

Strategic Environmental Assessment (SEA) for the Beyton Neighbourhood Plan

Environmental Report

February 2022

Quality information

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V2	October 2021	First draft for QB review	Ian Poole	Places4People – Planning Consultant
V3	February 2022	Final	Rosie Cox	Senior Environmental Planner

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Non-Technical Summary (NTS)

Introduction

AECOM is commissioned to lead on Strategic Environmental Assessment (SEA) in support of the emerging Beyton Neighbourhood Plan (NP).

SEA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to avoiding and mitigating negative effects and maximising positive effects. SEA of the Beyton NP is a legal requirement.¹ This is a Non-Technical Summary (NTS) of the SEA Environmental Report.

The Beyton NP is being prepared under the Neighbourhood Planning Regulations 2012 and in the context of the adopted and emerging local development framework of Mid Suffolk District Council. Once 'made' the Beyton NP will have material weight when deciding on planning applications, as part of the Mid Suffolk local development framework.

The Neighbourhood Plan is at an advanced stage of preparation, with the SEA Environmental Report, including this NTS, accompanying the pre-submission version of the Neighbourhood Plan.

Structure of the Environmental Report/ this NTS

SEA reporting essentially involves answering the following questions in turn:

- 1) What has plan-making / SEA involved **up to this point?**
 - including in relation to 'reasonable alternatives'.
- 2) What are the SEA findings **at this stage?**
 - i.e. in relation to the draft plan.
- 3) What happens **next?**

Each of these questions is answered in turn within a discrete 'part' of the Environmental Report and summarised within this NTS. However, firstly there is a need to set the scene further by answering the questions 'What is the Plan seeking to achieve?' and 'What's the scope of the SEA?'

What is the Plan seeking to achieve?

The Beyton NP has a clear vision *"To remain a distinct and rural village by preserving and enhancing our surroundings and delivering new housing of an appropriate form, location and scale. A safe, thriving and tranquil place where valued services are improved and enhanced, leading to a better quality of life for all."*

To achieve this vision, the following twelve objectives have been identified, across six themes:

¹ Regulation 15 of the Neighbourhood Planning Regulations (2012, as amended) requires that each Neighbourhood Plan is submitted to the Local Authority alongside either: A) an environmental report; or, B) a statement of reasons why SEA is not required, prepared following a 'screening' process completed in accordance with Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations ('the SEA Regulations'). The CNP was subject to formal screening in 2020.

Housing objectives:

1. Enable the delivery of new housing that meets locally identified needs and desires of villagers.
2. Ensure that new housing is designed and located to reflect the characteristics of Beyton's built and natural environment.

Natural environment objectives:

3. Protect and preserve important green spaces and woodland.
4. Protect important views and links to the wider countryside.
5. Develop greater biodiversity and habitats.

Historic environment objectives:

6. Ensure new development respects the historic character of the village.
7. Protect existing historic assets.

Services and facilities objectives:

8. Maintain and improve the existing community services and facilities.

Development design objectives:

9. Maintain and enhance the character and heritage of the village.
10. Minimise the impact of new development on the environment.

Transport objectives:

11. Reduce the impact of through traffic on the village.
12. Improve measures for non-car users.

What is the scope of the SEA?

The scope of the SEA is reflected in a list of themes, objectives, and assessment questions, which, taken together indicate the parameters of the SEA and provide a methodological 'framework' for assessment. A summary framework is presented below and in **Chapter 3** of the main report, and a full framework which includes detailed assessment questions is in **Appendix B**.

Summary SEA framework:

SEA theme	SEA objective
Biodiversity	Protect and enhance biodiversity and geodiversity sites and features, by avoiding impacts on regionally and locally designated sites, and delivering demonstrable biodiversity net gains.
Climate change	Reduce the contribution to climate change made by activities within the Neighbourhood Plan Area.
	Support the resilience of the Neighbourhood Plan Area to the potential effects of climate change, including flooding.
Landscape	To protect and enhance the character and quality of the immediate and surrounding landscape.
Historic environment	To protect, conserve and enhance the historic environment within and surrounding the Beyton Neighbourhood Plan area.

SEA theme	SEA objective
Land, soil, and water resources	To ensure the efficient and effective use of land To protect and enhance water quality and use and manage water resources in a sustainable manner.
Population and community	Ensure growth in the Parish is aligned with the needs of all residents and capacity of the settlement and social infrastructure, improving accessibility, anticipating future needs and specialist requirements, and supporting cohesive and inclusive communities.
Health and wellbeing	Improve the health and wellbeing of residents within the Neighbourhood Plan Area.
Transportation	Promote sustainable transport use and reduce the need to travel.

Plan-making/ SEA up to this point

An important element of the required SEA process involves assessing 'reasonable alternatives' in time to inform development of the draft proposals, and then publishing information on reasonable alternatives for consultation alongside the draft proposals.

As such, Part 1 of the Environmental Report explains how work was undertaken to develop and assess a 'reasonable' range of alternative approaches to the allocation of land for housing, or alternative sites.

Specifically, Part 1 of the report -

- 1) explains the process of establishing the reasonable alternatives;
- 2) presents the outcomes of assessing the reasonable alternatives; and
- 3) explains reasons for establishing the preferred option, in light of the assessment.

The decision was taken to develop and assess reasonable alternatives in relation to the matter of allocating land for housing, given the following considerations:

- Beyton NP objectives, particularly the core objective to understand housing needs and allocate sites for development;
- Housing growth is known to be a matter of key interest amongst residents and other stakeholders; and
- The delivery of new homes is most likely to have a significant effect compared to the other proposals within the Plan. National Planning Practice Guidance is clear that SEA should focus on matters likely to give rise to significant effects.

Establishing the reasonable alternatives

The Environmental Report explains how reasonable alternatives were established subsequent to process of considering how much growth, and where growth should be located.

This work identified six site options with the potential to deliver growth within Beyton. These options as listed below are depicted in **Figure 5.1** of the Environmental Report, and form the alternative options for appraisal;

- **Option A:** Land to the east of Church Road

- **Option B:** Land to the west of Church Road
- **Option C:** Land to the south of Bury Road
- **Option D:** Land opposite 'The Bear' Public House
- **Option E:** Land south west of Church Road
- **Option F:** Land adjacent to the Nursery

Assessing the reasonable alternatives

The summary findings for the assessment of these options are provided below (as provided in **Chapter 6** of the main report), with the detailed assessment presented in **Appendix C**.

Summary findings

		Option A	Option B	Option C	Option D	Option E	Option F
Biodiversity	Significant effect?	No	No	No	No	No	No
	Rank	1	2	1	1	1	1
Climate change	Significant effect?	No	No	No	No	No	No
	Rank	=	=	=	=	=	=
Landscape	Significant effect?	No	No	No	No	No	No
	Rank	2	2	2	1	2	1
Historic environment	Significant effect?	Uncertain	Uncertain	No	Uncertain	Uncertain	No
	Rank	2	2	1	2	2	1
Land, soil, and water resources	Significant effect?	No	No	No	No	No	No
	Rank	3	2	2	1	3	2
Population and community	Significant effect?	Yes-positive	Yes-positive	Yes-positive	Yes-positive	Yes-positive	Yes-positive
	Rank	1	1	2	1	2	2
Health and wellbeing	Significant effect?	No	No	No	No	No	No
	Rank	2	1	2	2	1	2
Transportation	Significant effect?	No	No	No	No	No	No
	Rank	3	3	3	1	3	2

Overall, no significant negative effects are anticipated in development under any of the options. Alternatively, by meeting residual housing needs over the Plan period all options have the potential to deliver significant positive effects in relation to the 'population and community' SEA theme.

All options involve greenfield development, with notable potential for loss of high-quality agricultural land; Options A and E are noted for a potentially higher risk in this respect. However, Option D will also redevelop a single dwelling, thus incorporating a small proportion of brownfield development.

Notable constraints to development include landscape sensitivity (particularly sites within the designated SLA and sites affecting important views) as well as sensitive heritage settings (particularly sites within the designated Conservation Areas). Given these settings, uncertain effects in relation to the historic environment are currently noted for Options A, B, D and E. These constraints are also reflected through the ranking of the options.

Options D and F are considered to be better situated to connect with existing bus services, though it is noted that bus services are relatively infrequent and the rural context means new residents are likely to continue trends which favour the private car. However, given the scale of development being proposed, no significant effects are anticipated. Options B and E are also well situated to connect to the existing network of footpaths, and benefit from good countryside access.

The scale of development is also considered unlikely to lead to any significant deviations from the baseline in relation to climate change (as a global issue) and no significant biodiversity constraints are present in the Parish.

Developing the preferred approach

The Parish Council's reasons for developing the preferred approach in light of the alternatives assessment are identified below:

- The sites are well related to the existing services and facilities in the village
- The principle of development on Option D has already been agreed through a planning consent
- Option C would provide the potential for positive traffic benefits through the requirement for traffic calming on Bury Road.
- The preferred Joint Local Plan site West of Church Road is not available for development

Assessment findings at this stage

Part 2 of the Environmental Report presents an assessment of the pre-submission version of the Beyton Neighbourhood Plan. Assessment findings are presented as a series of narratives under the 'SEA framework' topic headings. The following conclusions are reached:

Overall, the only significant effects judged likely in implementation of the Beyton NP are positive (in relation to the population and communities SEA theme). The potential for a range of minor effects have been identified, and a brief summary for each theme is provided below:

- **Biodiversity:** The spatial strategy does not significantly impact the Plan area's biodiversity resource. Alternatively, the enhanced protection for ecological features, and the embedded principle for biodiversity net gain in development is considered likely to lead to long-term **minor positive effects** for this SEA theme.

- **Climate change:** Given the rural context and limited existing sustainable transport links, emissions from the transport sector are likely to continue to be the main concern in the short- to medium-term. Whilst negative effects are thus likely, given the scale of growth proposed, such effects are not considered likely to be of significance and **minor negative effects** are concluded. The NP combats these effects through supporting opportunities to maximise local connections and ensuring an element of futureproofing (e.g. the requirement for electric vehicle charging points in off-road parking). Additional policy support is also provided for high levels of resource efficiency, as well as increased climate resilience (through improved drainage, expansion of green infrastructure networks and a wider premise for biodiversity net gain – Policy BTN 10); where benefits are also recognised.
- **Landscape:** It is considered that the draft Neighbourhood Plan policies, notably including site concept plans and design principles, are likely to ensure high-quality development proposals which support and/ or enhance landscape and villagescape character and local identity. While it is recognised that greenfield development in this scenic rural landscape may have the potential to lead to residual minor negative effects, sensitive design and layout in accordance with the NP policies and Development Design Checklist will likely mitigate adverse effects and ensure effective assimilation, with broadly **neutral effects** anticipated overall.
- **Historic environment:** it is considered that the proposed policies provides a robust framework for the protection and enhancement of the local historic environment, addressing the current gap in higher level policy in this regard. Assuming the recommendation set out above is adopted, proposed policy requirements will ensure that site allocation proposals provide the necessary screening/ planting/ layout to reduce impacts on heritage assets, notably Beyton Conservation Area and nearby Listed Buildings. Despite this, in taking a precautionary approach, **uncertain effects** are noted until detailed development proposals can be assessed in full.
- **Land, soil, and water resources:** Development is likely to lead to long term **minor negative effects** due to the permanent loss of greenfield land through site allocations, and potential loss of BMV land.
- **Population and communities:** Development in line with the policies of the Neighbourhood Plan will likely lead to **significant positive effects** due to the delivery of homes to meet the needs of residents (and slightly exceed them), as well as the strategic location of sites within the village centre and accessibility of sites to services (albeit a limited offer).
- **Health and wellbeing:** **Minor positive effects** are concluded primarily through the support for connection to, and protection of, the existing footpath network in new development, and the protection and enhancement of the Parish's high-quality environment, local facilities, and public realm.
- **Transportation:** It is considered likely that trends of high car ownership will continue to prevail in the short- to medium-term and **minor negative effects** are thus considered likely. Notably this links to the rural context and limited existing sustainable transport offer. However, it is recognised that the site allocation policies seek to ensure that new development: does not exacerbate existing capacity issues on the local transport network, supports active travel

opportunities where possible, and seeks to enhance connectivity throughout the village.

One recommendation is made for the draft Beyton Neighbourhood Plan:

- It is recommended that both Policy BTN3 and Policy BTN5 be revised to include specific reference to the Conservation Area, given the location of the site within/ adjacent to this important asset. This will further strengthen and solidify the protection and enhancement of the heritage setting and its consideration as part of development proposals.

Next steps

Part 3 of the report explains the next steps that will be taken as part of plan-making and SEA.

Subsequent to the current consultation on the draft Beyton Neighbourhood Plan, the plan will be updated by the Parish Council to reflect comments received. This Environmental Report will be updated to reflect the changes made to the plan.

The Neighbourhood Plan and Environmental Report will then be submitted to Mid Suffolk District Council for their consideration. Mid Suffolk District Council will consider whether the plan is suitable to go forward to Independent Examination in terms of the Copdock and Washbrook Neighbourhood Plan meeting legal requirements and its compatibility with the Mid Suffolk Core Strategy (2012) and emerging Joint Local Plan.

If the subsequent Independent Examination is favourable, the Neighbourhood Plan will be subject to a referendum, organised by Mid Suffolk District Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then the Neighbourhood Plan will be 'made'. Once made, the Beyton Neighbourhood Plan will become part of the Development Plan for Beyton Parish.

Monitoring

The SEA regulations require 'measures envisaged concerning monitoring' to be outlined in this report. This refers to the monitoring of likely significant effects of the Neighbourhood Plan to identify any unforeseen effects early and take remedial action as appropriate.

It is anticipated that monitoring of effects of the Neighbourhood Plan will be undertaken by Mid Suffolk District Council as part of the process of preparing its Annual Monitoring Report (AMR). No significant negative effects are considered likely in the implementation of the Beyton NP that would warrant more stringent monitoring over and above that already undertaken by Mid Suffolk District Council.

1. Introduction

Background

- 1.1 AECOM is commissioned to lead on Strategic Environmental Assessment (SEA) in support of the emerging Beyton Neighbourhood Plan (NP).
- 1.2 The Beyton NP is being prepared under the Neighbourhood Planning Regulations 2012 and in the context of the adopted and emerging local development framework of Mid Suffolk District Council. Once 'made' the Beyton NP will have material weight when deciding on planning applications, as part of the Mid Suffolk local development framework.
- 1.3 SEA is a required process for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to avoiding and mitigating negative effects and maximising positive effects.²

SEA explained

- 1.4 It is a requirement that the SEA process is undertaken in-line with the Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.5 In-line with the Regulations, a report (known as the Environmental Report) must be published for consultation alongside the draft plan that "*identifies, describes and evaluates*" the likely significant effects of implementing "*the plan, and reasonable alternatives*".³ The report must then be taken into account, alongside consultation responses, when finalising the plan.
- 1.6 More specifically, the Report must answer the following three questions:
 13. What has plan-making / SEA involved up to this point?
 - including in relation to 'reasonable alternatives'.
 14. What are the SEA findings at this stage?
 - i.e. in relation to the draft plan.
 15. What happens next?

This Environmental Report

- 1.7 This report is the Environmental Report for the Beyton NP. It is published alongside the 'submission' version of the Plan, under Regulation 16 of the Neighbourhood Planning Regulations (2012, as amended).
- 1.8 This report answers questions 1, 2 and 3 in turn, to provide the required information.⁴ Each question is answered within a discrete 'part' of the report.
- 1.9 However, before answering Q1, two further introductory sections are presented to further set the scene.

² Regulation 15 of the Neighbourhood Planning Regulations (2012, as amended) requires that each Neighbourhood Plan is submitted to the Local Authority alongside either: A) an environmental report; or, B) a statement of reasons why SEA is not required, prepared following a 'screening' process. The Beyton NP was subject to screening in 2021, on the basis of which it was determined that there is a requirement for SEA (i.e. the plan was 'screened-in').

³ Regulation 12(2) of the Environmental Assessment of Plans and Programmes Regulations 2004.

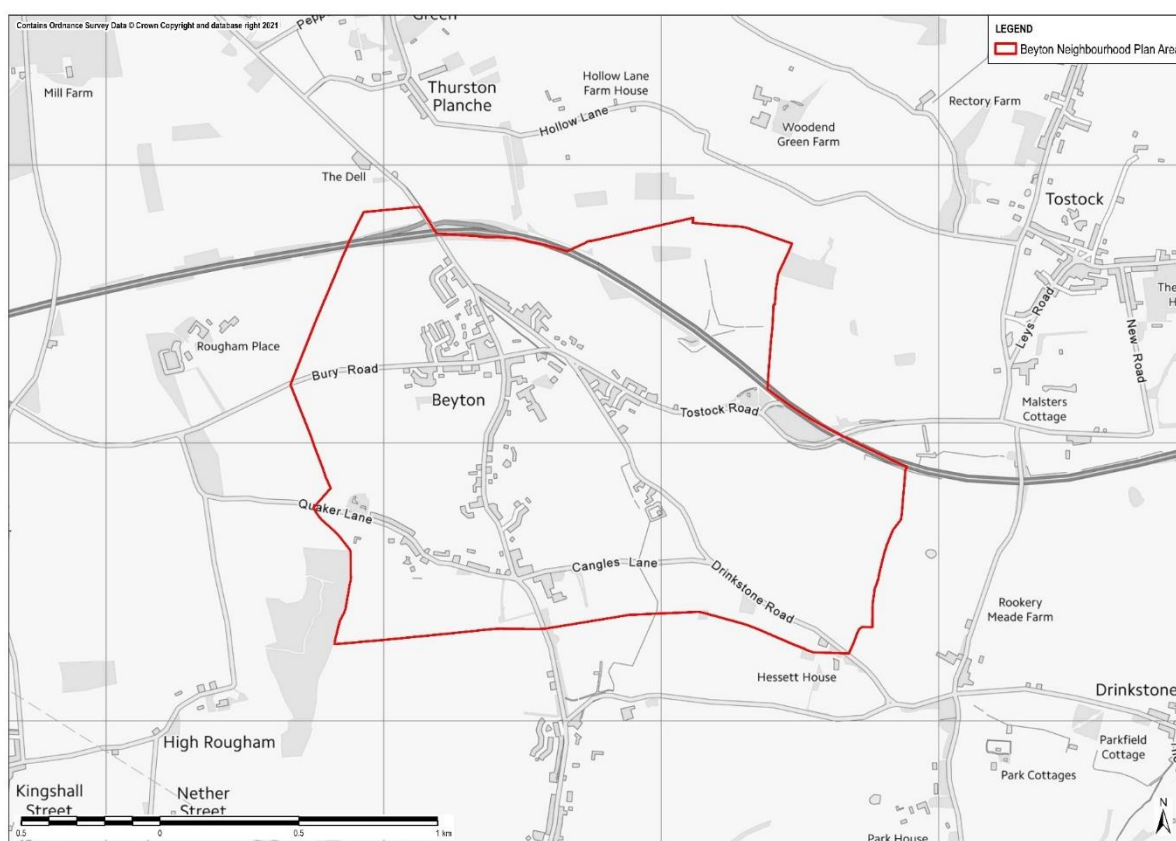
⁴ See **Appendix A** for further explanation of the report structure including its regulatory basis.

2. What is the Beyton NP seeking to achieve?

Introduction

2.1 This section considers the context provided by the Mid Suffolk local development framework before setting out the established Neighbourhood Plan vision and objectives. **Figure 2.1** presents the Plan area.

Figure 2.1: Beyton Neighbourhood Plan area, designated 2019



Strategic planning policy context

2.2 The Parish falls within the boundary of Mid Suffolk district. The adopted Mid Suffolk local planning framework consists of:

- The Core Strategy (adopted 2008) and its Focused Review Document adopted in 2012; and
- The saved policies of the 1998 Local Plan.

2.3 Mid Suffolk District Council are currently working with Babergh District Council to develop a Joint Local Plan (JLP). The JLP is at a relatively progressed stage of development, having been submitted for Examination in March 2021. Following the Matter 4 hearing sessions (September 2021), the Councils have proposed to undertake further work regarding the Joint Local Plan's spatial distribution and the housing site selection process.

- 2.4 The Beyton Neighbourhood Plan must be in general conformity with the strategic policies of the local development framework for Mid Suffolk, in line with footnote 18 of the National Planning Policy Framework (NPPF).⁵ Additionally, NPPF Para 48 states that “*local planning authorities may give weight to relevant policies in emerging plans*” according to set criteria which includes its stage of preparation. For the purposes of this SEA, focus is placed on the emerging Babergh and Mid Suffolk JLP, recognising that it is undergoing change through examination.
- 2.5 Subject to the outcome of the examination, The submitted JLP categorises Beyton as a ‘Hinterland Village’ with a settlement boundary established under Policy SP03. Policy SP04 identifies the broad distribution of new housing, with directions for Neighbourhood Plans and a minimum housing requirement for Neighbourhood Plan areas (identified through Table 4). This identifies a total need for Beyton of 30 new dwellings in the period up to 2037, with outstanding planning permissions existing for 11 of these 30 dwellings as of 1st April 2018. To meet the residual need for 19 new homes Policy LS01 allocates the ‘Land west of Church Road’ for the delivery of 10 new dwellings and the ‘Land north of Tostock Road’ for nine dwellings.
- 2.6 With these allocations, there is no identified residual need for further development in the Parish.

Beyton NP vision and objectives

- 2.7 The following vision has been established in the development of the Beyton NP:

“To remain a distinct and rural village by preserving and enhancing our surroundings and delivering new housing of an appropriate form, location and scale. A safe, thriving and tranquil place where valued services are improved and enhanced, leading to a better quality of life for all.”

- 2.8 In support of achieving this vision, the Plan has identified twelve objectives under six themes as follows:

Housing objectives:

16. Enable the delivery of new housing that meets locally identified needs and desires of villagers.
17. Ensure that new housing is designed and located to reflect the characteristics of Beyton’s built and natural environment.

Natural environment objectives:

18. Protect and preserve important green spaces and woodland.
19. Protect important views and links to the wider countryside.
20. Develop greater biodiversity and habitats.

Historic environment objectives:

21. Ensure new development respects the historic character of the village.

⁵ MHCLG (2021) [National Planning Policy Framework](#)

22. Protect existing historic assets.

Services and facilities objectives:

23. Maintain and improve the existing community services and facilities.

Development design objectives:

24. Maintain and enhance the character and heritage of the village.

25. Minimise the impact of new development on the environment.

Transport objectives:

26. Reduce the impact of through traffic on the village.

27. Improve measures for non-car users.

3. What is the scope of the SEA?

Introduction

- 3.1 The aim here is to introduce the reader to the scope of the SEA, i.e. the sustainability themes and objectives that should be a focus of the assessment of the Plan and reasonable alternatives. **Appendix B** presents further information, setting out the policy context and baseline information that has informed the development of key issues and the sustainability objectives.

Consultation

- 3.2 The SEA Regulations require that “*when deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies*”. In England, the consultation bodies are the Environment Agency, Historic England, and Natural England.⁶ As such these authorities were consulted over the period Monday 2nd August to Monday 6th September 2021, and the responses received are detailed in **Appendix B**.

The SEA framework

- 3.3 The SEA framework presents a list of themes, objectives and assessment questions that together comprise a framework to guide the assessment. A summary framework of the themes and objectives is provided in **Table 3.1**, with the full SEA framework presented in **Appendix B**.

⁶ These consultation bodies were selected “*by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programmes*” (SEA Directive, Article 6(3)).

Table 3.1: The SEA framework

SEA theme	SEA objective
Biodiversity	Protect and enhance biodiversity and geodiversity sites and features, by avoiding impacts on regionally and locally designated sites, and delivering demonstrable biodiversity net gains.
Climate change	Reduce the contribution to climate change made by activities within the Neighbourhood Plan Area.
	Support the resilience of the Neighbourhood Plan Area to the potential effects of climate change, including flooding.
Landscape	To protect and enhance the character and quality of the immediate and surrounding landscape.
Historic environment	To protect, conserve and enhance the historic environment within and surrounding the Beyton Neighbourhood Plan area.
Land, soil, and water resources	To ensure the efficient and effective use of land
	To protect and enhance water quality and use and manage water resources in a sustainable manner.
Population and community	Ensure growth in the Parish is aligned with the needs of all residents and capacity of the settlement and social infrastructure, improving accessibility, anticipating future needs and specialist requirements, and supporting cohesive and inclusive communities.
Health and wellbeing	Improve the health and wellbeing of residents within the Neighbourhood Plan Area.
Transportation	Promote sustainable transport use and reduce the need to travel.

Part 1: What has plan-making/ SEA involved to this point?

4. Introduction (to Part 1)

Overview

- 4.1 Whilst work on the Neighbourhood Plan has been underway for some time, the aim here is not to provide a comprehensive explanation of work to date, but rather to explain work undertaken to develop and appraise reasonable alternatives.
- 4.2 More specifically, this part of the report presents information on the consideration given to reasonable alternative approaches to addressing a particular issue that is of central importance to the Plan, namely the allocation of land for housing, or alternative sites. Land is currently being identified to deliver around 10 new homes in the period up to March 2037.

Why focus on sites?

- 4.3 The decision was taken to develop and assess reasonable alternatives in relation to the matter of allocating land for housing, given the following considerations:
- Beyton NP objectives, particularly the core objective to understand housing needs and allocate sites for development;
 - Housing growth is known to be a matter of key interest amongst residents and other stakeholders; and
 - The delivery of new homes is most likely to have a significant effect compared to the other proposals within the Plan. National Planning Practice Guidance is clear that SEA should focus on matters likely to give rise to significant effects.

Structure of this part of the report

- 4.4 This part of the report is structured as follows:
- **Chapter 5** - explains the process of establishing reasonable alternatives;
 - **Chapter 6** - presents the outcomes of appraising reasonable alternatives;
 - **Chapter 7** - explains reasons for selecting the preferred option, in light of the appraisal.

5. Establishing alternatives

Introduction

- 5.1 The aim of this chapter is to explain the process that led to the establishment of alternative sites and thereby present “*an outline of the reasons for selecting the alternatives dealt with*”.⁷
- 5.2 Specifically, there is a need to explain the strategic parameters that have a bearing on the establishment of options (in relation to the level and distribution of growth) and the work that has been undertaken to date to examine site options (i.e. sites potentially in contention for allocation in the Beyton NP). These parameters are then drawn together in order to arrive at ‘reasonable alternatives’.

How much growth?

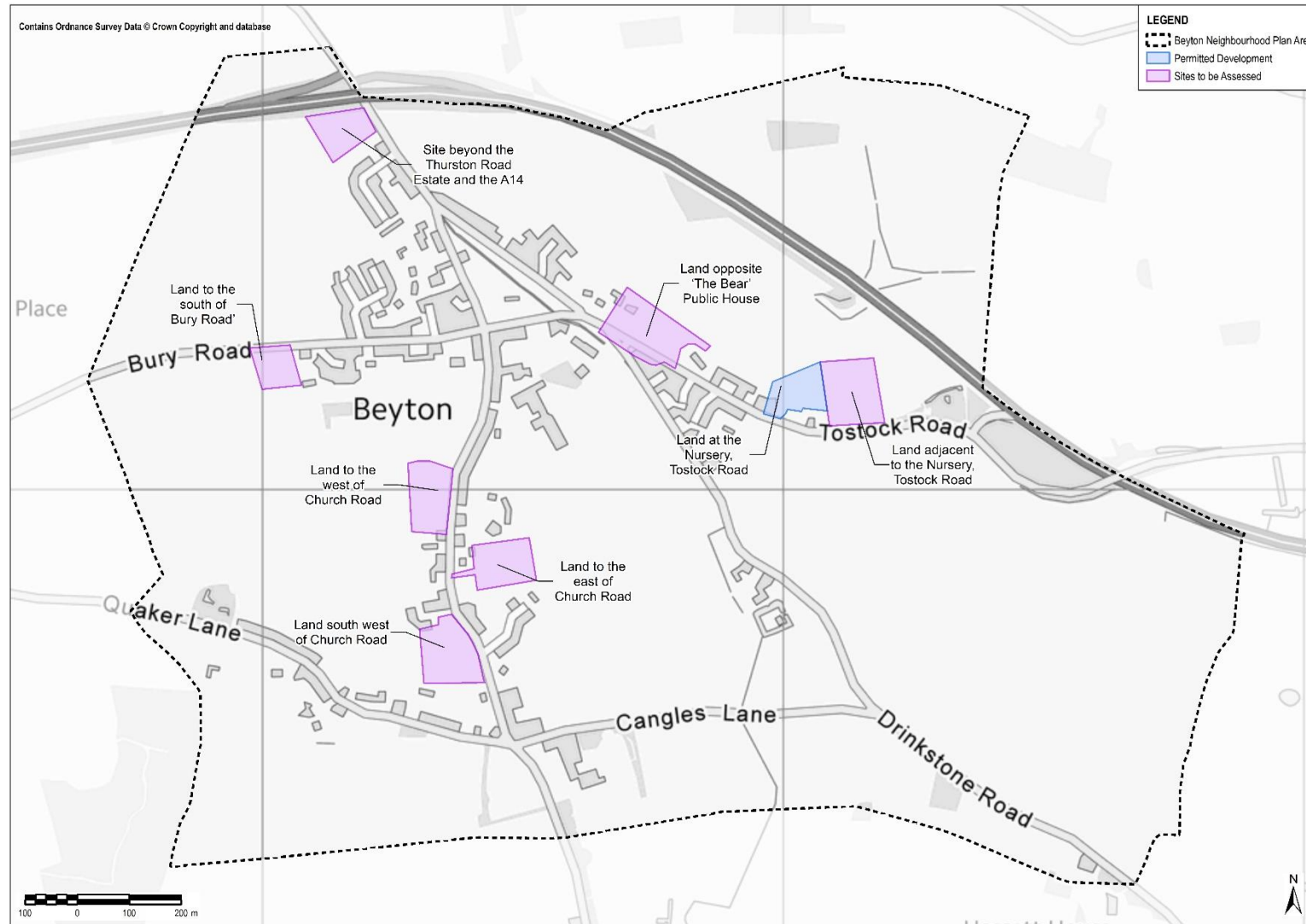
- 5.3 To reiterate, subject to the outcome of the independent examination, the JLP has identified a need for 30 new dwellings in the period up to 2037. As of 1st April 2018, the JLP identifies outstanding planning permissions for 11 new homes which will contribute to meeting the overall need for 30 homes.
- 5.4 The Parish Council have further identified that in the period between 1st April 2018 and 1st January 2021, an additional 12 homes have been granted planning permission (including the ‘Land north of Tostock Road’ as allocated under JLP Policy LS01, delivering nine homes).
- 5.5 With a total of 23 dwellings permitted as of January 2021, the residual need is reduced to an additional seven new homes in the period up to 2037.
- 5.6 Picking up from Para 2.5 – 2.6, there is no residual requirement for further development in the Parish, on the presumption that the JLP will upon adoption, allocate the ‘Land west of Church Road’ to deliver 10 new homes.
- 5.7 However, the Parish Council are ultimately seeking to identify an alternative site to the ‘Land west of Church Road’ that will be provided greater support by the local community for further housing development in the Parish. On this basis, a target figure for **7 to 10 new homes** for any alternative site(s) is established.

