BEYTON

Design Codes

FINAL REPORT

February 2021

locality
the power of community

AECOM

Note: Cover image does not show the full extension of Beyton Parish. It is for illustrative purpose only.

Quality information

Project role	Name	Position	Action summary	Signature	Date
Qualifying Body	Graham Jones	Chairman of Beyton Parish Council	Draft Report Submitted for comments	Graham Jones	05-02-2021
Director / QA	Ben Castell	Technical Director	Revision and approval of Final Report	Ben Castell	05-02-2021
Researcher	Alejandro de Miguel	Senior Urban Designer	Research, drawings, concept plan	Alejandro de Miguel	05-02-2021

Contents

INTRODUCTION

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1. INTRODUCTION

Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Beyton Parish Council.

The Steering Group is making good progress in the elaboration of its Neighbourhood Plan and has requested professional advice on design guidelines and codes for future development within the parish. This document should support Neighbourhood Plan policies that guide the assessment of future development proposals and encourage high-quality design. It advises on physical development helping to create distinctive places integrated with the existing parish.

Objective

The main objective of this document is to develop design codes that will inform any future development in the parish. These codes will then be used as the guide for the bespoke masterplans produced in the separate Site Masterplan report.

These design codes will try to gather the objectives derived from the relevant policy and existing Village Design Statement together with the residents' aspirations for the community to produce design codes that retain and enhance the village's intrinsic features.

The core method to produce these design codes can be divided in the following steps:

- **Review of relevant policy and documentation *(Local Plan, Village Design Statement, Feedback & Site Options).*** These documents constitute the base to understand the

objectives and aims for the plan, incorporating both the policy and the residents' input into design.

- **Extraction of Design Principles.** The design principles are distilled from the review of the relevant policy and documentation. They are the result of selecting a set of objectives pertinent to Beyton. These principles are then organised around seven encompassing categories: mobility, character & landscape, community, environment, housing mix, housing standards and energy.

- **Production of Design Codes.** The design codes constitute the specific actions that satisfy the objectives laid out in the Design Principles. These are the concrete design responses that any future proposed developments in Beyton will need to implement. The separate Site Masterplan report will use these codes as the reference for the masterplans for a number of selected sites.

Process

Following an inception meeting, AECOM and the members of Beyton Neighbourhood Plan Steering Group carried out a high level assessment of the village. The following steps were agreed with the group to produce this report:

- Initial meetings.

- Urban design analysis.

- Preparation of design principles, design codes and other guidelines to be used to assess future developments.

- Draft report.

- Final report.

The area of study

Beyton is a parish in the Mid Suffolk District, approximately 8 miles (13 km) east of Bury St Edmunds, 2 miles (3.2 km) south-east of Thurston and 8 miles (13 km) north-west of Stowmarket. The village lies approximately 50m above sea level on land that rises slightly to the north.

The main Ipswich to Bury St Edmunds road used to pass through the village, along one of the sides of the triangular village green. This connection is now bypassed by the modern A14 dual carriageway to the north.

The parish has a population of 713 according to the 2011 census.

e46

Thurston Road

A14

Beyton Parish Boundary

Bury Road

Church Road

Beyton Parish Boundary

e46

Tostock Road

Quaker Lane

Cangles Lane

Drinkstone Road

Beyton Parish Boundary

Figure 1: Beyton Neighbourhood Plan area and its surroundings

DESIGN PRINCIPLES

02

2. DESIGN PRINCIPLES

The design principles in this section are distilled from the review of the relevant policy and documentation, namely the Babergh & Mid Suffolk Joint Local Plan Preferred Options (June 2019), the Village Design Statement (January 2009) and the Feedback & Site Options Drop-in Results (March 2020). These principles align with the local policy, national guidance and the discussions with the NP steering group based on wider engagement.

MO. Mobility

New developments should encourage sustainable modes of transport and provide inclusive, safe and convenient access for pedestrians, users of public transport, cyclists and the disabled.

The mobility scheme should enhance and develop rights-of-way, bridle paths and cycle paths that cater for the different user requirements as appropriate to the development.

Car parking should not dominate the street scape and active design measures such as planting should be incorporated to mitigate the visual impact.

refer to design code DC

MO.01. Urban to rural (PRoWs)

There must be no significant adverse impact on public rights of way or the areas of urban/rural transition that provides the setting of settlements in the countryside.

refer to design code DC

MO.02. Walking & cycling

Focus on movement on foot, bicycle and public transport, including linkages to create/contribute to a 'walkable village', including those with impaired mobility.

refer to design code DC

MO.03. Parking

Provide access to car park facilities in accordance with the relevant parking guidance.

refer to design code DC

MO.04. Traffic

Encourage traffic calming in any development. Traffic noise screening must be an amenity pre-requisite for any future development.

CH. Character

New developments should take local character into consideration. They should be able to acknowledge gateways and accesses to the village and the development and be pro-active in developing their own distinct character in harmony with the existing built and natural assets of Beyton.

Designs should reference the best of the past whilst designing for the future with innovative and forward thinking design, taking into account location, identity, relationships to other dwellings, the open space and street scape and between the built environment and the landscape.

New developments should strive for an appropriate scale according to the size, accessibility, character and physical identity of the settlement and be sensitive to existing features of the village.

refer to design code DC

CH.01. Rural character

Design developments sympathetic to their rural surroundings that demonstrate high-quality design.

CH.02. Soft and hard landscaping

Provide a high standard of hard and soft landscaping, appropriate for the location.

CH.03. Edges of settlement

Protect hedgerows and treelines that make an important contribution to the wider context and setting, particularly in edge of settlement locations.
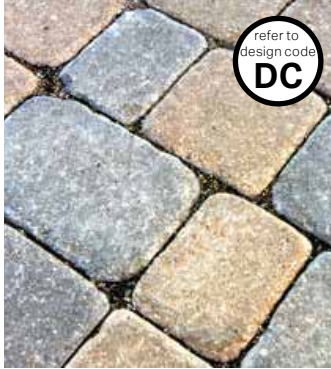

CH.04. Appropriate scale

Contribute to local distinctiveness, respecting the scale of the village assets.

refer to design code **DC**

CH.05. Built form

Contribute to local distinctiveness, respecting the built form of the village assets.

refer to design code **DC**

CH.06. Materiality

Contribute to local distinctiveness through the use of appropriate design and materials.

CH.07. Heritage assets

Have regard to the historic environment and take account of the contribution any designated or non-designated heritage asset makes to the character of the area and its sense of place.

CH.08. Public realm

Create/reinforce a strong design to the public realm incorporating visual signatures.

CH.09. Active frontages

Include good practice in design incorporating design principles such as active frontages/ edges, connetivity, strong street composition and connectivity.

refer to design code **DC**

CH.10. Street hierarchy

Design a hierarchy of streets to allow pedestrians and cyclists to have priority on most.

CH.11. Development pattern

Maintain a pattern of development which retains links with the surrounding countryside.

CO. Community

New developments should contribute to local infrastructure provision, building better places for the residents.

They should encourage inclusive places that cater for the different needs of different types of people, promoting health and well-being through convivial and safe public open spaces.

CO.01. Open Spaces

Manage and maintain open spaces with due consideration given to the community and wildlife. Developments over 1 hectare will be required to provide on-site open space, subject to most recent planning policy.

C0.02. Safety

Design-out crime and create an environment for people to feel safe, and has a strong community focus.

EN. Environment & landscape

New developments should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes and visual impacts, and the risk of extreme winter and summer temperatures or overheating from rising temperatures.

New developments should mitigate any detrimental effects that they cause on the natural environment while enhancing the existing landscape features and promoting habitat creation.

EN.01. Pollution & noise

Prevent, or reduce all forms of possible pollution; air, land, ground and surface water, odour, noise, light and any other general amenity, including public amenity and visual amenity impacts.

EN.02. Mitigation

Avoid impacts, mitigate for impacts so as to make them insignificant for biodiversity, or as a last resort compensate for losses that cannot be avoided or mitigated for.

EN.03. Biodiversity

Maintain and contribute to the enhancement of biodiversity and geological conservation interests including priority habitats and species.

EN.04. Green corridors

Create, protect, enhance and manage local networks of biodiversity with wildlife corridors. Link to existing green infrastructure networks/habitat restoration .

EN.05. Trees & hedgerows

The site must not intrude into the open countryside and protect trees and hedgerows.

EN.06. Climate change

Plan for the risks associated with future climate change as part of the layout of the scheme and design of its buildings to ensure its longer-term resilience.

EN.07. Flood risk

All development should consider the impact of and promotion of design responses to flood risk, the availability of water and water infrastructure for the lifetime of the development.

EN.08. SUDs

Mitigate against existing and potential flood risks through application of a sequential approach to flood risk and implementation of Sustainable Drainage Systems

HM.01. Housing targets

The no of homes to be delivered per annum has increased with the application of the Standard Methodology . The annual rate of housing to be delivered has also increased by around 40%.

refer to design code **DC**

HM.02. Housing mix

Contribute to a range of dwelling types and bedroom spaces to meet the requirements of different households..

refer to design code **DC**

HM.03. Affordable housing

House prices are 9 times above the average earnings and rural parts of the district are not affordable. Deliver an affordable housing mix, type and size that reflects the established needs.

HM.04. Accessible housing

Encourage housing to reflect different housing needs for a range of people including families with children, older people, people with disabilities, travellers, renters and self-builders.

HM. Housing Mix

New developments should encourage different housing types to reflect different size, type and tenure of housing needs for a range of people including but not limited to families with children, older people, people with disabilities, travellers, people who rent their home and people wishing to commission or build their own home.

New developments should deliver a housing and affordable housing mix, type and size that reflects the established needs in the most relevant district needs assessment.

HS. Housing Standards

New developments should seek to achieve innovative housing solutions that achieve appropriate levels of space within dwellings, that use passive design principles with a proactive approach to improving on the minimum standards specified in the Building Regulations.

HS.01. Interior space

Take a positive approach to achieving appropriate levels of space within dwellings.
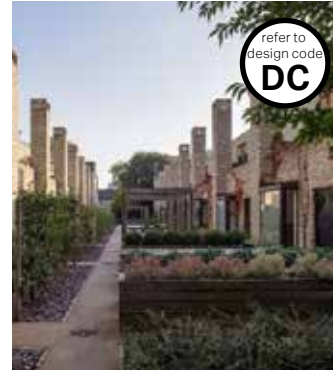
HS.02.Exterior space

Provide a reasonable standard of accommodation for future occupants in terms of privacy and adequate facilities such as bin storage, cycle storage and garden space**.**

HS.03. Heating & cooling

Design should cater for emerging technologies for heating and cooling.

HS.04. Maintenance

Minimize maintenance with appropriate materiality and by simplifying design details for junctions, roof detailing and water run-off systems.

HS.05. Adaptability

Design adaptable buildings to accept retrofitted components and are easy to modify in the future.

HS.06. Climatic design

Design for climate change mitigation and adaptation, including good design of layout, aspect, massing and use of materials in order to reduce energy consumption.

HS.07. Net-zero Carbon

Incorporate a high level of building materials with low embodied carbon in the development.

HS.08. Sustainable construction

Use sustainable construction techniques and promote reuse and recycling of building materials. Use prefabrication as a way to improve efficiency.

EG.Energy

New developements should encourage and support innovative and proactive approaches to design and opportunities to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives.

New developments should strive for good quality design that meets climatic targets for CO2 emissions and that can be constructed sustainably maximising opportunities for recycling.

EG.01. Micro-generation

Provide on-site renewable and other low carbon energy generation.

EG.02. Renewable energy

Encourage approaches to design and opportunities to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including

EG.03. Carbon emissions

Achieve reductions in CO2 emissions of 19% below for the Target Emissions Rate of the 2013 Edition of 2010 Building Regulations (Part L)

EG.04. Water consumption

Meet the higher water efficiency standards of 110 litres per person per day, as set out in building regulations part G2.

DANGER OF DEATH

DESIGN CODES

03

3. DESIGN CODES

The following site design codes constitute the specific actions that the masterplans for both sites will try to respond to in the following sections.

These site design codes have been informed by the design principles outlined in the previous section, which build on the Local Plan and Village Design Statement.

New developments should, as appropriate to the proposal:

MO.01. Urban to rural (PRoWs)

- **MO.01.A -** Not have any significant 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.
- **MO.01.B -** Strive to protect and enhance the public right of way network by providing access to existing paths from the core of the development or enhancing the connection of the PRoW to the main road / pavement network in the village.

