



Beyton Neighbourhood Plan 2018-2037

Local Green Space Assessment

January 2023

Beyton Parish Council

BEYTON NEIGHBOURHOOD PLAN

LOCAL GREEN SPACES

The parish of Beyton has several 'green spaces' that are important to the character of the village and provide an amenity for its residents. Paragraphs 101 and 102 of the National Planning Policy Framework (NPPF 2021) identifies the possibility of identifying green spaces that meet certain characteristics as "Local Green Spaces". The paragraphs state:

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.
100. The Local Green Space designation should only be used where the green space is:
- a) in reasonably close proximity to the community it serves;
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - c) local in character and is not an extensive tract of land.

This report provides an assessment of the green spaces in the village against the criteria in paragraph 100 to support the designation of local green spaces in the emerging Beyton Neighbourhood Plan.

The Identified Green Spaces

A list of the green spaces is detailed below. Some of the spaces are grouped together.

1. Thurston Road.
2. Adjacent to Old Thatch, Thurston Road.
3. The Green.
4. The Pond, east of The Green.
5. Verges between The Green and The Bear Public House.
6. Community Woodland at Thurston Community College Beyton Sixth Campus.
7. West of Church Road.
8. The Churchyard.
9. Ponds north of Quaker Lane.
10. Meadow south of Quaker Lane.
11. Meadow adjoining Quaker Farmhouse, Quaker Lane.
12. Open space opposite Beyton House.

Appraisal

The following pages provide a detailed assessment of the identified spaces to ascertain whether they conform with the Local Green Space definition of the NPPF.

1. Thurston Road



Site Details	
Description and purpose	Amenity open space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.04 hectares
Ownership	Mid Suffolk District Council
NPPF Criteria Assessment	
Close to the community it services	Within the built-up area
Public access	Yes
Ecologically significant	No records of significance
Historically significant	No records of significance
Demonstrably special to a local community and holds a particular local significance	Provides a small parcel of amenity open space within an estate development
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

2. Adjacent to Old Thatch, Thurston Road.



Site Details	
Description and purpose	Extension of larger village green
Checklist	
Statutory designations	In Conservation Area
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.02 Ha
Ownership	Ladies of the Manor, Mrs G Goodson and Mrs S Bishop (?)
NPPF Criteria Assessment	
Close to the community it services	Centrally located within the village within the context of the larger village green to the south
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	It was originally a pond and is part of the designated village green.
Demonstrably special to a local community and holds a particular local significance	Provides a setting for the larger village green
Local in character and is not an extensive tract of land	The site does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

3. The Green



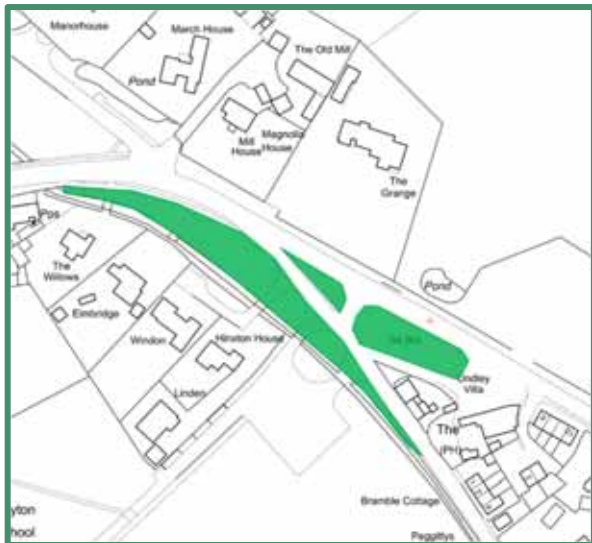
Site Details	
Description and purpose	Village Green
Checklist	
Statutory designations	Registered Village Green In Conservation Area Tree Preservation Order covers the length of the stream running through the area plus individual TPOs
Site allocations	Draft Joint Local Plan – Policy LP30 Designated Open Space
Planning permissions	No outstanding planning consent
Area	1.8 Ha
Ownership	Ladies of the Manor, Mrs G Goodson and Mrs S Bishop
NPPF Criteria Assessment	
Close to the community it services	At the heart of the village and the main focal point
Public access	Publicly accessible at all times
Ecologically significant	Stream (Beyton Brook) is valuable for wildlife. Mature trees are significant for many bird species.
Historically significant	The original Green was common land, used for grazing of stock.
Demonstrably special to a local community and holds a particular local significance	The Green is the heart of the village and is the focus for formal and informal community events eg the annual Village Fayre.
Local in character and is not an extensive tract of land	The character of The Green is such that it is surrounded by dwellings and is self-contained.
Conclusion	Qualifies for Local Green Space designation

4. The Village Pond, east of The Green



Site Details	
Description and purpose	The Village Pond
Checklist	
Statutory designations	In Conservation Area Tree Preservation Order on single tree
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.05 Ha
Ownership	Ladies of the Manor, Mrs G Goodson and Mrs S Bishop (?)
NPPF Criteria Assessment	
Close to the community it services	Located in the centre of the village and adjacent to the village green
Public access	Publicly accessible at all times
Ecologically significant	Yes. Nesting Moorhen and Mallard
Historically significant	Yes. A typical village pond, used for watering animals in the past. Shown on 19th Century maps.
Demonstrably special to a local community and holds a particular local significance	Tranquil space used by the locally famous Geese.
Local in character and is not an extensive tract of land	The site is self-contained and does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