Where should growth be located?

- 5.8 Potential sites for development have been identified through the 2019 Babergh and Mid Suffolk Strategic Housing and Employment Land Availability Assessment (SHELAA) and a ‘call for sites’ undertaken locally by the Parish Council in 2019. This identified a total of eight sites, including the site at the ‘Land north of Tostock Road’ as allocated in the JLP and which has since gained planning permission. Removing the permitted site, seven sites were taken forward for an assessment of their suitability as a housing allocation in the Neighbourhood Plan, through the Beyton Neighbourhood Plan Site Options Assessment (SOA) (2020). The seven sites, and the permitted development site (Land north of Tostock Road) are depicted in **Figure 5.1** overleaf.

⁷ Schedule 2(8) of the SEA Regulations.

Figure 5.1: Sites options arising in Beyton



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5.9 Taking each of these sites in turn, the following points are made:

- The **'Land north of Tostock Road'** has planning permission for 9 homes.
- The **'Land adjacent to the Nursery'** (adjacent to the recently permitted development site) is found unsuitable by the SOA as a potential allocation site. This is predominantly due to its location outside of the settlement boundary. With the adjacent permissions for development however, it is deemed reasonable to explore the site further given the potential to connect with the settlement via new development at the 'land north of Tostock Road'. A modest proposal for 7 homes is taken forward for consideration.
- The **'Land opposite 'The Bear' Public House'** has permission in part for 2 dwellings. An extended scheme is being proposed for an additional 5 to 10 dwellings. It is a well-located site within the settlement boundary and with existing suitable access points. However, it falls with the Beyton Conservation Area. The SOA considers the site to be suitable as an allocation in the Beyton NP.
- The **'Site beyond the Thurston Road Estate and the A14'** in the north of the settlement is deemed unsuitable by the SOA as a potential allocation site. This is due to flood concerns on-site (intersecting Flood Zone 3) and its location outside of the settlement boundary. The flood constraints and subsequent requirement for sequential testing do not make this option viable for further consideration (given that other sites are available that are not subject to flood risk constraints).
- The **'Land to the south of Bury Road'** is found in the SOA to be potentially suitable for development, lying adjacent to the settlement boundary. The site was originally submitted through the SHELAA as a much larger site. A reduced boundary has since been submitted (as identified in **Figure 5.1**). New access to the site would be required and whilst in an open landscape, the landscape is not considered highly sensitive to a modest proposal (7 homes).
- The **'Land to the west of Church Road'** is the site currently allocated in the JLP for the development of 10 homes although the site promoter has, in making representations on the JLP and Neighbourhood Plan, identified that they do not wish to develop this site. The SOA identifies the site as suitable as a potential allocation in the Beyton NP. However, this site is being objected to by the Parish Council and lacks community support. Whilst well-connected to the existing settlement area, it lies adjacent to the Conservation Area and close to the Listed Church. The site is currently perceived locally as an open green gap in the middle of the village and contains well used footpath connections, particularly providing access to the open space beyond the site. These footpaths also provide views east and west.
- The **'Land to the east of Church Road'** is found in the SOA to be potentially suitable for allocation, subject to the mitigation of certain potential effects. Access to the site is the main concern as well as its location adjacent to the Listed Church and partially within the Beyton Conservation Area. A modest scheme of 5 homes is being proposed.

- The '**Land south west of Church Road**' is found in the SOA to be potentially suitable for allocation, subject to the mitigation of certain potential effects. Namely, the full site is considered constrained by surrounding designated heritage assets and its location within the Beyton Conservation Area. It is proposed that a modest scheme of 5 to 7 homes in the south of the site, supported by open space in the north of the site may reduce the potential for negative impacts. Whilst the site is well-connected to existing footpaths (with a permissive footpath onsite), new road access onto Church Road would be required.

Establishing reasonable alternatives

5.10 Considering the points above, only the 'Site beyond the Thurston Road Estate and the A14' is considered unreasonable as a potential allocation site. The 'Land north of Tostock Road' is also not considered any further given it has been granted planning permission. The remaining six sites are all taken forward for comparative analysis, each considered as a potential alternative allocation site. The options are thus:

- **Option A:** Land to the east of Church Road
- **Option B:** Land to the west of Church Road
- **Option C:** Land to the south of Bury Road
- **Option D:** Land opposite 'The Bear' Public House
- **Option E:** Land south west of Church Road
- **Option F:** Land adjacent to the Nursery

6. Assessing alternatives

6.1 This chapter provides the summary assessment findings for the six alternative options identified for appraisal (established in the previous chapter). The detailed assessment of these options (against each SEA theme) is provided in **Appendix C**. To reiterate, the options are:

- **Option A:** Land to the east of Church Road
- **Option B:** Land to the west of Church Road
- **Option C:** Land to the south of Bury Road
- **Option D:** Land opposite 'The Bear' Public House
- **Option E:** Land south west of Church Road
- **Option F:** Land adjacent to the Nursery

Methodology

- 6.2 For each of the options, the assessment examines likely significant effects on the baseline, drawing on the sustainability themes and objectives identified through scoping (see **Table 3.1**) as a methodological framework. **Green** is used to indicate significant positive effects, whilst **red** is used to indicate significant negative effects. Where appropriate neutral effects, or uncertainty will also be noted. Uncertainty is noted with **grey** shading.
- 6.3 Every effort is made to predict effects accurately; however, where there is a need to rely on assumptions in order to reach a conclusion on a 'significant effect' this is made explicit in the appraisal text.
- 6.4 Where it is not possible to predict likely significant effects based on reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate **a rank of preference**. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'. Numbers are used to highlight the option or options that are preferred from an SEA perspective with 1 performing the best.
- 6.5 Finally, it is important to note that effects are predicted taking into account the criteria presented within Regulations.⁸ So, for example, account is taken of the duration, frequency and reversibility of effects.

⁸ Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Summary findings

Summary findings

		Option A	Option B	Option C	Option D	Option E	Option F
Biodiversity	Significant effect?	No	No	No	No	No	No
	Rank	1	2	1	1	1	1
Climate change	Significant effect?	No	No	No	No	No	No
	Rank	=	=	=	=	=	=
Landscape	Significant effect?	No	No	No	No	No	No
	Rank	2	2	2	1	2	1
Historic environment	Significant effect?	Uncertain	Uncertain	No	Uncertain	Uncertain	No
	Rank	2	2	1	2	2	1
Land, soil, and water resources	Significant effect?	No	No	No	No	No	No
	Rank	3	2	2	1	3	2
Population and community	Significant effect?	Yes-positive	Yes-positive	Yes-positive	Yes-positive	Yes-positive	Yes-positive
	Rank	1	1	2	1	2	2
Health and wellbeing	Significant effect?	No	No	No	No	No	No
	Rank	2	1	2	2	1	2
Transportation	Significant effect?	No	No	No	No	No	No
	Rank	3	3	3	1	3	2

- 6.6 Overall, no significant negative effects are anticipated in development under any of the options. Alternatively, by meeting residual housing needs over the Plan period all options have the potential to deliver significant positive effects in relation to the 'population and community' SEA theme.
- 6.7 All options involve greenfield development, with notable potential for loss of high-quality agricultural land; Options A and E are noted for a potentially higher risk in this respect. However, Option D will also redevelop a single dwelling, thus incorporating a small proportion of brownfield development.
- 6.8 Notable constraints to development include landscape sensitivity (particularly sites within the designated SLA and sites affecting important views) as well as sensitive heritage settings (particularly sites within the designated Conservation Areas). Given these settings, uncertain effects in relation to the historic environment are currently noted for Options A, B, D and E. These constraints are also reflected through the ranking of the options.

- 6.9 Options D and F are considered to be better situated to connect with existing bus services, though it is noted that bus services are relatively infrequent and the rural context means new residents are likely to continue trends which favour the private car. However, given the scale of development being proposed, no significant effects are anticipated. Options B and E are also well situated to connect to the existing network of footpaths, and benefit from good countryside access.
- 6.10 The scale of development is also considered unlikely to lead to any significant deviations from the baseline in relation to climate change (as a global issue) and no significant biodiversity constraints are present in the Parish.

7. Identifying the preferred approach

- 7.1 As set out in Chapter 2, the submitted JLP allocates 'Land west of Church Road' for the delivery of 10 new dwellings and the 'Land north of Tostock Road' for nine dwellings (Policy LS01).
- 7.2 In August 2021 the District Council published its Hearing Statement for Examination Matter 9 - Allocation Sites for Housing and Other Development and Settlement Boundaries. In it, the District Council referred to Policy LS01 and acknowledged *"that the site promoter has identified that they do not wish to develop this site. Instead, they wish to develop an alternative site being promoted by the emerging Beyton Neighbourhood Plan. As such, the Councils do not consider that there is sufficient evidence that Land west of Church Road as allocated in the JLP is deliverable over the plan period, and as such propose a modification to remove the site from the plan."*
- 7.3 While Land west of Church Road has been assessed as a reasonable alternative in Chapter 6 above (Option B), in light of the above it is now not considered for allocation through the Neighbourhood Plan.
- 7.4 In terms of the remaining five sites, the Parish Council's reasons for developing the preferred approach in light of the alternatives assessment are identified below:
- The sites are well related to the existing services and facilities in the village
 - The principle of development on Option D has already been agreed through a planning consent
 - Option C would provide the potential for positive traffic benefits through the requirement for traffic calming on Bury Road.

Part 2: What are the SEA findings at this stage?

8. Introduction (to Part 2)

8.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the current 'pre -submission' version of the Beyton NP. This chapter presents:

- An appraisal of the current version of the Beyton NP under the eight SEA theme headings; and
- The overall conclusions at this current stage and recommendations for finalising the submission version of the Plan.
- Beyton Neighbourhood Plan policies

8.2 The Beyton NP puts forward 20 policies to guide development in the Plan area, including three site allocation policies. **Table 8.1** identifies the policy list.

Table 8.1: Beyton NP policy list

Policy reference	Policy name
BTN 1	Spatial strategy
BTN 2	Housing development
BTN 3	Land at the former Nursery, Tostock Road
BTN 4	Land south of Bury Road
BTN 5	Land opposite The Bear public house, Tostock Road
BTN 6	Affordable housing on Rural Exception Sites
BTN 7	Housing mix
BTN 8	Measures for new housing development
BTN 9	Area of Local Landscape Sensitivity
BTN 10	Biodiversity
BTN 11	Protection of important views
BTN 12	Local Green Spaces
BTN 13	Buildings of local significance
BTN 14	Heritage assets
BTN 15	Protecting existing services and facilities
BTN 16	Open space, sport and recreation facilities
BTN 17	Design considerations
BTN 18	Sustainable building
BTN 19	Dark skies
BTN 20	Flooding and sustainable drainage

Methodology

- 8.3 The assessment identifies and evaluates 'likely significant effects' on the baseline, drawing on the sustainability objectives identified through scoping (see **Table 3.1**) as a methodological framework.
- 8.4 Every effort is made to predict effects accurately; however, this is inherently challenging given the strategic nature of the policies under consideration and understanding of the baseline (now and in the future under a 'no plan' scenario) that is inevitably limited. Given uncertainties there is a need to make assumptions, e.g. in relation to plan implementation and aspects of the baseline that might be impacted. Assumptions are made cautiously and explained within the text (with the aim of striking a balance between comprehensiveness and conciseness). In many instances, given reasonable assumptions, it is not possible to predict 'significant effects', but it is possible to comment on merits (or otherwise) of the draft plan in more general terms.
- 8.5 Finally, it is important to note that effects are predicted taking account of the criteria presented within Schedule 1 of the SEA Regulations. So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. Cumulative effects are also considered, i.e. the potential for the Neighbourhood Plan to impact an aspect of the baseline when implemented alongside other plans, programmes and projects. These effect 'characteristics' are described within the assessment as appropriate.

9. Appraisal of the ‘submission’ version Beyton NP

Introduction

9.1 The assessment is presented below under eight topic headings, reflecting the established assessment framework (see **Chapter 3**). A final section (**Chapter 10**) then presents overall conclusions and any recommendations.

Biodiversity

- 9.2 There are limited biodiversity constraints within the Plan area, with no European or nationally designated sites within or near to Beyton. The nearest European designated site is Breckland Special Area of Conservation and Special Protection Area (SAC/SPA), located 19km from the north west of the Neighbourhood Plan area. None of the sites are located within the ‘Zones of Influence’ (Zol) for the SAC/ Special Protection Areas SPA. Additionally, none of the options fall within Impact Risk Zones (IRZs) for Norton Wood Site of Special Scientific Interest (SSSI), which is located 2km from the north plan boundary.
- 9.3 In terms of the site allocations, none are particularly constrained in terms of biodiversity present on site, however there are (non-protected) habitats present at all sites which could support the local biodiversity resource, and connectivity throughout the village. For example, trees and hedgerows border the Land at the Former Nursery. Policy BTN 3 (Land at the Former Nursery, Tostock Road) responds by requiring that *“all existing trees, shrubs and other natural features surrounding the site, shall be fully safeguarded”*. The Land at the Former Nursery is also recognised as a bat corridor, and therefore in order to protect bat species, under this policy 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”*.
- 9.4 Supporting text for Policy BTN 4 (Land South of Bury Road) sets out development principles for the site, stating that development will need to *“minimise the loss of trees and hedgerows”* on the boundaries of the site, *“replace any loss with native species”* and *“provide a hedgerow of native species along the new southern boundary”*. In line with Policy BTN 4 development at the site will need to be undertaken *“in accordance with the Development Principles set out”*, in addition to the *“Site Concept”* which sets out proposed planting and blue and green infrastructure to be retained, supporting connectivity with the wider plan area.
- 9.5 Similarly constrained by local habitats on site, Policy BTN 5 (Land Opposite ‘The Bear’ Public House, Tostock Road) also requires that the development principles set out above are considered.
- 9.6 The draft NP therefore performs positively in terms of avoiding any potential adverse effects through new development at the sites. Alongside the site-specific policy requirements set out above, biodiversity features are likely to gain protection under Policy BTN 10 (Biodiversity). The policy indicates that

development proposals “*should avoid the loss of, or substantial harm to, important trees, hedgerows, scrub, and other natural features such as ponds and watercourses.*” In addition, Policy BTN 17 (Design considerations) supports proposals where they “*take mitigation measures into account, so they do not affect adversely: sites, habitats, species and features of ecological interest*”. More broadly, Policy BTN 17 requires that “*Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist*”, which includes for example, “*protecting existing hedgerows, tree lines and individual trees*”.

- 9.7 The draft NP further highlights the importance of biodiversity net-gain; particularly in light of higher-level policy such as the NPPF (2021), and the emerging Environment Bill. The Environment Bill includes a requirement for all future schemes including the development of land to deliver a mandatory 10% biodiversity net gain.⁹ This requirement is subsequently embedded through the draft NP framework, notably Policy BTN 10 (Biodiversity) supports development proposals where they “*provide a net gain in biodiversity*”, including through “*the creation of new natural habitats*” and “*restoring and repairing fragmented biodiversity networks*”. Otherwise, where biodiversity losses or harm are unavoidable, Policy BTN 10 requires that “*the benefits of the development proposal must be demonstrated to clearly outweigh any impacts.*” The policy thus provides broad support in minimising impacts, ensuring no net loss in the parish’s biodiversity resource, and protecting and enhancing existing biodiversity networks.
- 9.8 Alongside opportunities to develop biodiversity networks, Policy BTN 12 (Local Green Spaces) designates several Local Green Spaces in the Plan area, some of which have been designated for their richness of wildlife. The protection of green spaces in the village are considered likely to support the green infrastructure network and connectivity within the plan area, in line with aspirations of the Beyton Environmental Group.
- 9.9 Overall, the draft Neighbourhood Plan is considered likely to support residual **minor positive effects** for biodiversity. This is predominantly through the long-term protection provided for key ecological features and the premise for biodiversity net gain.

Climate change

- 9.10 The climate change SEA objectives have a dual focus of reducing the contribution of the Neighbourhood Plan area to climate change and supporting resilience to the potential effects of climate change, particularly flooding. Suffolk County Council declared a climate change emergency in March 2019, and the Suffolk Climate Change Partnership (SCCP) committed to making Suffolk carbon neutral by 2030.
- 9.11 A key mitigation consideration is transport sector emissions, which contribute towards the largest proportion of emissions overall in Mid Suffolk District. This is set in the rural context of the Plan area, where existing sustainable transport links are limited and there is a prevailing reliance on the private vehicle. Provisions set out in the Development Design Checklist (as required through

⁹ Department for Environment, Food & Rural Affairs (2020) Environment Bill [online] available at: <https://www.gov.uk/government/publications/environment-bill-2020>

Policy BTN 17 (Design considerations)) are likely to be effective at reducing emissions from transport to some degree; targeting local improvements that can support sustainable transport and active travel opportunities. Notably in terms of support for lower-emission vehicles (i.e. Electric vehicles), Policy BTN 17 (Design considerations) requires that new development “*provide one electric vehicle charging point per new off-street parking place created*”.

- 9.12 To maximise support for modal shift (to walking and cycling) in shorter journeys and reducing overall reliance on private vehicles, Policy BTN 17 (Design considerations) references Appendix 4 of the Plan, which seeks to encourage the preservation and enhancement of pathways and cycleways in development (further discussed under the ‘transportation’ theme). This will likely have positive effects by contributing to emissions reductions and supporting local movement networks.
- 9.13 Alongside emissions from road transport, emissions from the domestic sector can be reduced in new development through more efficient heating, cooling, and energy supplies. Policy BTN 18 (Sustainable building) supports “*proposals that incorporate current best practice in energy conservation*”, where such measures are “*designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.*” Minimising energy demand and maximising energy efficiency where possible is considered likely to lead to minor long-term positive effects. Specifically, Policy BTN 18 supports “*the use of high quality, thermally efficient building materials*”, “*maximising the benefits of solar gain in site layouts and orientation of buildings*”, and “*incorporating other renewable energy systems such as ground or air sourced heat pumps*”.
- 9.14 A primary consideration in relation to climate adaptation is current and future flood risk. With regards to flooding, fluvial flooding in the Plan area is highest at the broad flood corridors of Beyton stream, including areas around Drinkstone Road, The Green and Thurston Road. In terms of the site allocations, the Land opposite The Bear Public House, Tostock Road is the only site somewhat constrained by flooding, located adjacent to an area of high fluvial and surface water flood risk, along the A14. Policy BTN 5 (Land Opposite The Bear Public House, Tostock Road) requires that the site allocation follows development principles specified in supporting paragraph 6.26, requiring proposals to “*manage surface water drainage in a suitable manner including, where possible, Sustainable Urban Drainage Systems (SUDS)*”. This is supplemented by Policy BTN 20 (Flooding and sustainable drainage), which states that proposals for 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 of this include rainwater and stormwater harvesting, greywater recycling, and run-off and water management such as Sustainable Drainage Systems (SDS) or other natural drainage systems.
- 9.15 Furthermore, it is important to note the role of green infrastructure in supporting climate resilience in the Plan area. In this respect, the Beyton Neighbourhood Plan provides additional policy protection for Local Green Spaces (Policy BTN 12), and more broadly for the wider local biodiversity resource, including wildlife corridors, habitats, and trees (Policy BTN 10), which will support the long-term vitality of green infrastructure networks in the Plan area.

9.16 Overall, given the rural context and limited existing sustainable transport links, emissions from the transport sector are likely to continue to be the main concern in the short- to medium-term. Whilst negative effects are thus likely, given the scale of growth proposed, such effects are not considered likely to be of significance and **minor negative effects** are concluded. The NP combats these effects through supporting opportunities to maximise local connections and ensuring an element of futureproofing (e.g. the requirement for electric vehicle charging points in off-road parking). Additional policy support is provided for high levels of resource efficiency, as well as increased climate resilience (through improved drainage, expansion of green infrastructure networks and a wider premise for biodiversity net gain – Policy BTN 10); where benefits are also recognised.

Landscape

9.17 The landscape of Beyton is described by two main landscape types: ‘open farmed hills and valleys’ and ‘flat open farmland’. The broad characteristics of both landscape types reflect the overall rural nature of the Parish and its strong agricultural connections.

9.18 The Neighbourhood Plan allocates three sites for housing in the Plan area, delivering a total of 43 homes. In terms of effects on the landscape, it is noted that Land at The Former Nursery, Tostock Road (Policy BTN 3) is well screened by existing trees and hedgerows on its eastern and northern boundaries, and in line with Policy BTN 3 *“all existing trees, shrubs and other natural features surrounding the site, shall be fully safeguarded”*, maintaining screening at the site in the long term. Notably too, this site has already gained planning permission.

9.19 Land opposite The Bear Public House, Tostock Road (Policy BTN 5) is adjacent to the A14, reducing the sensitivity of the landscape at this location. While Land South of Bury Road (BTN 4) is comparatively open, with views over the fields to the west and south. For both sites, in line with Policy BTN 4 and 5, development must be *“undertaken in accordance with the Site Concept [...] and Development Principles set out”*, which includes specific screening and planting. Setting design standards and providing guidance on design process will ensure careful consideration is given to how new developments sit within the landscape, ensuring important, natural features are retained and enhanced.¹⁰

9.20 Land South of Bury Road is noted for being located within the Area of Local Landscape Sensitivity, though it is recognised that screening and planting set out above (in line with the Concept Plan) would contribute positively towards mitigating residual adverse effects. More broadly, Policy BTN 9 (Area of Local Landscape Sensitivity) indicates that development proposals in the Area of Local Landscape Sensitivity will only be permitted under certain conditions, notably: *“where special landscape qualities are protected and enhanced, and that development areas are designed so as to harmonise with the landscape setting”*. This will provide further protection to the valued landscape, ensuring

¹⁰ MHCLG (2021) National design Guide [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf

new development does not detract from the visual qualities and essential characteristics of this important asset.

- 9.21 The local landscape of Beyton is predominantly arable farmland with some small meadows and patches of woodland which are partially linked by hedgerows and trees (including hawthorn, oak, elm, ash, and field maple). Central to Beyton is the village green and the stream that runs through the Parish. Recognising the importance of these distinctive features, Policy BTN 17 (Design considerations) requires that development proposals “*recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this*” Requiring development to “*maintain the village’s sense of place and local character*” and ensuring growth “*does not involve the loss of gardens, important open green, or landscaped areas which make a significant contribution to the character and appearance of certain parts of the village*” will contribute positively towards delivering a high quality living environment, while also providing protection to the local landscape and villagescape setting.
- 9.22 Policy BTN 12 (Local Green Spaces) will also lead to positive effects in this regard, identifying several important green spaces in Beyton for protection in the long-term. Additionally, Policy BTN 17 (Design considerations) discourages development where it involves the loss of “*important open, green or landscaped areas*”. Important landscape characteristics protected through the Neighbourhood Plan policy framework also include biodiversity features such as trees and ancient hedgerows (e.g. Policy BTN 17).
- 9.23 Overall, it is considered that the draft Neighbourhood Plan policies, notably including site concept plans and design principles, are likely to ensure high-quality development proposals which support and/ or enhance landscape and villagescape character and local identity. While it is recognised that greenfield development in this scenic rural landscape may have the potential to lead to residual minor negative effects, sensitive design and layout in accordance with the NP policies and Development Design Checklist will likely mitigate adverse effects and ensure effective assimilation, with broadly **neutral effects** anticipated overall.

Historic environment

- 9.24 In terms of the site allocations, while the ‘Land South of Bury Road’ is not constrained by designated historic assets, ‘Land opposite ‘The Bear’ Public House, Tostock Road’ is located within the historic core of Beyton, falling within the Conservation Area and constrained by Listed Buildings located close by. ‘Land at the Former Nursery, Tostock Road’ is located adjacent to, and within the immediate setting of, the Conservation Area, at the north eastern extent of the settlement.
- 9.25 Policy BTN 5 (Land Opposite the Bear Public House, Tostock Road) requires that 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*”. The Site Concept sets out where hedgerows will be retained and screen planting will be included, which will contribute positively towards protecting the intrinsic qualities and setting of the Conservation Area and Listed Buildings. This is further reflected through the

Development Principles for the site, which include to *“maintain and reinforce existing trees and hedgerows along the Tostock Road frontage”*.

- 9.26 Policy BTN3 (Land at the Former Nursery, Tostock Road) also sets a requirement that *“all existing trees, shrubs and other natural features surrounding the site, shall be fully safeguarded”*. While this will contribute positively towards mitigating any adverse effects, it is recommended that both Policy BTN3 and Policy BTN5 be revised to include specific reference to the Conservation Area, given the location of the site within/ adjacent to this important asset. This will further strengthen and solidify the protection and enhancement of the heritage setting, and its consideration as part of development proposals.
- 9.27 It is recognised that the wider policy framework provides protection to heritage assets within the Plan area, notably Policy BTN 14 (Heritage assets) seeks to *“ensure the conservation and enhancement of the village’s heritage assets”*, recognising that Local Plan policies in this respect are outdated, with the emerging Local Plan currently at examination. Policy BTN 14 therefore leads to positive effects in terms of ensuring that development proposals affecting heritage assets are given appropriate consideration.
- 9.28 Policy BTN 17 (Design considerations) further supplements Policy BTN 14, supporting proposals *“taking mitigation measures into account, do not affect adversely [...] any historic, architectural or archaeological heritage assets of the site and its surroundings, including those identified Buildings of Local Significance and the Listed Buildings set out in Appendix 3”*. This supports Policy BTN 13 (Buildings of Local Significance) which seeks to retain and protect *“buildings, structures, features and gardens of local interest”*. In line with Policy BTN 13, proposals for *“any works that would lead to the loss of, or substantial harm to, a building of local significance should be supported by 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.”*
- 9.29 Policy BTN 17 (Design considerations) sets further requirements in terms of ensuring development is sensitively designed, requiring that proposals *“produce designs that respect the character, scale and density of the locality”*. The importance of sensitive design is reflected through Policy BTN 14, stating that development must be of *‘appropriate scale, height, massing alignment and detailed design to respect the character of the area’*. Policy BTN19 (Dark skies) is also notable in this respect, and it is considered that the focus on design quality through the Neighbourhood Plan will lead to positive effects in the long term. This reflects the recent revisions of the NPPF (2021) and the National Design Guide (2021) which sets out the importance of well-designed places, outlining ten priority characteristics, including ‘built form’, and ‘identity’, which are prioritised through the Neighbourhood Plan.¹¹
- 9.30 In summary, it is considered that the proposed policies provide a robust framework for the protection and enhancement of the local historic environment, addressing the current gap in higher level policy in this regard. Assuming the recommendation set out above is adopted, proposed policy

¹¹

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf

requirements will ensure that site allocation proposals provide the necessary screening/ planting/ layout to reduce impacts on heritage assets, notably Beyton Conservation Area and nearby Listed Buildings. Despite this, in taking a precautionary approach, **uncertain effects** are noted until detailed development proposals can be assessed in full.

Land, soil and water resources

- 9.31 The Neighbourhood Plan allocates three sites for housing, all of which are greenfield sites. The 'Land opposite 'The Bear' Public House' is predominantly located on greenfield land, but includes the redevelopment of a single dwellings, and thus an element of brownfield development. The other two site allocations are wholly greenfield. It is considered that the loss of greenfield land will lead to long-term minor negative effects in relation to this theme, however, it is recognised that this relates to a lack of available brownfield sites in the Parish.
- 9.32 The brownfield first approach is reflected through Policy BTN 2 (Housing development), which indicates that small brownfield 'windfall' sites and infill plots within the settlement boundary will be prioritised. This encourages the use of poorer quality land and avoidance of the loss of BMV land.
- 9.33 Directing growth to greenfield sites can also lead to the loss of high quality, Best and Most Versatile (BMV) agricultural land. In this regard, all sites are underlain by Grade 3 agricultural land. Although the sub-grade of this land is not yet known (i.e. Grade 3a which is BMV or Grade 3b which is not). The 2017 predictive Land Classification Assessment for the East region indicates that outside of the 'urban' settlement core, parts of the Plan area have some likelihood of being BMV land (>60%). Therefore, these sites have a relatively high potential to be underlain by high quality (Grade 3a) land, with the potential for further negative effects as a result of its loss to development. However, effects are uncertain at this stage.
- 9.34 It is considered that any specific issues surrounding water resources, including wastewater treatment, will be a matter for Anglican Water Services (AWS). The Water Resources Management Plan (WRMP) (2019) prepared by AWS sets out how water supply and demand will be balanced over the next 25 years; ensuring adequate supply to homes within the NP area whilst also protecting the environment. The NP is not proposing significant growth over and above that planned for with water companies through the emerging Local Plan that could give rise to concerns. Furthermore, the outlined design principles for the environment include taking account of long-term implications for water supply.
- 9.35 Overall, development is likely to lead to **long term minor negative effects** in relation to the land, soil and water resources theme due to the permanent loss of greenfield land through site allocations, and potential loss of BMV land.

Population and communities

- 9.36 Policy BTN 2 (Housing development) allocates three sites to meet the parish's housing need as identified in the Babergh and Mid-Suffolk Joint Local Plan (JLP). Meeting and slightly exceeding the requirement set through the JLP is anticipated to lead to significant positive effects in the long term.

- 9.37 A key consideration for the Plan area is delivering the right type and tenure of houses, recognising that Beyton has a larger population of residents in the 0-15 age band in comparison to figures for Mid Suffolk District. Policy BTN 7 (Housing Mix) therefore requires that *“in all housing developments there shall be an emphasis on providing a higher proportion of homes of one, two or three bedrooms within the scheme (with a preference for two bedroom)”*, which is likely to benefit the community with regards to delivering a diverse range of housing to meet local needs.
- 9.38 Policy BTN 6 (Affordable housing on Rural Exception Sites) seeks to address affordability issues in Beyton, as evidenced through the Beyton Housing Needs Survey (2018). In line with Policy BTN 6 *“proposals for the development of small-scale affordable housing schemes will be supported where there is a proven local need”* and where housing meets set criteria, including to *“remain affordable in perpetuity”*
- 9.39 Policy BTN 8 (Measures for new housing development) further seeks to ensure new homes meet the needs of a range of residents. Policy BTN 8 states that *“new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards”*. The policy also makes provision for supporting infrastructure that will benefit the community such as storage for wheelie bins and cycling provision. These measures seek to promote well-designed housing providing enough space to achieve a high standard of living within new dwellings.
- 9.40 Accessibility to services and facilities is also a key influence on the quality of life of residents and community cohesion. In this respect the sites are relatively well connected to the existing settlement area and its limited offer. Policy BTN 17 (Design considerations) further seeks to connect *“any new development into the heart of the existing settlement”* to support effective community cohesion.
- 9.41 Existing services and facilities are further protected through Policy BTN 15 (Protecting existing services and facilities) which notes that development proposals which result in the loss of valued community services will not be permitted unless it can be demonstrated that:
- *‘its current use is not economically viable’;*
 - *‘there is no local demand for the use of that building (the site is not needed for any alternative social, community or leisure use’; and*
 - *‘alternative facilities and services are available, or replacement provision is made, or of an equivalent standard in an accessible location’.*
- 9.42 Finally, reflecting the changing needs of residents in light of the COVID-19 pandemic, Policy BTN 17 (Design considerations) highlights the importance of ensuring that future broadband provision in the village keeps pace with improvements to technology. In line with Policy BTN 17 future development should include suitable ducting capable of accepting fibre to enable superfast broadband. This will support continued high levels of working-from-home seen in the parish.
- 9.43 In summary, development in line with the policies of the Neighbourhood Plan will likely lead to significant positive effects due to the delivery of homes to meet the needs of residents (and slightly exceed them), as well as the strategic

location of sites within the village centre and accessibility of sites to services (albeit a limited offer).

Health and wellbeing

- 9.44 Encouraging active travel will benefit the health and wellbeing of residents in the Plan area. Beyton has a relatively comprehensive Public Rights of Way (PRoW) network which connects residents to the rest of the village and provides access to open spaces.
- 9.45 In this regard, policies which link key services and facilities to active travel networks (for walking and cycling) in Beyton are likely to have a positive impact on overall health. Notably, in line with Policy BTN 17 (Design considerations) “*planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4 of the Neighbourhood Plan*”. The Development Design Checklist highlights the need to preserve public rights of way and cycle links in the Plan area and provide ‘*walkable development*’. Appendix 4 further notes the need to support residents with health requirements through design which “*provide(s) safe pavements for pedestrians, including disabled users and those with impaired mobility*”, by increasing pavement size to a minimum of 1.5m. This, in turn will support healthy communities and vulnerable residents in using walkways to access village services and open space.
- 9.46 In terms of the site allocations, all sites are well connected to the current Public Rights of Way (PRoW) network in Beyton. Notably, Land at Former Nursery, Tostock Road and Land opposite ‘The Bear Public House’ connect to footpaths linking to the centre of the village which will encourage active lifestyles and modal shift.
- 9.47 The focus on protecting and enhancing the NP area’s high-quality environment, public realm and green infrastructure provision is likely to support healthy communities and minor positive effects are anticipated in this respect. Notably Policy BTN 12 (Local Green Spaces) lists several green spaces for protection from development, given their contribution to the character and setting of the built environment, and their community value and recreational provisions. Policy BTN 16 (Open Space, Sport and Recreation Facilities) further provides a level of protection to recreational spaces, stating that “*development which will result in the loss of existing sport or recreation open space or facilities will not be supported unless:*
- *the space or facility is surplus to requirement against the local planning authority’s standards for that location, and the proposed loss will not result in a likely shortfall during the plan period’, replacement for the space or facilities lost is made available; and*
 - *of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility.”*
- 9.48 Overall, it is considered that the Neighbourhood Plan will lead to **minor positive effects** in relation to health and wellbeing. This is primarily through the support for connection to, and protection of, the existing footpath network in new development, and the protection and enhancement of the Parish’s high-quality environment, local facilities, and public realm.

Transportation

- 9.49 Car ownership in the Plan area is high, and most residents in Beyton travel to work using a private car or van. A low percentage of residents' travel to work on foot or using a bicycle. Subsequently, maximising opportunities to reduce the need to travel, enable home working, and access a choice of sustainable transport modes where possible, will support reductions in the pressures of congestion and encourage a modal shift towards more sustainable forms of travel in Beyton.
- 9.50 Proposed site allocations generally direct growth along main routes, within walking distance of the village centre and the available bus service, which will help reduce the need to travel whilst also helping minimise an increase in pressure on low-capacity roads through the village. However, the draft Plan notes high levels of traffic at Tostock/Bury Road and Church Road, which has the potential to be exacerbated by new development at the 'Land South of Bury Road' and the 'Land at Former Nursery, Tostock Road'. Site allocation policies BTN 3 and BTN 4 seek to address issues in this respect, with Policy BTN 4 (Land South of Bury Road) requiring that development is undertaken in accordance with the design principles, which includes the following mitigation:
- *“facilitate an extension of the 30 mph speed limit to the western boundary of the site”* and
 - *“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.”*
- 9.51 Additionally, in line with Policy BTN 3 (Land at Former Nursery, Tostock Road) development is required to ensure that *“improvements are undertaken to Tostock Road to deliver suitable traffic calming and speed reduction measures as agreed by the highways authority”*. It is considered that mitigation proposed would contribute positively towards easing congestion issues and better facilitating integration of new development at this location.
- 9.52 Outside of the site allocation policies, Policy BTN 17 (Design considerations) encourages traffic reduction measures in the Plan area which in turn support active travel and pedestrian amenity/ safety. Specifically, proposals for new development will be supported where they:
- *“Encourage traffic calming, either suggesting active measures such as speed bumps or passive strategies such as appropriate road widths and planting”*; and
 - *“Provide traffic noise screening as an amenity pre-requisite for any future development”*.
- 9.53 Further support is provided through Policy BTN 8 (Measures for New Housing Development), which outlines that dwellings should make adequate provision for the *“covered storage of cycles”*, as well as making provision for *“cycle parking provision in accordance with the adopted cycle parking standards”*. Such infrastructure improvements can encourage active travel uptake in Beyton.
- 9.54 Overall, it is considered likely that trends of high car ownership will continue to prevail in the short- to medium-term and **minor negative effects** are thus

considered likely. Notably this links to the rural context and limited existing sustainable transport offer. However, it is recognised that the site allocation policies seek to ensure that new development: does not exacerbate existing capacity issues on the local transport network, supports active travel opportunities where possible, and seeks to enhance connectivity throughout the village.

Cumulative effects

9.55 Cumulatively the growth proposed through the Beyton NP remains small-scale and is unlikely to lead to significant cumulative effects. The growth strategy complements the emerging Local Plan by planning to meet housing needs in full and exceeding them slightly (providing an element of flexibility in delivery). The growth over and above that planned for in the emerging Local Plan is not of a scale to cause concern or a need for further investigation and consultation with water companies or stakeholders at a wider catchment scale. With no significant deviations from the baseline anticipated, broadly neutral cumulative effects are considered most likely.

10. Conclusions and recommendations

Conclusions

10.1 Overall, the only significant effects judged likely in implementation of the Beyton NP are positive (in relation to the population and communities SEA theme). The potential for a range of minor effects have been identified, and a brief summary for each theme is provided below:

- **Biodiversity:** The spatial strategy does not significantly impact the Plan area's biodiversity resource. Alternatively, the enhanced protection for ecological features, and the embedded principle for biodiversity net gain in development is considered likely to lead to long-term **minor positive effects** for this SEA theme.
- **Climate change:** Given the rural context and limited existing sustainable transport links, emissions from the transport sector are likely to continue to be the main concern in the short- to medium-term. Whilst negative effects are thus likely, given the scale of growth proposed, such effects are not considered likely to be of significance and **minor negative effects** are concluded. The NP combats these effects through supporting opportunities to maximise local connections and ensuring an element of futureproofing (e.g. the requirement for electric vehicle charging points in off-road parking). Additional policy support is also provided for high levels of resource efficiency, as well as increased climate resilience (through improved drainage, expansion of green infrastructure networks and a wider premise for biodiversity net gain – Policy BTN 10); where benefits are also recognised.
- **Landscape:** It is considered that the draft Neighbourhood Plan policies, notably including site concept plans and design principles, are likely to ensure high-quality development proposals which support and/ or enhance landscape and villagescape character and local identity. While it is recognised that greenfield development in this scenic rural landscape may have the potential to lead to residual minor negative effects, sensitive design and layout in accordance with the NP policies and Development Design Checklist will likely mitigate adverse effects and ensure effective assimilation, with broadly **neutral effects** anticipated overall.
- **Historic environment:** it is considered that the proposed policies provides a robust framework for the protection and enhancement of the local historic environment, addressing the current gap in higher level policy in this regard. Assuming the recommendation set out above is adopted, proposed policy requirements will ensure that site allocation proposals provide the necessary screening/ planting/ layout to reduce impacts on heritage assets, notably Beyton Conservation Area and nearby Listed Buildings. Despite this, in taking a precautionary approach, **uncertain effects** are noted until detailed development proposals can be assessed in full.
- **Land, soil, and water resources:** Development is likely to lead to long term **minor negative effects** due to the permanent loss of greenfield land through site allocations, and potential loss of BMV land.