MO.02. Walking & cycling

- **MO.02.A -** Cater for pedestrian movement on foot, bicycle and public transport, including appropriate linkages to existing pedestrian / cycle routes to achieve a 'walkable development'.
- **MO.02.B -** Provide safe pavements for pedestrians, including disabled users and those with impaired mobility. The minimum suggested width for any pavement is 1.5m.
- **MO.02.C -** Provide secure cycle storage within the properties (either at the front of the dwelling or in the front / back garden).

cycle storage

MO.01.A   MO.01.B

MO.02.A   MO.02.B   MO.02.C
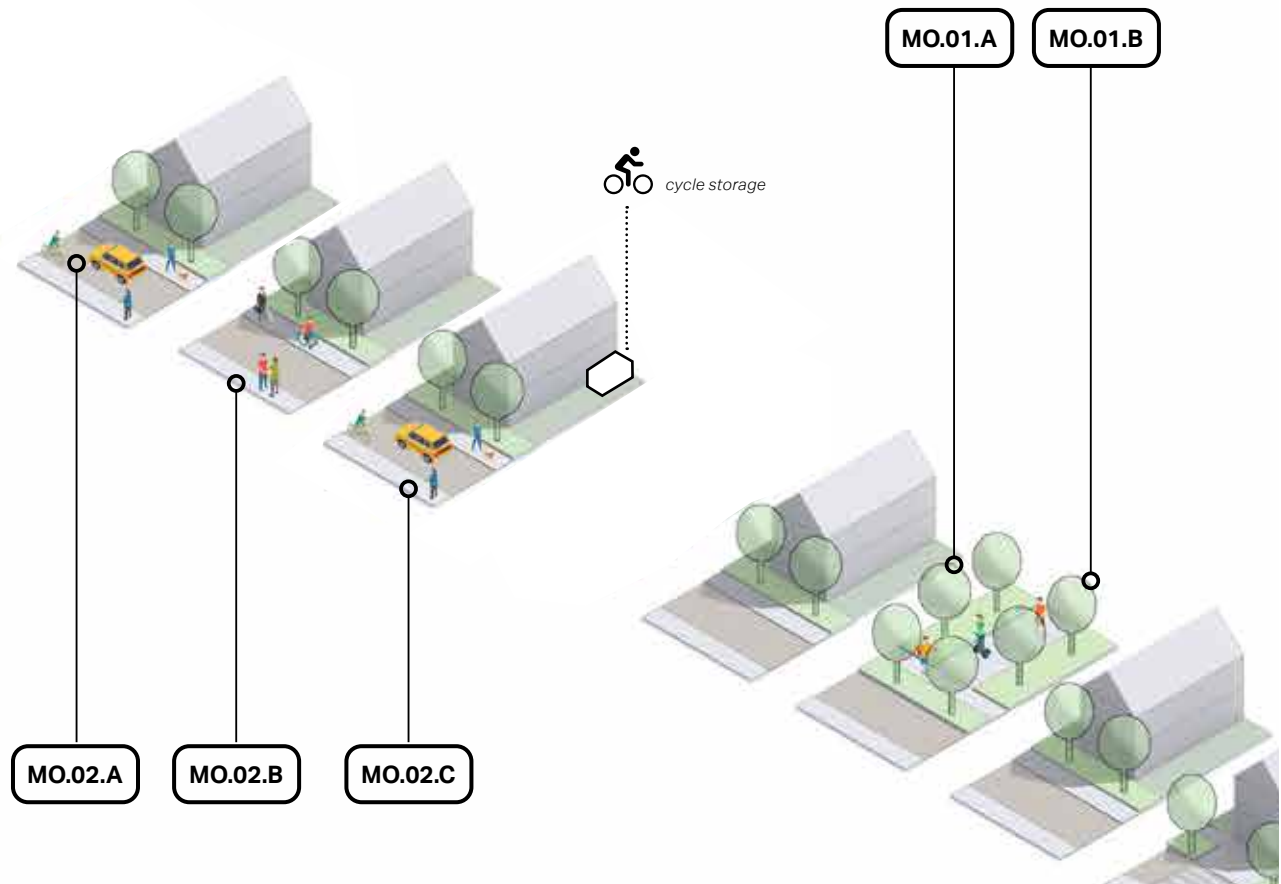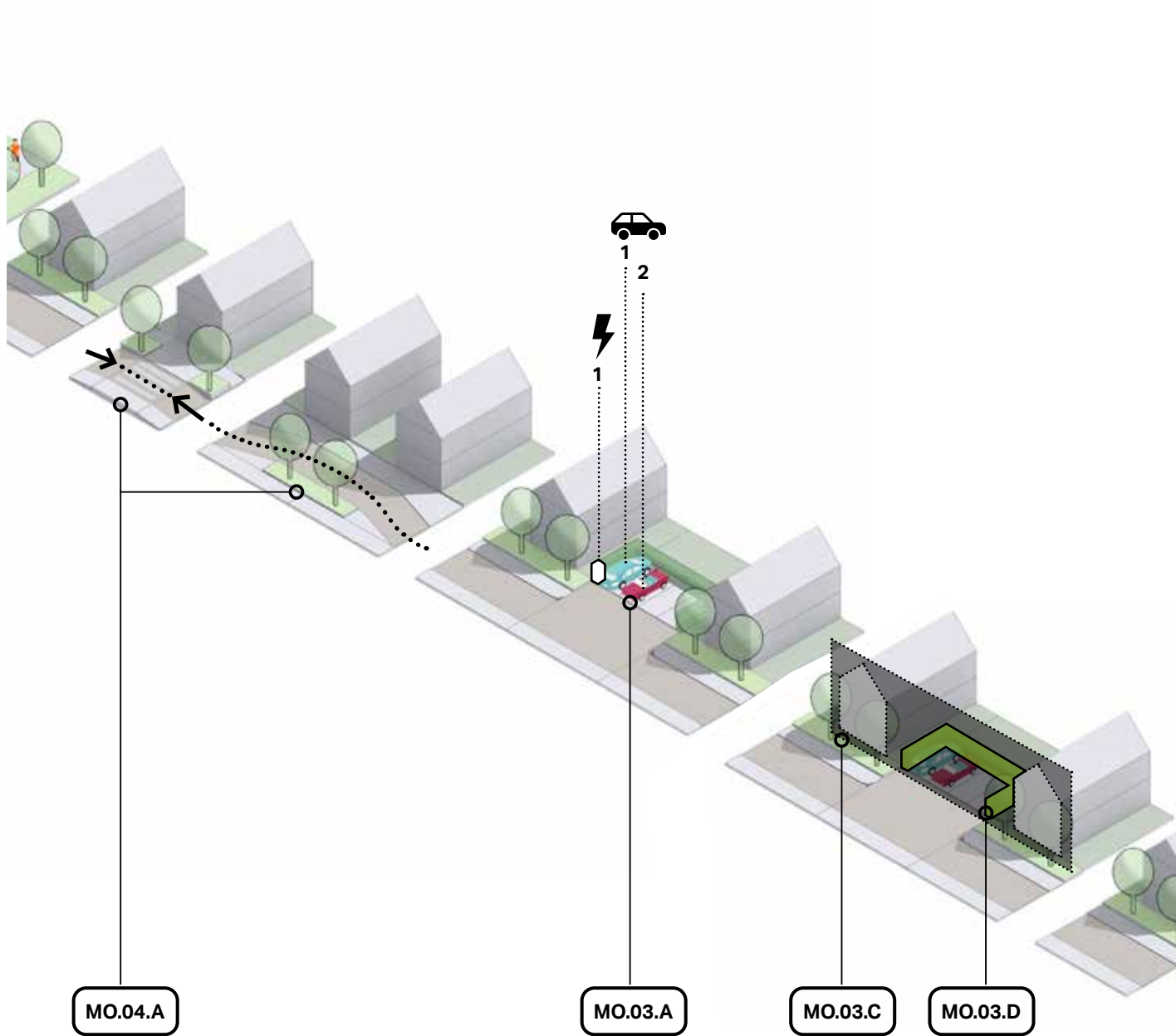
MO.03. Parking

- **MO.03.A -** Provide access to car park facilities in accordance with the relevant parking guidance include the Joint Local Plan. Unless otherwise stated in the Suffolk Guidance for Parking (2019 or any subsequent edition) , two parking spaces should be allocated per household. The new development should provide one electric car charging point per off-street parking space created.

- **MO.03.B -** Provide access to servicing and emergency vehicles.

- **MO.03.C -** Not be dominated by car parking, and sensitive design solutions should mitigate the presence of cars on the streetscape. Garages should be behind or in line with any new building, not positioned in front of the main building line.

- **MO.03.D -** Use sympathetic materials and surface finishes for parking spaces and should not conflict with their surroundings. Soft verges should be avoided as parking for vehicles in all cases. Hedge planting is encouraged as screening for parking.

MO.04. Traffic

- **MO.04.A -** Encourage traffic calming, either suggesting active measures such as speed bumps or passive strategies such as appropriate road widths and planting.

- **MO.04.B -** Provide traffic noise screening as an amenity pre-requisite for any future development.

MO.04.A

MO.03.A

MO.03.C

MO.03.D

CH.01. Rural character

- **CH.01.A -** Be sympathetic to the village character and demonstrate high-quality design.

- **CH.01.B -** Provide a high standard of hard and soft landscaping, appropriate for the location. The density of new housing should allow for the planting of trees and hedges for both visual and environmental benefit.

- **CH.01.C -** Protect existing hedgerows, tree lines and individual trees that make an important contribution to the wider context and setting, particularly in edge of settlement locations.

CH.01.C · CH.01.B · CH.01.A · CH.01.B
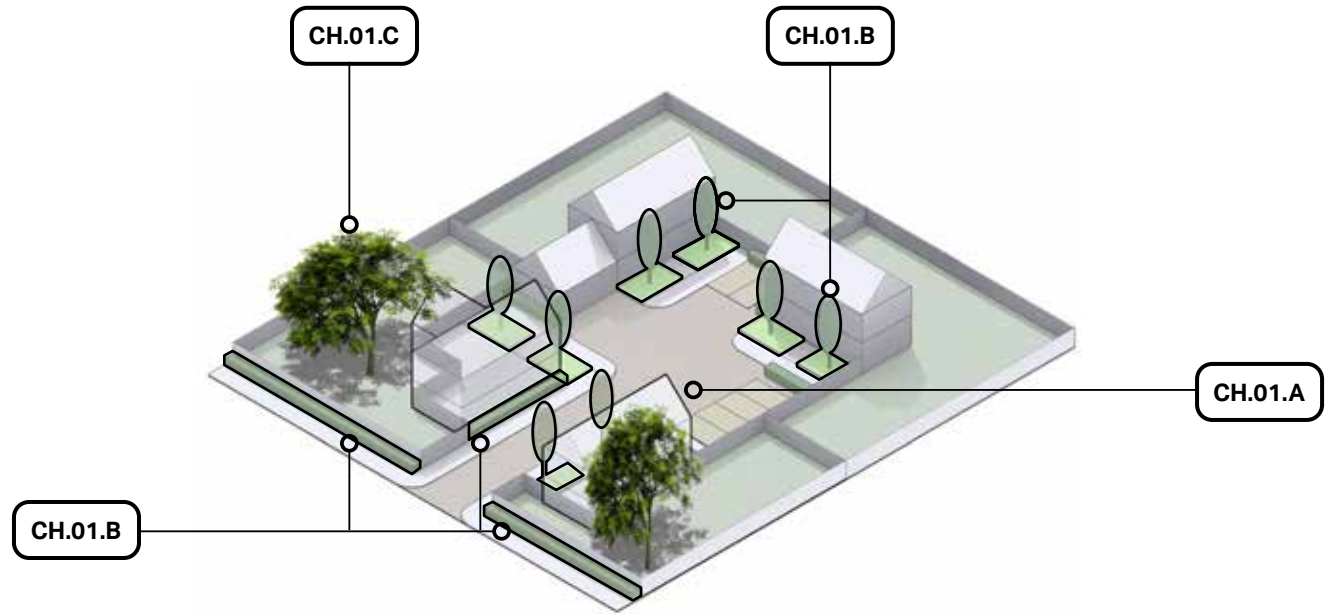
CH.05. Built form

- **CH.05.A -** Not create dwellings over two levels + pitch roof.

- **CH.05.B -** Contribute to local distinctiveness, respecting the built form and scale of the village, in general, and well received developments, in particular.

- **CH.05.C -** Respond to the wider townscape/landscapes and safeguarding natural and built features of merit and not have an adverse impact on the landscape characteristics and biodiversity of the locality.

- **CH.05.D -** Arrange new dwellings in a way that is typical of traditional villages where buildings are 'organically laid-out', creating pockets between buildings and framing and enhancing distant views when possible.

- **CH.05.E -** On the edge of the settlement, should be enclosed with trees and hedging so that the approaches to the village are
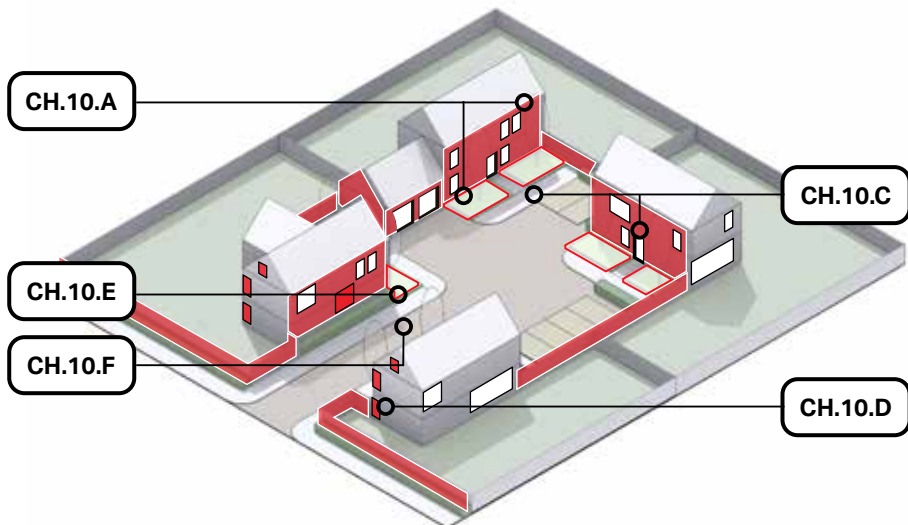

CH.05.C · CH.05.A · roof / 2 / 1 · CH.05.B/D · CH.01.E

CH.06.A
CH.06.C
CH.06.D
CH.06.B

a1 **a2**
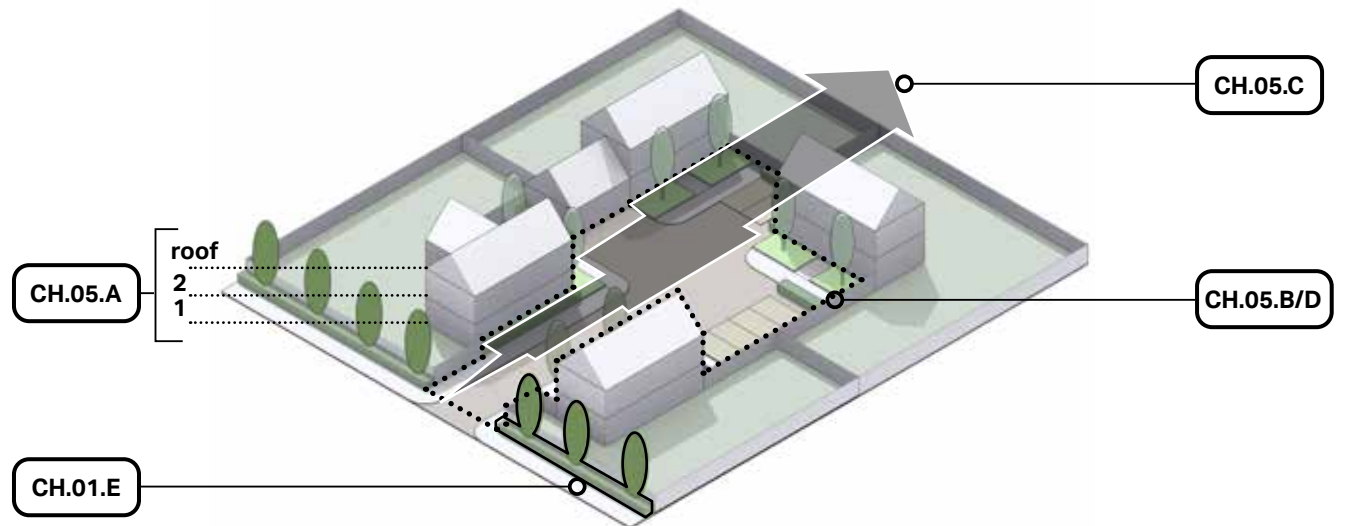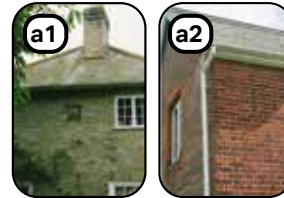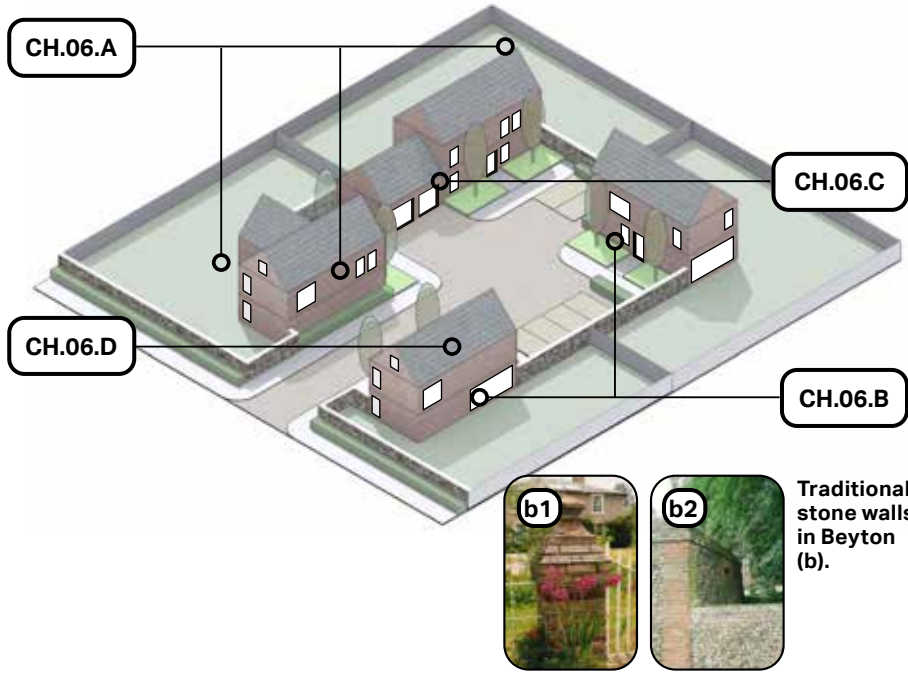
Traditional facade finishes in Beyton (a).

Flint (a1), brick (a2)

a3 **a4**

Wall rendering in light tones (a3, a4)

b1 **b2**

Traditional stone walls in Beyton (b).

c1 **c2**

Traditional skirting in Beyton (c).

CH.06. Materiality & elements

- **CH.06.A -** Use traditional brick or rendering in traditional colours or flint. Artificial stone is not desirable. Fences facing the street should be stone or brick walls. Materials to be used in the Conservation Area should respect their surroundings. Refer to the images in this page and the Heritage section in the Site Masterplans report (2021) for further detail.

- **CH.06.B -** Use windows that are in proportion to the building mass. Large picture windows on main frontages should be avoided.

- **CH.06.C -** Not allow doors and porches to dominate the frontage. Large single doors for two-car garages and carports should be avoided.

- **CH.06.D -** Ensure that roof heights and pitches of any new building visually enhance the surroundings and blend with adjacent buildings. Pantiles, slates or thatch are favoured. Flat and single pitch roofs and plastic tiles should be avoided.

CH.10.A
CH.10.C
CH.10.E
CH.10.F
CH.10.D

Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live.

Refer to this document for further detail on the code CH.10.

CH.10. Streets

- **CH.10.A -** Layout well-defined routes, spaces and entrances that provide for convenient movement without compromising security.

- **CH.10.B -** Layout the new development to discourage crime and anti-social behaviour. Lay-out a clear defensive space boundary in the front of the properties and around the block and secure access to back gardens to the side of properties.

- **CH.10.C -** Intensify overlooking to publicly accessible spaces and streets. Main entrances should be located on the main facade over the street.

- **CH.10.D -** Ensure that gable ends include windows to promote natural surveillance and discourage graffiti and nuisance.

- **CH.10.E -** Include windows on the ground floor, resulting in active frontage and unobstructed view of what is happening outside.

- **CH.10.F -** Use planting as a dissuasive measure, to avoid bare walls, whilst maintaining the defensive space and secure ground floors.

DELIVERY

04

4. DELIVERY

This section concludes the report with recommendations on how to embed findings in the Neighbourhood Plan and engage with local authorities.

This report considers the spatial and contextual character of Beyton and subsequently sets out the masterplan for the selected sites in Beyton Neighbourhood Plan. It demonstrates how future developments might create high quality places in a way which responds to and enhances the rich character and tranquil landscape of Beyton.

This document can be a valuable tool for securing context-driven, high quality development in Beyton, especially on potential sites that might come forward in the future. It will provide more certainty to both developers and the community in securing developments that are designed to the aspirations of the community and that can speed up the planning process.

They are anticipated to be used by different stakeholders in the planning and development process in the various ways summarized in the table opposite.

Stakeholders	How to use this guideline
Applicants, developers, landowners	As a guide to community and Local Planning Authorities expectations on design, allowing a degree of certainty – they will be expected to follow these guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The design codes should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the design codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

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