5. Verges between The Green and The Bear Public House.



Site Details	
Description and purpose	Extensive grass verges around Drinkstone Road and Tostock Road; part of the Village Green
Checklist	
Statutory designations	Whole area covered by a Tree Preservation Order; in Conservation Area
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.28 Ha in total
Ownership	Ladies of the Manor, Mrs G Goodson and Mrs S Bishop.
NPPF Criteria Assessment	
Close to the community it services	Within built-up area of the village
Public access	Fully accessible
Ecologically significant	Tree Preservation Order; wildlife habitats
Historically significant	Yes. part of the registered Village Green
Demonstrably special to a local community and holds a particular local significance	Provides an important southern extension of The Green towards the entrance to the school
Local in character and is not an extensive tract of land	The area is distinct and does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

6. Community Woodland at Thurston Community College Beyton Sixth Campus.



Site Details	
Description and purpose	Wildlife Area of fruit trees, scrub and pond, within the Sixth Form campus
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.25 Ha
Ownership	Suffolk County Council / Thurston Community College
NPPF Criteria Assessment	
Close to the community it services	Within built-up area of the village
Public access	Limited access as in school grounds
Ecologically significant	Yes. Significant insect diversity: over 300 species recorded, including 40 Bee species.
Historically significant	Yes. Orchard planted in 1953 by pupils at Beyton Secondary School. Some original, local Apple tree varieties still there.
Demonstrably special to a local community and holds a particular local significance	The only Orchard in Beyton, managed by Beyton Environmental Group for the trees, wildlife and education resource.
Local in character and is not an extensive tract of land	The area is distinct and does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

7. West of Church Road.



Site Details	
Description and purpose	Kings Field, grazing land with Walnut trees, ponds, and mature Lime trees
Checklist	
Statutory designations	Tree Preservation Orders on the Lime and Walnut trees
Site allocations	None
Planning permissions	No outstanding planning consent
Area	2.6 Ha
Ownership	Mr A Rollett
NPPF Criteria Assessment	
Close to the community it services	within the built-up area
Public access	No access, but visually important from Church Road and the Right of Way to the south.
Ecologically significant	Yes. Mature trees, open grassland and ponds make this an important wildlife habitat.
Historically significant	Yes. Historic boundary follows that of Home Field, Tostock Town Field and Bury Lane Close.
Demonstrably special to a local community and holds a particular local significance	This was the meadow belonging to the adjacent Pub, used for horse grazing; subsequently a recreation ground in the 1950s.
Local in character and is not an extensive tract of land	The area is distinct and does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

8. The Churchyard



Site Details	
Description and purpose	Parish Church churchyard
Checklist	
Statutory designations	In Conservation Area and curtilage of Grade II* Listed Building
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.25 Ha
Ownership	St Edmundsbury and Ipswich Diocesan
NPPF Criteria Assessment	
Close to the community it services	Centrally located at an important community hub
Public access	Open access
Ecologically significant	Yes. Managed by Beyton Environmental Group as a wild-flower meadow, with over 95 species of wild flowers and grasses identified.
Historically significant	Grade II* Listed Church.
Demonstrably special to a local community and holds a particular local significance	The Church and its churchyard is an important focal and community location for residents, providing an area of natural tranquillity.
Local in character and is not an extensive tract of land	The area is distinct and does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

9. Ponds north of Quaker Lane



Site Details	
Description and purpose	Oak Tree Pond, community managed wildlife area.
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.56 Ha
Ownership	Mr M Crack, Green Farm, Rougham
NPPF Criteria Assessment	
Close to the community it services	Easily accessible by public rights of way and the highway to a large proportion of the village population
Public access	Open access
Ecologically significant	Yes. Wildlife habitat of mature Oaks, scrub, hedges and small meadows, with resident Barn Owls.
Historically significant	Site itself has no known historical significance.
Demonstrably special to a local community and holds a particular local significance	Managed by Beyton Environmental Group for bio-diversity, and Barn Owls.
Local in character and is not an extensive tract of land	The area is distinct and does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

10. Meadow south of Quaker Lane.



Site Details	
Description and purpose	Small, discrete meadow with good hedges.
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.72 Ha
Ownership	Mr J Harding
NPPF Criteria Assessment	
Close to the community it services	Easily accessible by public rights of way and the highway to a large proportion of the village population
Public access	No access but easily viewed from Quaker Lane.
Ecologically significant	Yes. Unimproved meadow cut annually. Important habitat for insects, small mammals and Owls.
Historically significant	Yes. Very ancient field boundaries suggesting medieval origin.
Demonstrably special to a local community and holds a particular local significance	Important open view within the village, especially for Quaker Lane residents.
Local in character and is not an extensive tract of land	The area is distinct and does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

11. Meadow adjoining Quaker Farmhouse, Quaker Lane.



Site Details	
Description and purpose	Home Meadow, unimproved meadow with some tree cover.
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.38 Ha
Ownership	Mr J Harding
NPPF Criteria Assessment	
Close to the community it services	Easily accessible by public rights of way and the highway to a large proportion of the village population
Public access	Open access on public right of way
Ecologically significant	Yes. Rough grassland with excellent hedges and tree cover for wildlife.
Historically significant	Site itself has no known historical significance.
Demonstrably special to a local community and holds a particular local significance	It forms a soft edge to the village and is viewed by many local people on their walks.
Local in character and is not an extensive tract of land	The area is distinct and does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

12. Open space opposite Beyton House.



Site Details	
Description and purpose	Open green at the southern entrance to the village, known as Smokers.
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	1.43 Ha
Ownership	Patricia Drake
NPPF Criteria Assessment	
Close to the community it services	Easily accessible by public rights of way and the highway to a large proportion of the village population
Public access	Permissive access
Ecologically significant	Yes. The trees fringing the green space are a significant wildlife corridor.
Historically significant	Site itself has no known historical significance.
Demonstrably special to a local community and holds a particular local significance	A visually important open space on the edge of the village.
Local in character and is not an extensive tract of land	The area is distinct and does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation