		1351
Great Ashfield, Church (adj)		1359
Long Thurlow, Bus Shelter (opp)		1402
Wyverstone, Church View (adj)		1408
Bacton, Village Stores (S-bound)		1410
Cotton, Trowel and Hammer (N-bound)		1419
Finningham, White Horse (o/s)		1426
Gislingham, Post Office (adj)		1432
Thomham Magna, Four Horseshoes (S-bound)		1436
Stoke Ash, White Horse (E-bound)		1438
Eye, Town Hall (adj)		1448

Saturday

Sunday

no service

no service

NOTES

W Operates on Wednesdays

s - sets down only

OPERATORS

FA Foreline Bus & Coach Services 07850 940445

Suffolk 29/07/2020

Monday to Friday (Except Bank Holidays)

	Operator	FA
	Service Restrictions	W
Eye, Town Hall (opp)		0930
Stoke Ash, White Horse (W-bound)		0938
Thomham Magna, Four Horseshoes (N-bound)		0940
Gislingham, Post Office (opp)		0946
Finningham, White Horse (W-bound)		0950
Cotton, Trowel and Hammer (S-bound)		0954
Bacton, Village Stores (N-bound)		1007
Wyverstone, Church View (opp)		1010
Long Thurlow, Bus Shelter (o/s)		1015
Great Ashfield, Church (opp)		1018
Norton Little Green, Manor Farm (opp)		1024
Norton, War Memorial (opp)		1027
Tostock, Gardeners Arms (opp)		1033
Beyton, The Green (opp)		1037
Bury St Edmunds, Bus Station (Stand 3)		1048

Saturday

Sunday

no service

no service

NOTES

W Operates on Wednesdays

OPERATORS

FA Foreline Bus & Coach Services 07850 940445

Suffolk 29/07/2020

Stowmarket - Haughley - Woolpit - Bury St Edmunds

384/385

Monday to Friday (Except Bank Holidays)

Saturday

SERVICE OPERATOR	384		385		384		385		384		385		384		385	
	NSch	Sch	NSch	Sch	NSch	Sch	NSch	Sch	NSch	Sch	NSch	Sch	NSch	Sch	NSch	Sch
Stowmarket, High School (inside)	0624	0914	0624	0914	0624	0914	0624	0914	0624	0914	0624	0914	0624	0914	0624	0914
Stowmarket, Gun Cotton Way Park (opp)	0633	0923	0633	0923	0633	0923	0633	0923	0633	0923	0633	0923	0633	0923	0633	0923
Stowmarket, Argos Store (o/s)	0638	0928	0638	0928	0638	0928	0638	0928	0638	0928	0638	0928	0638	0928	0638	0928
Stowmarket, Violet Hill Road (adj)	0640	0930	0640	0930	0640	0930	0640	0930	0640	0930	0640	0930	0640	0930	0640	0930
Stowmarket, Narey's Garden Centre (opp)	0641	0931	0641	0931	0641	0931	0641	0931	0641	0931	0641	0931	0641	0931	0641	0931
Stowmarket, Railway Station (opp)	0643	0933	0643	0933	0643	0933	0643	0933	0643	0933	0643	0933	0643	0933	0643	0933
Old Newton, Shoulder of Mutton (opp)	0645	0935	0645	0935	0645	0935	0645	0935	0645	0935	0645	0935	0645	0935	0645	0935
Haughley, Mill Fields (opp)	0651	0941	0651	0941	0651	0941	0651	0941	0651	0941	0651	0941	0651	0941	0651	0941
Haughley, Station Road (opp)	0656	0946	0656	0946	0656	0946	0656	0946	0656	0946	0656	0946	0656	0946	0656	0946
Haughley, Post Office (adj)	0657	0947	0657	0947	0657	0947	0657	0947	0657	0947	0657	0947	0657	0947	0657	0947
Haughley New Street, The Close (adj)	0700	0950	0700	0950	0700	0950	0700	0950	0700	0950	0700	0950	0700	0950	0700	0950
Wetherden, Maypole (adj)	0706	1006	0706	1006	0706	1006	0706	1006	0706	1006	0706	1006	0706	1006	0706	1006
Elmswell, Shop Corner (opp)	0708	1008	0708	1008	0708	1008	0708	1008	0708	1008	0708	1008	0708	1008	0708	1008
Woolpit, Post Office (opp)	0709	1009	0709	1009	0709	1009	0709	1009	0709	1009	0709	1009	0709	1009	0709	1009
Woolpit, Business Park (o/s)	0717	1017	0717	1017	0717	1017	0717	1017	0717	1017	0717	1017	0717	1017	0717	1017
Lostock, Landlairs Arms (opp)	0720	1020	0720	1020	0720	1020	0720	1020	0720	1020	0720	1020	0720	1020	0720	1020
Beyton, The Green (opp)	0725	1025	0725	1025	0725	1025	0725	1025	0725	1025	0725	1025	0725	1025	0725	1025
Norton, Baptist Church (adj)	0732	1032	0732	1032	0732	1032	0732	1032	0732	1032	0732	1032	0732	1032	0732	1032
Thurston, Shops (o/s)	0700	0953	0700	0953	0700	0953	0700	0953	0700	0953	0700	0953	0700	0953	0700	0953
Thurston, The Green (adj)	0705	1002	0705	1002	0705	1002	0705	1002	0705	1002	0705	1002	0705	1002	0705	1002
Thurston, College Main Entrance (opp)	0706	1003	0706	1003	0706	1003	0706	1003	0706	1003	0706	1003	0706	1003	0706	1003
Thurston, Genesta Drive (o/s 0564)	0708	1005	0708	1005	0708	1005	0708	1005	0708	1005	0708	1005	0708	1005	0708	1005
Thurston, Post Office (opp)	0709	1006	0709	1006	0709	1006	0709	1006	0709	1006	0709	1006	0709	1006	0709	1006
Moreton Hall, Tassel Road (adj)	0717	1013	0717	1013	0717	1013	0717	1013	0717	1013	0717	1013	0717	1013	0717	1013
Moreton Hall, Samsbury's (adj)	0720	1015	0720	1015	0720	1015	0720	1015	0720	1015	0720	1015	0720	1015	0720	1015
Bury St Edmunds, West Suffolk Hospital (adj)	0725	1020	0725	1020	0725	1020	0725	1020	0725	1020	0725	1020	0725	1020	0725	1020
Dury St Edmunds, Avc Shopping Centre (o/s)	0730	1023	0730	1023	0730	1023	0730	1023	0730	1023	0730	1023	0730	1023	0730	1023
Bury St Edmunds, Bus Station (Stand 7)	0732	1025	0732	1025	0732	1025	0732	1025	0732	1025	0732	1025	0732	1025	0732	1025
Bury St Edmunds, West Suffolk College (opp)	0830	—	0830	—	0830	—	0830	—	0830	—	0830	—	0830	—	0830	—
Bury St Edmunds, St Benedict's Catholic School (o/s)	0841	—	0841	—	0841	—	0841	—	0841	—	0841	—	0841	—	0841	—

Sunday

no service

NOTES

- NSch Not School Days
- Sch School Days Only
- 1 Sponsored by Suffolk County Council

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Supac 07/09/2020





2. The site is located on the east side of the road, adjacent to the existing road. The site is bounded by the road to the north and east, and by the existing road to the south and west. The site is bounded by the road to the north and east, and by the existing road to the south and west. The site is bounded by the road to the north and east, and by the existing road to the south and west.

MAC
 T. HUGHES ARCHITECTURE
 11/11/2018

Client: Mungo Shovel	Project: Mungo Shovel
Site: Mungo Shovel	Date: 11/11/2018
Drawn: Mungo Shovel	Scale: 1:200
Checked: Mungo Shovel	Sheet: 1/1

Enclosure 3 – Illustrative Landscape Proposals



Enclosure 4 – Flood Risk Assessment



Flood Risk Assessment

**Proposed Residential Development
Land to the south of Bury Road
Beyton**

**Revision A: March 2021
Report Reference: 121-FRA-01-A**

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Flood Risk Assessment
Land to the south of Bury Road, Beyton



Report Originator(s)

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Director
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Revision Record

Revision	Date	Description	Written	Approved
0	03/02/21	Initial Issue	MJA	MJA
A	15/03/21	Planning Issue	MJA	MJA

Contents

1.0	Introduction	1
1.1	Instructions	1
1.2	Site Location	1
1.3	Current Use and Description	2
1.4	Proposed Development	2
2.0	Site Specific Flood Risk	3
2.1	Risk of Fluvial / Tidal Flooding	3
2.2	Risk of Surface Water Flooding	4
2.3	Risk of Reservoirs, Canals and Other Artificial Sources Flooding	5
2.4	Risk of Ground Water Flooding	5
2.5	Risk of Sewer Flooding.....	5
2.6	Previous Flood Events.....	6
2.7	Summary of Flood Risk	6
2.8	Flood Risk Vulnerability and Flood Zone ‘Compatibility’	6
3.0	Surface Water Management	7
3.1	Existing Drainage	7
3.2	Existing Discharge Rate.....	7
3.3	Proposed Method of Discharge.....	8
3.4	Proposed Drainage Strategy.....	9
3.5	Attenuation Design.....	10
3.6	Maintenance Requirements.....	10
4.0	Foul Water Management	11
4.1	Existing Drainage	11
4.2	Proposed Drainage Strategy	11
4.3	Maintenance Requirements.....	11
5.0	Conclusions	12
5.1	Site location and proposed development	12
5.2	Flood Risk.....	12
5.3	Surface Water Management	12
5.4	Foul Water Management	12

Appendices

Appendix A	A
Location Plan.....	A
MAC drawing no. 121-FRA101.....	A
Appendix B	B
Topographical Survey	B
JPP drawing no. 11096Y-01.....	B
Appendix C	C
Proposed Site Plan	C
AT Architecture drawing no. A_1828 PL410 C.....	C
Appendix D	D
Proposed Drainage Strategy	D
MAC drawing no.121-FRA03.....	D
Appendix E	E
Proposed Impermeable Area.....	E
MAC drawing no. 121-FRA02.....	E
Appendix F	F
Drainage Design Calculations.....	F
Appendix G	G
Water Company Asset Plans.....	G

1.0 Introduction

1.1 Instructions

- 1.1.1 This Flood Risk Assessment has been prepared for Manor Oak Homes.
- 1.1.2 The report has been prepared to support the submission of an outline planning application.
- 1.1.3 The benefit of this report is to our instructing Client.

1.2 Site Location

- 1.2.1 The proposed residential development is located at land to the south of Bury Road, Beyton, as shown in Figure 1.1 below and enclosed in Appendix A. The approximate National Grid Reference for the site is E593032 N263238.

Figure 1.1: Site Location Plan



1.3 Current Use and Description

- 1.3.1 The site currently comprises an agricultural field. There has been no previous development on the site. The existing site is shown on the topographical survey enclosed in Appendix B.
- 1.3.2 There is a watercourse located adjacent to the site's western boundary and a culverted watercourse adjacent to the northern boundary. The site falls from south to north towards the watercourse.

1.4 Proposed Development

- 1.4.1 The proposed development will comprise 14 dwellings. The proposed development layout is shown on the plan enclosed in Appendix C.
- 1.4.2 In line with paragraph 26 of the Planning Practice Guidance for 'Flood risk and climate change' the lifetime of a residential development is considered to be at least 100 years.
- 1.4.3 The 'Flood Risk Vulnerability Classification' of various development types is defined within Table 2 of the Planning Practice Guidance for Flood Risk and Coastal Change (PPG). A residential development is classified as a More Vulnerable development. The relevant extract from Table 2 of the PPG is set out below.

More vulnerable

- Hospitals.
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

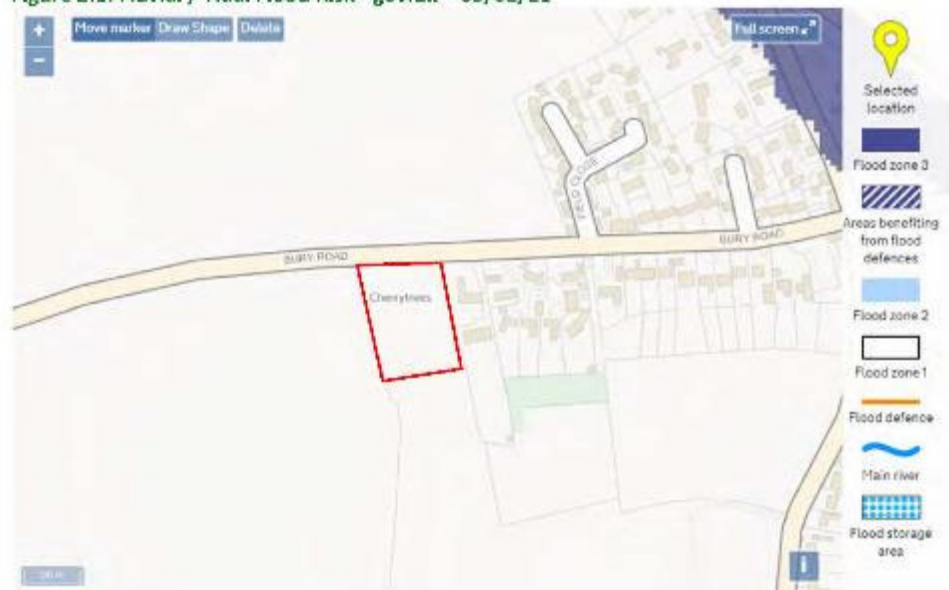
2.0 Site Specific Flood Risk

2.1 Risk of Fluvial / Tidal Flooding

2.1.1 The likelihood of fluvial and tidal flooding is defined on the Environment Agency's map 'Flood Map for Planning'. This flood map is published on the gov.uk website.

2.1.2 An extract of this flood map is provided below in Figure 2.1. The approximate site boundary is shown in red.

Figure 2.1: Fluvial / Tidal Flood Risk - gov.uk – 03/02/21



2.1.3 The Environment Agency's flood map shows that the proposed development site is located within Flood Zone 1 (Low Probability) / Flood Zone 2 (Medium Probability) / Flood Zone 3 (High Probability) and as such, the development is at a low (less than 1 in 1000 years) / medium (1 in 100 years to 1 in 1000 years) / high risk (greater than 1 in 100 years) of flooding from rivers or the sea.

2.2 Risk of Surface Water Flooding

2.2.1 The likelihood of surface water flooding is defined on the Environment Agency's map 'Flood risk from surface water'. This flood map is published on the gov.uk website.

2.2.2 An extract of this flood map is provided below in Figure 2.2. The approximate site boundary is shown in red.

2.2.3 Regarding the accuracy of this map the EA state that:

"Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding. Because of this, we report the highest risk within 20m of a specific location, such as an individual property. This means reports for neighbouring properties may show different levels of risk."

Figure 2.2: Surface Water Flooding - gov.uk -03/02/21



2.2.4 The site is in an area of very low surface water flood risk.

2.3 Risk of Reservoirs, Canals and Other Artificial Sources Flooding

- 2.3.1 The likelihood of reservoir water flooding is defined on the Environment Agency's map 'Flood Risk from Reservoirs'. This flood map is published on the gov.uk website.
- 2.3.2 An extract of this flood map is provided below in Figure 2.3. The approximate site boundary is shown in red.

Figure 2.3: Reservoir Flooding - gov.uk – 03/02/21



- 2.3.3 The site is not at risk of reservoir flooding. We are not aware of any canals or other artificial sources which may cause flooding on the site.

2.4 Risk of Ground Water Flooding

- 2.4.1 We do not have any records of ground water flooding within the vicinity of the site. We therefore consider the risk of ground water sewer flooding to be low.

2.5 Risk of Sewer Flooding

- 2.5.1 We do not have any records of sewer flooding within the vicinity of the site. We therefore consider the risk of sewer flooding to be low.

2.6 Previous Flood Events

2.6.1 The Environment Agency's Historic Flood Map does not show any flooding within the boundary of the site. The Environment Agency's "Historic Flood Map is a GIS layer showing the maximum extent of all individual Recorded Flood Outlines from river, the sea and groundwater springs that meet a set criteria. It shows areas of land that have previously been subject to flooding in England. Records began in 1946 when predecessor bodies to the Environment Agency started collecting detailed information about flooding incidents".

2.7 Summary of Flood Risk

2.7.1 The proposed development site is located within Flood Zone 1 and is at a low risk of flooding from all other sources.

2.8 Flood Risk Vulnerability and Flood Zone 'Compatibility'

2.8.1 The suitability of different development types to be built and occupied within a particular Flood Zone is defined within Table 3 of the Planning Practice Guidance for 'Flood Risk and Coastal Change' to the National Planning Policy Framework. Table 3 is replicated below in Table 2.1 below. This table maps vulnerability classes against the flood zones to indicate where development is 'appropriate' and where it should not be permitted.

2.8.2 The proposed residential development is located within Flood Zone 1 and is classified as a More Vulnerable development. Based on this categorisation of the development it is considered 'appropriate'.

Table 2.1: Flood risk vulnerability and flood zone 'compatibility'

Flood Zone	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	×	Exception Test required	✓	
Zone 3b *	Exception Test required *	×	×	×	×

✓ Development is appropriate

× Development should not be permitted.

† In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

* * In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

3.0 Surface Water Management

3.1 Existing Drainage

3.1.1 The site is currently undeveloped with no positive drainage.

3.2 Existing Discharge Rate

3.2.1 The existing discharge rate for the site has been calculated using the IH124 method. Full calculations are enclosed in Appendix F; whilst the input parameters and results are summarised in Table 3.1 below.

Table 3.1: Existing Run-off Rate Calculation Parameters and Results

Parameter	Value
Proposed Drained Area (ha)	0.312, see Appendix E
SAAR (mm)	589
Soil Index / SPR	4 / 0.47
Region	5
Results	Value
Q _{Est} (l/s)	1.2
Q1 (l/s)	1.1
Q30 (l/s)	3.1
Q100 (l/s)	4.4

3.2.2 A Q_{Est} discharge rate of 1.2 l/s will result in an increased risk of blockage caused by a small aperture at the outfall. A minimum aperture of 75mm is recommended by the Hydro the manufacturer of hydrobrakes. The outfall will be designed to ensure a minimum aperture size of 75mm at the outfall, this normally results in a minimum discharge rate of 2.0 l/s based on a 1m design head.

3.3 Proposed Method of Discharge

3.3.1 Paragraph 80 of the Planning Practice Guidance for 'Flood Risk and Coastal Change' defines the hierarchy of drainage options. Where reasonably practicable the aim should be to discharge surface water run-off as high up the following hierarchy of drainage options as reasonably practicable:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system; and
4. to a combined sewer.

3.3.2 Each of these is considered separately below:

Into the ground

3.3.3 Inspection of the British Geological Society's maps show that the underlying geology is likely to comprise Lowerstoft Formation overlying Crag Group – Sand. Previous experience in the vicinity would suggest that infiltration is not viable, however, testing will be completed prior to detailed design being completed.

To a Surface Water Body

3.3.4 There is a culverted ditch located adjacent to the site's northern boundary. This will be used as the surface water outfall for the development.

To a surface water sewer, highway drain, or another drainage system

3.3.5 Should the above watercourse outfall prove not to be viable a new connection will be made to Anglian Water's surface water sewer located in Field Close. The location of this sewer is shown on the asset plan enclosed in Appendix G.

3.3.6 As a surface water sewer is viable the use of alternative drainage methods will not be considered further in this report.

3.4 Proposed Drainage Strategy

3.4.1 Surface water discharge from the proposed development outfall to the culverted watercourse located adjacent to the site's northern boundary. The surface water discharge rate from the site will be restricted to greenfield equivalent run-off rates to ensure that the rate of surface water run-off from the site does not increase as a result of the proposed development.

3.4.2 The proposed drainage strategy will comprise a:

- A piped network
- Hydrobrake flow control
- Detention Basin – online;
- Permeable paving to private drives – tanked;

3.4.3 The proposed surface water drainage strategy is shown on the drawing enclosed in Appendix D.

Design Parameters

3.4.4 Surface water drainage will be designed using the rainfall parameters from the Flood Estimation Handbook (FEH).

3.4.5 Climate change allowances are defined by the Environment Agency in their document 'Flood risk assessments: climate change allowances' first published in February 2016. Table 2 of this document shows anticipated changes in extreme rainfall intensity in small and urban catchments. The Environment Agency advise that flood risk assessments and strategic flood risk assessments, assess both the central and upper end allowances to understand the range of impact. Table 2 of the Environment Agency's guidance is replicated below in Table 3.2.

Table 3.2: Table 2 Peak rainfall intensity allowance in small and urban catchments

Applies across all of England	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper end	10%	20%	40%
Centrall	5%	10%	20%

3.4.6 To ensure a worst-case assessment is undertaken a 40% climate change allowance will be used throughout.

3.5 Attenuation Design

3.5.1 Surface water attenuation is required to store excess water during an extreme event whilst maintaining a minimum viable discharge rate of 2.0 l/s. Surface water will be attenuated within a detention basin. Full calculations are enclosed in Appendix F whilst design parameters are set out below.

Table 3.3: Attenuation Calculation Parameters and Results

Parameter	Value
Return Period (years)	100 + 40% Climate Change
Rainfall Parameters	FEH13
Drained Area (ha)	0.343, see Appendix E includes 10% urban creep
Discharge Rate (l/s)	2.0
Results	Value
Storage Requirement (m ³)	255

3.6 Maintenance Requirements

3.6.1 The drainage will be designed in line with Building Regulations, Sewers for Adoption and SUDS guidance to ensure compliance with best practice guidance, thus minimising the maintenance requirements. A full maintenance plan for the site will be developed at the detailed design stage.

3.6.2 The person / authority responsible for maintenance of the drainage will depend on ownership which will vary across the site; as detailed design and adoption progresses the exact body responsible for adoption of the various surface water aspects will become clear. Typical responsibilities are set out below in Table 3.4.

Table 3.4: Surface Water Maintenance

Drainage	Maintainer
Drains	Home owner
Private Sewers	Home owner / management company
Household SUDS	Home owner
Communal SUDS - private	Management company / home owner.
Adopted SUDS	SUDS Body: Local Authority / water company / other SUDS adopting body.
Adopted sewers	Water company

4.0 Foul Water Management

4.1 Existing Drainage

- 4.1.1 The site is currently a field, therefore does not have any existing foul water infrastructure.
- 4.1.2 Existing adopted sewers within the vicinity of the site are shown on the asset plan enclosed in Appendix G.

4.2 Proposed Drainage Strategy

- 4.2.1 Foul water will discharge to Anglian Water's sewer located within Bury Road.

4.3 Maintenance Requirements

- 4.3.1 The drainage will be designed in line with Building Regulations, Sewers for Adoption to ensure compliance with best practice guidance thus minimising the maintenance requirements. A full maintenance plan for the site will be developed at the detailed design stage.
- 4.3.2 The person / authority responsible for maintenance of the drainage will depend on ownership which will vary across the site as detailed design and adoption progresses the exact body responsible for adoption of the various surface water aspects will become clear. Typical responsibilities are set out below in Table 4.1.

Table 4.1: Foul Water Maintenance

Drainage	Maintainer
Drains	Home owner
Private Sewers	Home owner / Management company
Adopted sewers	Water company

5.0 Conclusions

5.1 Site location and proposed development

5.1.1 The proposed residential development of 14 dwellings is located at land to the south of Bury Road, Beyton

5.2 Flood Risk

5.2.1 The proposed development site is located within Flood Zone 1 and is at a low risk of flooding from all other sources.

5.2.2 The proposed development's vulnerability classification is compatible with the Flood Zone therefore the development is appropriate.

5.3 Surface Water Management

5.3.1 The key proposed surface water parameters are:

- Discharge rate: 2.0 l/s
- Outfall: watercourse /
- Attenuation requirement: 255 m³
- SUDS features
 - Hydrobrake flow control
 - Detention Basin – online;
 - Permeable paving to private drives – tanked;

5.4 Foul Water Management

5.4.1 Foul water will discharge to the adopted sewer located in Bury Road.



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 <p>T: 01604 340544 Northampton Office E: info@mac-td.co.uk W: mac-td.co.uk Martin Andrews Consulting Ltd</p>	Client: Manor Oak Homes	Project: Land to the south of Bury Road Beyton	Date: 04/02/21
	Title: Site Location Plan		Dwn: MJA Chk: MJA Scale: 1:10,000 Size: A4
Drawing No. 121-FRA101	Revision -	<ul style="list-style-type: none"> • Transport Assessments • Highway Advice 	<ul style="list-style-type: none"> • Flood Risk Assessments • Drainage Strategies







NOTES:

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 LUMBERLAND PARTNERSHIP

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**Bury Road
 BEYTON**

Proposed Site Plan

SCALE: 1:1000 (A3) Planning March 2023
 DRAWING NO: A_1828 PL410 C







- Notes**
1. Based on JPP Topographical Survey, drawing number 1/2661/31 dated 26/11/13.
 2. Based on AT Architecture Proposed Site Plan, drawing number A11618/1/4/31

- Key:**
- Proposed Surface Water Drainage
 - Proposed Surface Water Attenuation

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- Transport Assessments
- Flood Risk Assessments
- Highway Advice
- Access Design
- Drainage Strategies
- Vehicle Tracking

Client: Manor Oak Homes	Project: Land to the south of Bury Road, Bepton
Title: Proposed Drainage Strategy	Date: 03/02/21
	Draw: MJA
	CHK: MJA
Drawing No: 121-FR6103	Scale: 1:500
Revisions: -	Sheet: A3






Notes:

1. Based on JPP Topographical Survey, drawing number 11068Y-01 dated 26/11/16.
2. Based on A7 Arch lecture 'Proposed Site Plan', drawing number A1628 PI-400

Key:

 Proposed Impermeable Area = 3121 m²



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 North Andrews Consulting Ltd

- Transport Assessments
- Flood Risk Assessments
- Highway Advice
- Access Design
- Drainage Strategies
- Vehicle Tracking

Client: Manor Oak Homes	Project: Land to the south of Bury Road, Beyton
Title: Proposed Impermeable Area	Date: 03/02/21
	Draw: MJA
	Chk: MJA
Drawing No: 121-F-9A102	Revision: -
	Scale: 1:500
	Size: A3



Design Settings

Rainfall Methodology	FSR	Maximum Time of Concentration (mins)	30.00
Return Period (years)	2	Maximum Rainfall (mm/hr)	50.0
Additional Flow (%)	0	Minimum Velocity (m/s)	1.00
FSR Region	England and Wales	Connection Type	Level Soffits
M5-60 (mm)	20.000	Minimum Backdrop Height (m)	0.200
Ratio-R	0.400	Preferred Cover Depth (m)	1.200
CV	0.750	Include Intermediate Ground	✓
Time of Entry (mins)	5.00	Enforce best practice design rules	✓

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Easting (m)	Northing (m)	Depth (m)
1	0.343	5.00	100.000	1200	100.000	100.000	2.000

Simulation Settings

Rainfall Methodology	FEH-13	Skip Steady State	x	1 year (l/s)	1.1
Summer CV	0.750	Drain Down Time (mins)	240	30 year (l/s)	3.1
Winter CV	0.840	Additional Storage (m ³ /ha)	20.0	100 year (l/s)	4.4
Analysis Speed	Normal	Check Discharge Rate(s)	✓	Check Discharge Volume	x

Storm Durations

15	60	180	360	600	960	2160	4320	7200	10080
30	120	240	480	720	1440	2880	5760	8640	

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
100	40	0	0

Pre-development Discharge Rate

Site Makeup	Greenfield	Growth Factor 30 year	2.55
Greenfield Method	IH124	Growth Factor 100 year	3.56
Positively Drained Area (ha)	0.312	Betterment (%)	0
SAAR (mm)	589	QBar	1.2
Soil Index	4	Q 1 year (l/s)	1.1
SPR	0.47	Q 30 year (l/s)	3.1
Region	5	Q 100 year (l/s)	4.4
Growth Factor 1 year	0.87		

Node 1 Online Hydro-Brake[®] Control

Flap Valve	x	Objective	(HE) Minimise upstream storage
Replaces Downstream Link	✓	Sump Available	✓
Invert Level (m)	98.000	Product Number	CTL-SHE-0067-2000-1000-2000
Design Depth (m)	1.000	Min Outlet Diameter (m)	0.100
Design Flow (l/s)	2.0	Min Node Diameter (mm)	1200

Node 1 Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	98.000
Side Inf Coefficient (m/hr)	0.00000	Porosity	1.00	Time to half empty (mins)	

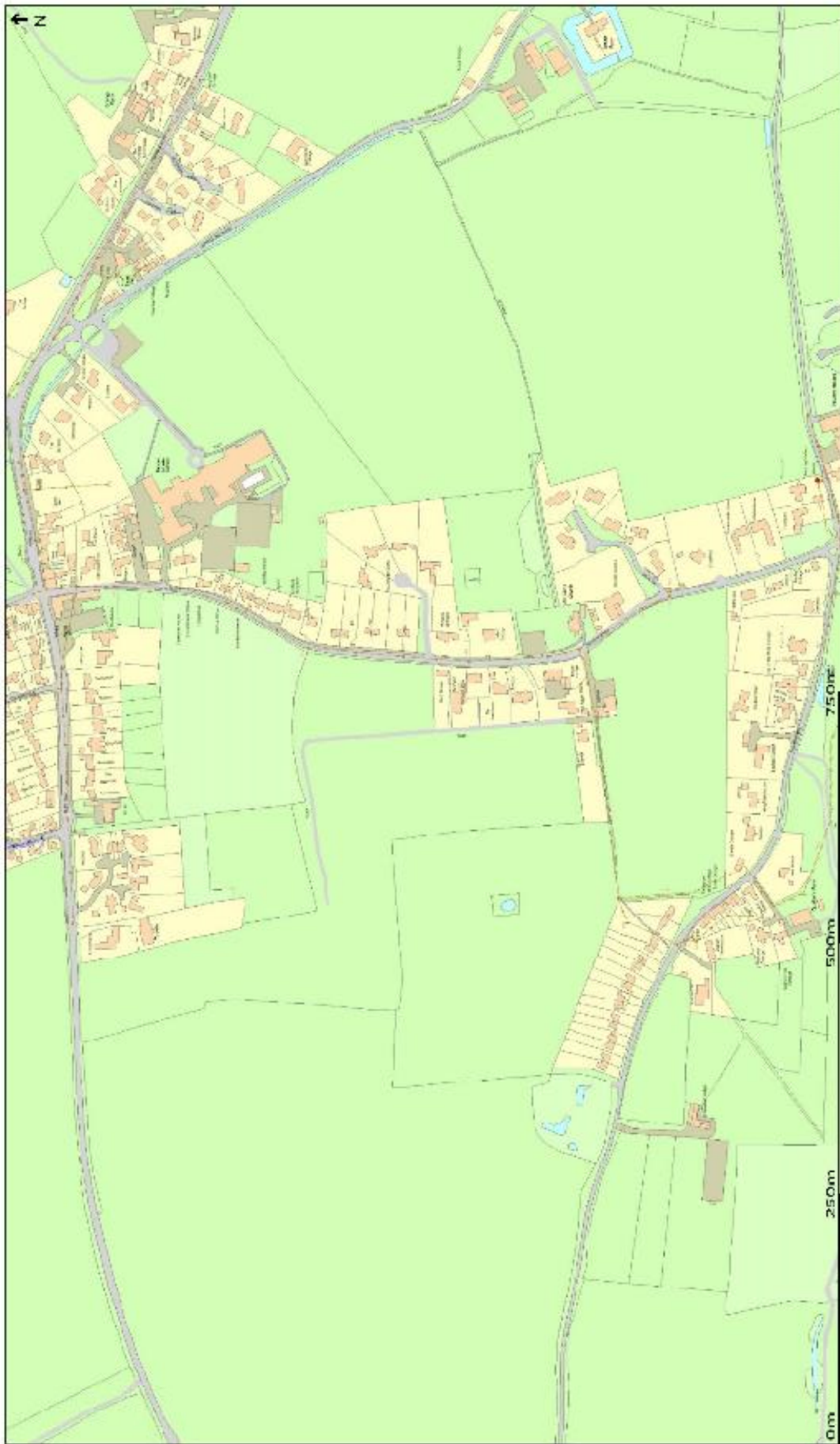
Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	255.0	0.0	1.000	255.0	0.0	1.001	0.0	0.0

Results for 100 year +40% CC Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m ³)	Flood (m ³)	Status
600 minute winter	1	585	98.995	0.995	21.9	258.1908	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)	Discharge Vol (m ³)
600 minute winter	1	Hydro-Brake*	2.0	84.4





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COMMERCIALDW
DRAINAGE AND WATER ENQUIRY

Public Sewage Treatment Works
Invert
Inlet

Manhole
Public Sewage Treatment Works
Public Pumping Station
Private Pumping Station
Decommissioned Private Station

Unrecorded Sewer
Invert Sewer
Rising Main
Invert Sewer

Foot Route
Surface Street
Central Street
Tinted Thruart

Date: 21/05/18 Scale: 1:3500 Map Centre: 590396, 262325 Tref: G257661-3



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Enclosure 5 – Proposed Masterplan

NOTES:

- ALL DIMENSIONS ARE METERS
- WHERE DIMENSIONS ARE GIVEN IN METERS
- CONVERT TO FEET AND INCHES
- WHERE DIMENSIONS ARE GIVEN IN FEET AND INCHES
- CONVERT TO METERS
- ALL DIMENSIONS ARE APPROXIMATE AND TO BE
- CONFIRMED ON SITE
- THESE DIMENSIONS ARE SUBJECT TO CHANGE AND TO BE
- CONFIRMED ON SITE
- ALL DIMENSIONS ARE APPROXIMATE AND TO BE
- CONFIRMED ON SITE
- WHERE DIMENSIONS ARE GIVEN IN METERS
- CONVERT TO FEET AND INCHES
- WHERE DIMENSIONS ARE GIVEN IN FEET AND INCHES
- CONVERT TO METERS

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1:1000 (A3) Planning March 2020
 SCALE
 1:1000 (A3) Planning March 2020
 SCALE



Bury Road
 BEYTON

Proposed Site Plan

SCALE: 1:1000 (A3) Planning March 2020
 DATE: 1:1000 (A3) Planning March 2020
 DRAWING: A_1828 PL410 C



Appendix 7 - Schedule of Post Pre-Submission Consultation Modifications

The table below sets out the changes made to the Neighbourhood Plan following the Regulation 14 Pre-Submission Consultation and the reasons for the modifications. Changes subsequent to the deletion of paragraphs or policies are not identified in this schedule.

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

Beyton Neighbourhood Plan

Schedule of Proposed Post-Consultation Modifications

This schedule of proposed modifications identifies the necessary changes to the Pre-Submission Draft Neighbourhood Plan arising from comments received during the consultation, or to bring the Plan up-to-date, or to correct errors.

Deletions are shown by struck through text thus – ~~deletion~~

Additions are shown as underlined text thus – addition

Page	Paragraph or policy number	Proposed modification	Reason
Cover		Amend as follows: Pre-Submission Consultation Version <u>Submission Draft Plan</u> February 2021 <u>June 2022</u>	To bring the Plan up-to-date
Inside Front Cover		Insert the following: Judith Roberts 1962-2021 One of the most active participants in the preparation of the Beyton Neighbourhood Plan was Judith Roberts, a teacher at Thurston Community College who was passionate about the village. Judith was the driving force behind the fascinating and detailed history section in the Plan. Her	To reflect the appreciation of the work that Judith Roberts did on the Plan and to mark her passing

Page	Paragraph or policy number	Proposed modification	Reason
		passion for the stories and history of the village was evident to anyone who spoke to her. She is very much missed and this Plan is dedicated to her.	before the Plan was completed.
5		Amend Contents Page as a consequence of amendments in this table	To bring the Plan up-to-date
7	Flow chart	Amend dates in flow chart as follows: Submission to Mid Suffolk DC May 2021 <u>Ju 2022</u> Further Consultation by Mid Suffolk DC Spring 2021 <u>Summer 2022</u> Examination by Independent Inspector Summer 2021 <u>Summer 2022</u> Referendum Autumn 2021 <u>2022</u> The Plan is complete Autumn 2021 <u>2022</u>	To bring the Plan up-to-date
7	1.9	Amend as follows: In February 2021 the Parish Council carried out the formal consultation on the draft This is the first draft of the Neighbourhood Plan, known as the "Pre-submission Plan", which is being consulted on for eight weeks in accordance with the Government's regulations. It has <u>The draft Plan had</u> specifically been informed by research undertaken by the Committee, or which has had <u>had</u> been provided by the Government's neighbourhood planning support programme. <u>Due to the restrictions in place as a result of the COVID pandemic, the consultation was extended from the minimum six weeks to eight. A copy of the draft Neighbourhood Plan, plus a comments from, was distributed to every house and the known businesses in the Plan Area. At the end of the consultation, comments will be</u> were reviewed and any necessary amendments to the Plan <u>have been</u> made ahead of submission to Mid Suffolk District Council for further consultation and then scrutiny by an independent examiner. Following the examination, and subject to the Examiner's response and Mid Suffolk District Council approval, a referendum of Beyton's residents on the Electoral Roll will be held to vote on whether the Plan should be used by Mid Suffolk District Council when deciding planning applications.	To bring the Plan up-to-date
12	2.18	Delete paragraph as monitoring post is no longer there	To bring the Plan up-to-date
12	2.19 to 2.21	Amend paragraph numbers as a result of the deletion of paragraph 2.18.	Consequential change
13	3.2	Amend paragraph as follows:	To bring the Plan up-to-date

Page	Paragraph or policy number	Proposed modification	Reason
		<p>The National Planning Policy Framework (henceforth identified as NPPF) sets out the Government’s high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In February 2019 <u>July 2021</u> the Government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development.</p> <p>Paragraph 11 of the NPPF states: Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:</p> <p>a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change <u>all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;</u></p> <p>b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:</p> <p>i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or</p> <p>ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole</p>	
13	3.3	<p>Amend paragraph as follows: The NPPF requires that communities preparing Neighbourhood Plans should: <u>For communities preparing Neighbourhood Plans the NPPF states:</u></p> <ul style="list-style-type: none"> • Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development <u>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.</u> • Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan <u>Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.</u> 	To bring the Plan up-to-date

Page	Paragraph or policy number	Proposed modification	Reason
14	3.8	Amend paragraph as follows: In November 2020 Mid Suffolk District Council consulted on the final draft of the Joint Local Plan (the pre-submission draft) <u>ahead of submitting it to the Government and its subsequent examination by Planning Inspectors. The examination was largely conducted during 2021 and in December 2021 the Inspectors wrote to the District Council proposing that housing sites across the districts are deleted and addressed in a new Part 2 Local Plan. The Inspectors also proposed that the Settlement Boundaries should revert to those in the adopted Development Plan which, for Beyton, is contained in the 1998 Mid Suffolk Local Plan. It is now unlikely that the first part of the emerging Joint Local Plan will be adopted until early 2023, a matter that has been taken into account in preparing the Neighbourhood Plan. The Joint Local Plan will be subject to independent examination by a Government Planning Inspector in 2021 and it is anticipated that it will be adopted by the District Council in Winter 2021/22.</u> With this in mind and as explained in Section 2, the Neighbourhood Plan has been prepared to conform with the policies in the adopted Local Plan documents, while ensuring that the strategic policies of the emerging Joint Local Plan (Policies SP01 to SP10) are conformed with <u>as appropriate to the stage at which they have reached.</u>	To bring the Plan up-to-date
14	3.9	Amend first sentence as follows: The <u>November 2020 Joint Local Plan continues to identify</u> <u>identifies</u> a hierarchy of settlements according to their level of services and facilities within the District.	To bring the Plan up-to-date
14	3.10	Amend paragraph as follows: The <u>November 2020 Joint Local Plan identifies a Settlement Boundary for the village which the Neighbourhood Plan has regard to, but it also identifies identified a minimum housing requirement of 30 new homes in Beyton between 2018 and 2037 and proposed to allocate a site for 10 homes west of Church Road, as illustrated on Map 4. However, in the light of the Inspectors' December 2021 letter, this site would not be included in the Part 1 Joint Local Plan and the District Council would make site allocations in the later Part 2 Joint Local Plan.</u> This proposal <u>The Church Road site is not supported by the Neighbourhood Plan due to the potential impact on the setting of the Conservation Areas, the two-centre character of the village and traffic on Church Road. The Parish Council has objected to the Joint Local Plan on this basis.</u>	To bring the Plan up-to-date
15	Map 4	Delete Map 4	The map will have no status given the changes

Page	Paragraph or policy number	Proposed modification	Reason
			proposed to the Joint Local Plan
17	Objective 7	Amend Objective 7 as follows: 7 Protect existing historic <u>heritage</u> assets.	In response to comments
17	Objective 12	Amend Objective 12 as follows: 12 Improve measures for <u>walkers and cyclists</u> non-car users .	In response to comments
18	BTN 1	Amend third paragraph as follows: Proposals for development located outside the Settlement Boundary will only be permitted <u>where they are in accordance with national and District level policies or in compliance with Policy BTN 6. for those that are essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses, where:</u> i. It can be satisfactorily demonstrated that there is an identified local need for the proposal; and ii. It cannot be satisfactorily located within the Settlement Boundary.	In response to comments and to achieve consistency with other recently examined neighbourhood plans.
20	6.7	Amend as follows: The draft Joint Local Plan (November 2020) document identified a need to deliver at least 10,165 homes between 2018 and 2037 across Mid Suffolk, while actually making provision for building at least 12,616 homes in the same period. It proposed that 10% of the housing would be built across 48 designated Hinterland Villages. Table 04 of the same document proposed a minimum of 30 new homes, including outstanding planning permissions, in Beyton. <u>Although the Local Plan Inspectors have proposed that site allocations are removed from Part 1 of the Joint Local Plan, given Beyton's status as a Hinterland Village, it is expected that an additional site or sites will be allocated once Part 2 is prepared unless the Neighbourhood Plan allocates sufficient sites to negate this requirement.</u>	To bring the Plan up-to-date
20	6.11	Amend last sentence as follows: Given that there is no certainty that such developments would deliver the additional homes required, <u>and the likelihood that the Joint Local Plan will allocate a site or sites for housing in the village, the Neighbourhood Plan allocates land in order to make the decision locally rather than having unacceptable sites being identified by the District Council. it is necessary for the</u>	To bring the Plan up-to-date

Page	Paragraph or policy number	Proposed modification	Reason
		Neighbourhood Plan to allocate land to provide that certainty and ensure conformity with Policy SP04 of the draft Joint Local Plan.	
21	BTN 2	Amend criterion i. as follows: i. The implementation of planning permissions that had not been completed as at 1 April 2018 and new planning permissions granted between 2018 and 1 December 2020 <u>January 2021</u> ; and	Correction
23	BTN 3	Amend Policy BTN 3 as follows: i. Improvements are undertaken to Tostock Road to deliver suitable traffic calming, and speed reduction measures <u>and safe pedestrian routes into the village centre</u> , as agreed by the highways authority; ii. All existing trees, shrubs and other natural features surrounding the site, shall be fully safeguarded <u>and ensure that streets are treelined in accordance with national guidance (unless demonstrably inappropriate); and</u> iii. All features on site that are particularly sensitive for bats are identified and protected. Any external lighting should be installed in such a way (through the provision of appropriate technical specifications) that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory; <u>and</u> iv. Having regard to Policy BTN 15 – Heritage Assets, development will not cause harm to the character or appearance of the conservation area; and v. an archaeological assessment and, where necessary, measures for managing impacts archaeological remains are provided.	In response to comments and the Strategic Environmental Assessment of the Draft Plan
24	Map 6	Swap numbers 1 and 2 annotations on Map 6	To correct error
26	6.26	Amend first sentence of paragraph as follows: Part of this <u>This site, which has an area of 1.1 0.75 hectares, already has one dwelling on it (The Grange) and was granted planning permission for two additional dwellings was granted in 2016 but which subsequently expired in 2019.</u>	In response to comments
26	BTN 4	Amend policy by adding the following to the end: <u>All new streets shall be treelined in accordance with national guidance (unless demonstrably inappropriate).</u>	

Page	Paragraph or policy number	Proposed modification	Reason
		<u>Proposals should be accompanied by an archaeological assessment and, where necessary, measures for managing impacts archaeological remains shall be provided.</u>	
27	6.27	Amend first sentence as follows: The site is allocated for a net increase of around ten <u>eight</u> dwellings of which, because <u>the site has an area in excess of 0.5 hectares, of the size of the site</u> , 35% should be affordable homes.	In response to comments
27	6.28	Add additional bullet point to end as follows: <ul style="list-style-type: none"> • <u>provide a safe and convenient pedestrian crossing of Tostock Road to the satisfaction of the Highway Authority.</u> 	In response to comments
27	Diagram 2	Replace Diagram 2 with the following:	In response to comments

Page	Paragraph or policy number	Proposed modification	Reason
			
28	BTN 5	<p>Amend Policy BTN 5 as follows:</p> <p>A site measuring approximately 4.4 <u>0.75</u> hectares opposite the Bear public house, Tostock Road, as indicated on the Policies Map, is allocated for around 40 <u>8</u> additional dwellings including 35% affordable dwellings. At least 70% of the dwellings shall comprise a mix of one, two and three bedroomed properties (with a preference for two-bedroom homes).</p>	<p>In response to comments and the Strategic Environmental Assessment of the Draft Plan</p>

Page	Paragraph or policy number	Proposed modification	Reason
		<p>Development of the site shall be undertaken in accordance with the Development Principles set out in paragraph 6.28 of the Plan and the Site Concept illustrated in Diagram 2.</p> <p><u>In addition, proposals shall:</u></p> <ul style="list-style-type: none"> i. <u>have regard to Policy BTN 14 - Heritage Assets, and not cause harm to the character or appearance of the conservation area;</u> ii. <u>ensure that new streets are treelined in accordance with national guidance (unless demonstrably inappropriate); and</u> iii. <u>make provision for a safe means of crossing Tostock Road by foot.</u> <p><u>Proposals should be accompanied by an archaeological assessment and, where necessary, measures for managing impacts archaeological remains shall be provided.</u></p>	
28	6.30	<p>Add additional sentence following the Settlement Boundary where housing would not normally be permitted.</p> <p><u>This has the benefit of being on land where there is no "market" development value, thereby reducing the land value and enabling a viable affordable housing scheme.</u></p>	In response to comments
29	BTN 6	<p>Amend first paragraph as follows:</p> <p>Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 71 <u>72</u> of the NPPF) on rural exception sites <u>outside but adjoining or well related to</u> the Settlement Boundaries, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:</p> <p>Amend criterion ii as follows:</p> <ul style="list-style-type: none"> ii. <u>is for people that are in housing need have a registered housing need on the Councils Choice Based Letting Scheme (or any subsequent scheme) because they are unable to buy or rent properties in the village at open-market prices; and</u> iii. <u>is offered in accordance with the local connection criteria set within the deed of nomination attached to the s106 legal agreement. In the first instance, this means to people with a demonstrated local connection to the parish. Where there is no parish need, a property</u> 	In response to comments

Page	Paragraph or policy number	Proposed modification	Reason
		should then be offered to those with a demonstrated need for affordable housing in neighbouring parishes. , in the first instance, to people with a demonstrated local connection, as defined by the Mid Suffolk Choice Based Lettings Scheme. Where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.	
31	6.36	Delete bullet point list and table of minimum floorspace standards	In response to comments that the table and Policy BTN 8 is very unlikely to survive examination.
32	BTN 8	Delete Policy BTN 8 and amend subsequent policy numbers accordingly	In response to comments that Policy BTN 8 is very unlikely to survive examination.
34	7.5	Amend first sentence as follows: Paragraph 407a <u>174a</u> of the NPPF (Feb 2019 <u>July 2021</u>) states that: Planning policies and decisions should contribute to and enhance the natural and local environment by	To bring the Plan up-to-date
35	7.9	Amend third bullet point as follows: <ul style="list-style-type: none"> the lime trees, bordering the White Horse meadow <u>The Gabbles and Kings Field, and</u> 	In response to comments
36	7.13	Amend entry for the Churchyard as follows: The Churchyard, which is a County Wildlife Site, supporting <u>which supports</u> around 95 plant species, including locally uncommon ones, such as meadow saxifrage, quaking grass, and black spleenwort.	In response to comments

Page	Paragraph or policy number	Proposed modification	Reason
37	BTN 10	<p>Amend Policy BTN 10 as follows:</p> <p>Development proposals should avoid the loss of, or substantial harm to, important trees, hedgerows, scrub and other natural features such as ponds and watercourses.</p> <p>Where such losses or harm are unavoidable, <u>adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.</u></p> <p>i. the benefits of the development proposal must be demonstrated clearly to outweigh any impacts; and</p> <p>ii. suitable mitigation measures, that may include equivalent or better replacement of the lost features, will be required.</p> <p>It is expected that the mitigation proposals will form an integral part of the design and layout of any development scheme, and that development will be landscape-led and appropriate in relation to its setting, context and ongoing management.</p> <p>Where new access is created, or an existing access is widened, through an existing hedgerow, a new hedgerow of native species <u>of local provenance</u> shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.</p> <p>Development proposals will be supported where they provide <u>should demonstrate how a net gain in biodiversity will be delivered</u> through, for example:</p> <ul style="list-style-type: none"> a. the creation of new natural habitats including ponds; b. the planting of additional trees and hedgerows <u>of local provenance</u> (reflecting the character of the locality's hedgerows); and c. restoring and repairing fragmented biodiversity networks <u>through, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs.</u> 	In response to comments

Page	Paragraph or policy number	Proposed modification	Reason
38	7.16	Amend fourth sentence as follows: Paragraph 400 <u>102</u> of the NPPF states that the designation should only be used where the green space is:	
38	7.17	Amend first and second sentences of Para 7.17 as follows: A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraph 400 <u>102</u> of the NPPF. The spaces that meet the criteria are identified in Policy BTN 14 <u>12</u> and are illustrated on Map 9 and the Policies Map.	Correct error
39	BTN 12	Amend as follows: The following Local Green Spaces are designated in this Plan and identified on Map 8 <u>9</u> and the Policies Map. Insert the following at the end of the policy: <u>Development in the Local Green Spaces will be consistent with national policy for Green Belts.</u>	Correct error and in response to comments.
41	Objectives	Amend Objective 7 as follows: 7 Protect existing historic-heritage <u>assets</u>	In response to comments
42	8.4	Amend paragraph as follows: The preparation of the Neighbourhood Plan has identified a number of buildings and structures in the village that are of local significance which, while not yet formally designated as 'Local Heritage Assets, make a significant contribution to the historic environment and character of Beyton and may be worthy of being protected. <u>These are identified in the separate Assessment of Buildings of Local Significance (June 2022) as well as on the Policies Map. A brief description of the buildings is noted in Appendix 3 Any development proposed at or in the setting of the property should take into account its special character as detailed in the Assessment. These include:</u> • Old School and Old School House, The Green	In response to comments and as a result of further assessments.

Page	Paragraph or policy number	Proposed modification	Reason
		<ul style="list-style-type: none"> • The Old Forge, The Green • Beyton House, Church Road • Beyton Lodge, Church Road • Pump on the green • Old Forge, Quaker Lane <p>We will pursue their registration <u>as Non-Designation Heritage Assets</u> with Mid Suffolk District Council. In the meantime, we have described their significance in Appendix 3 – Buildings of Local Significance and they are also identified on the Policies Map.</p>	
43	BTN 13	<p>Amend policy as follows:</p> <p>The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features and gardens of local interest, must be appropriately secured.</p> <p><u>The retention, protection and the setting of the following Buildings of Local Significance, as identified on the Policies Map, will be secured:</u></p> <ol style="list-style-type: none"> 1. <u>Beyton House, Hessett Road</u> 2. <u>Beyton Lodge, Cangles Lane</u> 3a. <u>Nos. 1 – 6 Cottage Row, Quaker Lane</u> 3b. <u>Old Forge, Quaker Lane</u> 4. <u>K6 Telephone Kiosk, Quaker Lane</u> 5. <u>Mulberry House, Quaker Lane</u> 6. <u>Old Rectory, Church Road</u> 7. <u>Beyton Cottage, Church Road</u> 8. <u>Fruit Farm Cottage, Church Road</u> 9. <u>Field House, Church Road</u> 10. <u>Marl Cottage, Church Road</u> 11. <u>Old Post Office, Church Road</u> 12. <u>The Old Forge, The Green</u> 13. <u>Pump on The Green</u> 14. <u>Old School, The Green</u> 15. <u>School House, The Green</u> 16. <u>Rose Cottage, The Green</u> 17. <u>Vine Cottage, The Green</u> 	In response to comments and as a result of further assessments.

Page	Paragraph or policy number	Proposed modification	Reason
		<p>18. <u>Cottage Row, Thurston Road (the Green)</u> 19a. <u>The Old Mill, Thurston Road</u> 19b. <u>Magnolia House, Thurston Road</u> 20. <u>Mill House, Tostock Road</u> 21. <u>The Bear Inn, Tostock Road</u> 22. <u>Workers Cottage Row, Drinkstone Road</u></p> <p>Proposals for any works that would lead to the loss of, or substantial <u>cause harm to the</u> a building of local significance of these buildings and features should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.</p> <p>Appendix 3 describes <u>The separate Assessment of Buildings of Local Significance (June 2022)</u> describes their <u>significance of the Buildings of Local Significance and their locations are identified on the Policies Map.</u></p>	
43	BTN 14	<p>Amend Policy BTN 14 as follows:</p> <p>To ensure the conservation and enhancement of the village’s heritage assets, proposals must:</p> <ol style="list-style-type: none"> a. preserve or enhance the significance of the <u>designated</u> heritage assets of the village, their setting and the wider built environment, <u>including views into, within and out of the conservation area as identified on the Policies Map</u>; b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area; c. contribute to the village’s local distinctiveness, built form and scale of its heritage assets, <u>as described in the AECOM Design Guidelines for Beyton</u>, through the use of appropriate design and materials; d. be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area’s character, appearance and setting, in line with the AECOM Design Guidelines for Beyton; e. demonstrate a clear understanding of the significance of the asset and the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and 	In response to comments and to provide consistency with the policy in recently examined Plans.

Page	Paragraph or policy number	Proposed modification	Reason
		<p>f. provide clear justification, through the submission of a heritage statement, for any works that would lead to harm to a heritage asset yet be of wider substantial <u>public</u> benefit, <u>through detailed analysis of the asset and the proposals benefit.</u></p> <p>Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on <u>the heritage asset asserts</u>. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its <u>the</u> significance and/or setting <u>of the asset</u>.</p>	
45	9.2	<p>Amend Para 9.2 as follows: The Residents' Survey asked how often people used village services. <u>As illustrated in Figure 7,</u> tThe most use on a daily or weekly basis were the local pubs and the bottle bank.</p>	In response to comments
47	BTN 16	<p>Amend as follows: Proposals for the provision, enhancement and/or expansion of <u>amenity, sport or recreation</u> open space or facilities will be permitted subject to compliance with other Policies in the <u>Neighbourhood and Local Development</u> Plan.</p> <p>Development which will result in the loss of existing <u>amenity, sport or recreation</u> open space or facilities will not be <u>allowed supported</u> unless:</p> <p>a. it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for <u>the particular that</u> location, and the proposed loss will not result in a likely shortfall during the plan period; or</p> <p>b. replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the <u>current and future</u> needs of users of the existing space or facility.</p> <p>Any replacement provision should take account of the needs of the settlement where the development is taking place and the current standards of open space and sports facility provision adopted by the local planning authority.</p>	To make policy consistent with other adopted neighbourhood plans.

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		<p>Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas.</p> <p>Proposals which give rise to intrusive floodlighting will not be permitted.</p> <p>Where necessary to the acceptability of the development, the local planning authority will require developers of new housing, office, retail and other commercial and mixed development to provide open space including play areas, <u>formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities</u> and amenity open space or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate. These facilities will be secured through the use of conditions and/or planning obligations.</p> <p><u>Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas. Proposals which give rise to intrusive floodlighting will not be permitted.</u></p>	
49	Mobility section	<p>Amend second sentence of Mobility section as follows: The mobility scheme should enhance and develop <u>public rights-of-way, including bridleways,</u> paths and cycle paths that cater for the different user requirements.</p>	In response to comments
53	BTN 17	<p>Amend Policy BTN 17 as follows:</p> <p>d. taking mitigation measures into account, do not affect adversely:</p> <p>i. any historic, architectural or archaeological heritage assets of the site and its surroundings, including those identified Buildings of Local Significance <u>set out in Appendix 2</u> and the Listed Buildings set out in Appendix 3;</p> <p>g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway net work <u>network</u> ensuring that all vehicle parking is provided within the plot and</p>	In response to comments and as a result of further assessment

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		seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;	
54	BTN 18	<p>Insert the following in bold at the start of the policy: This policy only applies to non-residential development</p> <p>Amend policy as follows: Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings. Development proposals should accord with the following energy hierarchy (in order of preference):</p> <ol style="list-style-type: none"> 1. Minimise energy demand; 2. Maximise energy efficiency; 3. Utilise renewable energy; 4. Utilise low carbon energy; 5. Utilise other energy sources. <p>P <u>Development proposals should:</u></p> <ol style="list-style-type: none"> a. incorporate best practice in energy conservation, <u>and</u> be designed to achieve maximum achievable energy efficiency through, <u>for example</u>, the use of high quality, thermally efficient building materials; b. maximise the benefits of solar gain in site layouts and orientation of buildings; c. <u>incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey water recycling, rainwater and stormwater harvesting; and where viable, incorporate other renewable energy systems such as Ground Sourced Heat Pumps or Air Sourced Heat Pumps;</u> and d. avoid fossil fuel-based heating systems. 	To make policy consistent with other adopted neighbourhood plans and to ensure compliance with Government policy.
56	BTN 20	<p>Amend Policy BTN 20 as follows: Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. Examples include rainwater and stormwater harvesting and greywater recycling, and run-off and water management such as</p>	

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		<p>Sustainable Drainage Systems (SDS) or other natural drainage systems where easily accessible maintenance can be achieved.</p> <p>Proposals should, as appropriate, include the use of above ground open Sustainable Drainage Systems (SuDS), which could include:</p> <ul style="list-style-type: none"> • <u>wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas and biodiversity benefits; and</u> • <u>rainwater and stormwater harvesting, and greywater recycling; and</u> • <u>other natural drainage systems where easily accessible maintenance can be achieved.</u> 	
58	11.5	<p>Amend final bullet point of paragraph as follows:</p> <ul style="list-style-type: none"> • Improved <u>pedestrian</u> crossing points on Tostock Road and Bury Road 	
60	Policies Map	<p>Amend Map to:</p> <ul style="list-style-type: none"> • Amend site area of Policy BTN5 • Include public right of way east of Drinkstone Road • Add additional Buildings of Local Significance • Amend policy numbers as a result of policy deletions. • 	
61	Appendix 1	Amend Appendix 1 as set out at the end of this schedule	To correct errors
62	Appendix 2	Amend entry for Grange Farmhouse as follows: Grange Farmhouse, Woolpit Road [<u>Tostock Road</u>]	
63	Appendix 3	<p>Amend and re-format Appendix 3 as follows:</p> <p>APPENDIX 3 - BUILDINGS OF LOCAL SIGNIFICANCE</p> <p><u>The numbers relate to the numbers on the Policies Map. For detailed description of the asset please refer to the separate Assessment of Buildings of Local Significance (June 2022)</u></p> <p>1. Beyton House, Church Road The present house was built in 1930s on the foundations of a Queen Anne/early Georgian house that was destroyed by fire. The original formal gardens around the house were</p>	<u>In response to comments</u>

Page	Paragraph or policy number	Proposed modification	Reason
		<p>partially restored after WWII. Built in 1936 on the foundations of a Queen Anne/early Georgian house that was destroyed by fire. This handsome country house is surrounded by fine flint walls.</p> <p><u>2. Beyton Lodge, Church Road</u> An early Georgian house surrounded by an attractive garden. Late Georgian style house, likely constructed 1840s – 1850s, forming a group with Beyton House.</p> <p><u>3a. Nos. 1 – 6 Cottage Row, Quaker Lane</u> 18th and 19th Century terraced cottages forming a picturesque group in a range of local vernacular styles.</p> <p><u>3b. Old Forge, Quaker Lane</u> This would have been an important service on what was originally the main east-west route through the village. There used to be a pump which was the main source of water for the adjacent cottages. Attached to 3a, this would have been an important service on what was originally the main east-west route through the village. There used to be a pump which was the main source of water for the adjacent cottages.</p> <p><u>4. K6 Telephone Kiosk, Quaker Lane</u> The K6 was designed in 1935 for the coronation of George VI; now considered a design icon.</p> <p><u>5. Mulberry House, Quaker Lane</u> Late Georgian/Regency style country house in Suffolk white bricks with an aesthetically pleasing frontage typical of the period.</p> <p><u>6. Old Rectory, Church Road</u> Late Georgian/early Victorian Rectory, adjacent to the Grade II* listed Church, with fine decorative gothic chimneys.</p> <p><u>7. Beyton Cottage, Church Road</u> Victorian red brick house, originally a nurseryman's cottage and later associated with the local fruit farm.</p>	

Page	Paragraph or policy number	Proposed modification	Reason
		<p>8. Fruit Farm Cottage, Church Road <u>Late Victorian red brick cottage, associated with the 20th Century fruit farm, probably the overseer's cottage.</u></p> <p>9. Field House, Church Road <u>Formerly 'Orchard Cottage', built in 1930s, this largely unaltered house was the Orchard manager's cottage.</u></p> <p>10. Marl Cottage, Church Road <u>Victorian house, built in 1830, and occupied from the mid-20th Century by the owner of the fruit farm/ orchard.</u></p> <p>11. Old Post Office, Church Road <u>Late 19th Century red brick cottage with flint side walls, which was the village Post Office until c.1980.</u></p> <p>12. The Old Forge <u>Dating back the 17th Century, the building is an important link back to the time when Beyton was on the main route between Bury St Edmunds and Ipswich and their respective markets. The forge has been restored to full working order by the current owner who makes a range of wrought iron goods there. 17th Century timber-frame 3-bay cottage, occupying a focal position on the Green. The attached forge, which has been restored to full working order, was on the main route between Bury St Edmunds and Ipswich.</u></p> <p>13. Pump on The Green <u>The date of installation of this feature is not known. It is a prominent historic feature on The Green. A prominent historic feature on the Green, dating from the mid-19th Century, built by Thomas and Son of Worcester.</u></p> <p>14. Old School, The Green and Old School House <u>Formerly the site of the Beyton townhouse, which was still in existence in 1871. Rose Cottage is shown on the 1829 map and may have been part of the townhouse complex. The change of use of the townhouses site was agreed by the Beyton School Board on 1st January</u></p>	

Page	Paragraph or policy number	Proposed modification	Reason
		<p>1877. The village school opened on Monday 14th October 1878 and the schoolmistress lived in the adjoining house. The primary school closed in 1976 with the buildings converted into residences. Victorian red brick school building occupying a focal position on the Green. The school opened in 1878, finally closing in 1976.</p> <p>15. <u>School House, The Green</u> <u>Adjoining the Old School, this was the schoolmistress's house. Both these properties are on the site of the former Beyton Townhouse.</u></p> <p>16. <u>Rose Cottage, The Green</u> <u>Built in early/mid-19th Century, this small picturesque cottage is a landmark at the north-west end of the Green.</u></p> <p>17. <u>Vine Cottage, The Green</u> <u>Built in 1849, this elegant Victorian house has a pleasing façade of Suffolk white brick with Georgian style windows.</u></p> <p>18. <u>Cottage row, Thurston Road (the Green)</u> <u>This late-19th Century terrace of three cottages is an example of agricultural workers cottages, of which only a few exist in Beyton.</u></p> <p>19a. <u>The Old Mill, Thurston Road</u> <u>A handsome industrial steam-powered corn mill built in 1852, this is the only example of its type in the village.</u></p> <p>19b. <u>Magnolia House, Thurston Road</u> <u>Built in 1888 as a matching extension to the Old Mill, together they form an imposing building.</u></p> <p>20. <u>Mill House, Tostock Road</u> <u>An early-19th Century white brick Georgian style house, probably built for the mill owner, John Hearn.</u></p>	

Page	Paragraph or policy number	Proposed modification	Reason
		<p><u>21. The Bear Inn, Tostock Road</u> <u>Built in 1906 on the site of an earlier thatched Inn that burnt down in 1900, it occupies a prominent site on the main Bury St Edmunds to Stowmarket Road.</u></p> <p><u>22. Workers Cottage Row, Drinkstone Road</u> <u>Late-19th Century Victorian row of four agricultural workers cottages, of which there are very few in Beyton.</u></p>	
64	Appendix 4	<p>Amend first bullet point under Public Rights of Way as follows: Not have any significant Avoid adverse impact on public rights of way or on the areas of urban/rural transition that act as the setting of settlements in the countryside.</p>	

Revised Appendix 1

Address	Proposal	Mid Suffolk Reference	Net Dwellings
Permissions not completed at 1 April 2018 as identified in the Mid Suffolk Strategic Housing and Economic Land Availability Assessment – October 2020 (NB – some will now have been built)			
Vacant plot between Pipits and Rivendell, Bury Road	<u>Erection of 1 two storey detached dwelling with basement. Erection of detached double garage. Creation of new vehicular access.</u>	M /2177/15/FUL	1
Land adjacent Fieldgate, Church Road	<u>Erection of a 1 and a half storey 2 bedroom cottage with garaging plus replacement garaging for "Fieldgate" following demolition of existing garage block.</u>	M /2365/16/FUL	1
Land to the east of The Grange, Tostock Road	<u>Erection of 2 detached two storey dwellings each with a single storey double garage.</u>	M /2638/16/FUL	2
Rear garden to 2 Balmedie House, Bear Meadow	<u>Application for Outline Planning Permission including Access for the erection of a detached one and half storey dwelling.</u>	M /3895/16/OUT	1
Land at Guerdon Cottage, Drinkstone Road	<u>Variation of Condition 15 from semi-detached properties to detached properties following grant of planning permission 1540/13: Erection of 2 no. Semi-detached dwellings and detached garage to serve both plots, alterations to existing vehicular access.</u>	M /0833/17/FUL	2
Land adjacent to the Laurels, Tostock Road	<u>Variation of Condition 15 from semi-detached properties to detached properties following grant of planning permission 1540/13: Erection of 2 no. Semi-detached dwellings and detached garage to serve both plots, alterations to existing vehicular access.</u>	M /0834/17/FUL	1
Plot 2, Land north of Guerdon Cottage, Drinkstone Rd	<u>Erection of a detached dwelling and detached garage without compliance with condition 2 of planning permission 0675/15</u>	DC/17/02792/FUL	1
Guerdon Cottage, Drinkstone Road	<u>Application under Section 73 of the Town and Country Planning Act without compliance with/for variation of Condition 2 of Planning Permission 0314/16</u>	DC/17/03664/FUL	1
Land adjacent to Guerdon Cottage, Drinkstone Road	<u>Full Planning Application - Erection of two storey dwelling with integral garage (plot 5)</u>	DC/17/05731/FUL	1
		Total	11

Net new dwellings granted planning consent between 1 April 2018 and 1 January 2021			
Nursery House, Tostock Road	Erection of 1 dwelling	M /0834/17/FUL DC/19/05050	1
Beyton Nurseries, Tostock Road	Erection of 9 dwellings	DC/17/02792/FUL DC/19/02829	9
Land Adj Grange Cottage Tostock Road	Erection of 1 dwelling	DC/17/03664/FUL DC/19/00698	1
Land Adj Guerdon Cottage, Drinkstone Road	Erection of 1 dwelling Planning Application. Erection of 4no dwellings, garage and associated works (Including revisions to Plots 1, 1a and 3 of development approved under 0833/17 and DC/17/03664	DC/17/05731/FUL DC/19/00782	1
		Total	12