- **Population and communities:** Development in line with the policies of the Neighbourhood Plan will likely lead to **significant positive effects** due to the delivery of homes to meet the needs of residents (and slightly exceed them), as well as the strategic location of sites within the village centre and accessibility of sites to services (albeit a limited offer).
- **Health and wellbeing:** **Minor positive effects** are concluded primarily through the support for connection to, and protection of, the existing footpath network in new development, and the protection and enhancement of the Parish's high-quality environment, local facilities, and public realm.
- **Transportation:** It is considered likely that trends of high car ownership will continue to prevail in the short- to medium-term and **minor negative effects** are thus considered likely. Notably this links to the rural context and limited existing sustainable transport offer. However, it is recognised that the site allocation policies seek to ensure that new development: does not exacerbate existing capacity issues on the local transport network, supports active travel opportunities where possible, and seeks to enhance connectivity throughout the village.

Recommendations

10.2 One recommendation is made for the draft Beyton Neighbourhood Plan:

- It is recommended that both Policy BTN3 and Policy BTN5 be revised to include specific reference to the Conservation Area, given the location of sites within/ adjacent to this important asset. This will further strengthen and solidify the protection and enhancement of the heritage setting and its consideration as part of development proposals.

Part 3: What are the next steps?

11. Next steps and monitoring

- 11.1 This part of the report explains the next steps that will be taken as part of plan-making and SEA.
- 11.2 Subsequent to the current consultation on the draft Beyton Neighbourhood Plan, the plan will be updated by the Parish Council to reflect comments received. This Environmental Report will be updated to reflect the changes made to the plan.
- 11.3 The Neighbourhood Plan and Environmental Report will then be submitted to Mid Suffolk District Council for their consideration. Mid Suffolk District Council will consider whether the plan is suitable to go forward to Independent Examination in terms of the Copdock and Washbrook Neighbourhood Plan meeting legal requirements and its compatibility with the Mid Suffolk Core Strategy (2012) and emerging Joint Local Plan.
- 11.4 If the subsequent Independent Examination is favourable, the Neighbourhood Plan will be subject to a referendum, organised by Mid Suffolk District Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then the Neighbourhood Plan will be 'made'. Once made, the Beyton Neighbourhood Plan will become part of the Development Plan for Beyton Parish.

Monitoring

- 11.5 The SEA regulations require 'measures envisaged concerning monitoring' to be outlined in this report. This refers to the monitoring of likely significant effects of the Neighbourhood Plan to identify any unforeseen effects early and take remedial action as appropriate.
- 11.6 It is anticipated that monitoring of effects of the Neighbourhood Plan will be undertaken by Mid Suffolk District Council as part of the process of preparing its Annual Monitoring Report (AMR). No significant negative effects are considered likely in the implementation of the Beyton NP that would warrant more stringent monitoring over and above that already undertaken by Mid Suffolk District Council.

Appendices

Appendix A Regulatory requirements

As discussed in **Chapter 1**, Schedule 2 of the Environmental Assessment of Plans Regulations 2004 (the Regulations) explains the information that must be contained in the Environmental Report; however, interpretation of Schedule 2 is not straightforward. **Table AA.1** overleaf links the structure of this report to an interpretation of Schedule 2 requirements, whilst **Table AA.2** explains this interpretation. **Table AA.3** identifies how and where within the Environmental Report the regulatory requirements have/ will be met.

Table AA.1: Questions answered by this Environmental Report, in-line with an interpretation of regulatory requirements

		Questions answered	As per regulations... the Environmental Report must include...
Introduction	What's the plan seeking to achieve?		<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
	What's the SEA scope?	What's the sustainability 'context'?	<ul style="list-style-type: none"> Relevant environmental protection objectives, established at international or national level Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
		What's the sustainability 'baseline'?	<ul style="list-style-type: none"> Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan The environmental characteristics of areas likely to be significantly affected Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
		What are the key issues and objectives that should be a focus?	<ul style="list-style-type: none"> Key environmental problems / issues and objectives that should be a focus of (i.e. provide a 'framework for) assessment
Part 1	What has plan-making / SEA involved up to this point?		<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach) The likely significant effects associated with alternatives Outline reasons for selecting the preferred approach in-light of alternatives assessment / a description of how environmental objectives and considerations are reflected in the draft plan
Part 2	What are the SEA findings at this current stage?		<ul style="list-style-type: none"> The likely significant effects associated with the draft plan The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the draft plan
Part 3	What happens next?		<ul style="list-style-type: none"> A description of the monitoring measures envisaged

Table AA.1: Questions answered by this Environmental Report, in-line with regulatory requirements

<u>Schedule 2</u>	<u>Interpretation of Schedule 2</u>		
<i>The report must include...</i>	<i>The report must include...</i>		
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	i.e. answer - <i>What's the plan seeking to achieve?</i>	
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What's the 'context'?</i>	
(c) the environmental characteristics of areas likely to be significantly affected;			The relevant environmental protection objectives, established at international or national level
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;			The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan'
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	The environmental characteristics of areas likely to be significantly affected	i.e. answer - <i>What's the 'baseline'?</i>	
(f) the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance		
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Key environmental problems / issues and objectives that should be a focus of appraisal	i.e. answer - <i>What are the key issues & objectives?</i>	
(h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness of the approach)	i.e. answer - <i>What has Plan-making / SA involved up to this point?</i> [Part 1 of the Report]	
	The likely significant effects associated with alternatives, including on issues such as... ... and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan.		
(i) a description of the measures envisaged concerning monitoring.	The likely significant effects associated with the draft plan	i.e. answer - <i>What are the assessment findings at this current stage?</i> [Part 2 of the Report]	
	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan		
	A description of the measures envisaged concerning monitoring	i.e. answer - <i>What happens next?</i> [Part 3 of the Report]	

Table AA.2: ‘Checklist’ of how (throughout the SA process) and where (within this report) regulatory requirements have been, are and will be met.

Regulatory requirement	Discussion of how requirement is met
Schedule 2 of the regulations lists the information to be provided within the SA Report	
1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapter 2 (‘What is the plan seeking to achieve’) presents this information.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	These matters have been considered in detail through scoping work, which has involved dedicated consultation on a Scoping Report. The ‘SEA framework’ – the outcome of scoping – is presented within Chapter 3 (‘What is the scope of the SEA?’). More detailed messages, established through a context and baseline review are also presented in Appendix B of this Environmental Report.
3. The environmental characteristics of areas likely to be significantly affected;	
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	
5. The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	The SEA framework is presented within Chapter 3 (‘What is the scope of the SEA’). Also, Appendix B presents key messages from the context review. With regards to explaining “ <i>how...considerations have been taken into account</i> ”, Chapter 7 explains the Steering Group’s ‘reasons for supporting the preferred approach’, i.e. explains how/ why the preferred approach is justified in light of alternatives appraisal.
6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Chapter 6 presents alternatives appraisal findings (in relation to housing growth, which is a ‘stand-out’ plan policy area). Chapters 9 presents an appraisal of the plan. With regards to assessment methodology, Chapter 8 explains the role of the SEA framework/scope, and the need to consider the potential for various effect characteristics/ dimensions, e.g. timescale.
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	The assessment highlights certain tensions between competing objectives, which might potentially be actioned by the Examiner, when finalising the plan. Also, specific recommendations are made in Chapter 10.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapters 4 and 5 deal with ‘Reasons for selecting the alternatives dealt with’, in that there is an explanation of the reasons for focusing on particular issues and options. Also, Chapter 7 explains the Parish Council’s ‘reasons for selecting the preferred option’ (in-light of alternatives assessment).

Regulatory requirement	Discussion of how requirement is met
9. Description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 11 presents measures envisaged concerning monitoring.
10.A non-technical summary of the information provided under the above headings	The NTS is provided at the beginning of this Environmental Report.
The SA Report must be published alongside the Draft Plan, in accordance with the following regulations	
authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the Draft Plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)	At the current time, this Environmental Report is published alongside the 'submission' version of the Beyton Neighbourhood Plan, with a view to informing Regulation 16 consultation.
The SA must be taken into account, alongside consultation responses, when finalising the plan.	
The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.	Assessment findings presented within this Environmental Report, and consultation responses received, have been fed back to the Steering Group and have informed plan finalisation.

Appendix B Scoping information

As detailed in Chapter 3 of the main report, this appendix provides the scoping information. Scoping consultation was undertaken during the period Monday 2nd August to Monday 6th September 2021 and the responses received from statutory consultees are provided in **Table AB-1**. No response was received from the Environment Agency.

Following scoping responses, this appendix goes on to present the detailed scoping information and established key issues, alongside the detailed SEA framework, as broadly agreed in 2021.

Scoping information is provided under each of the SEA themes, noting that for the purposes of this assessment, the air quality theme was scoped out of the SEA. In relation to air quality however, it is noted that the effects of the Neighbourhood Plan in relation to health (including poor air quality) will be explored under the 'health and wellbeing' SEA theme. The effects of congestion as well as opportunities to improve air quality through more sustainable transport modes will also be explored under the 'transportation' SEA theme.

Scoping consultation

Table AB-1 Scoping consultation responses

Scoping consultation response	SEA update/ response
Historic England	
Edward James, Historic Places Advisor, East of England	
<p>Thank you for your email requesting a scoping opinion for the Beyton Neighbourhood Plan SEA.</p> <p>We are pleased to see that our advice in <i>Historic England Advice Note 8: Sustainability Appraisal and Strategic Environmental Assessment</i> has been referenced. This advice sets out the historic environment factors which need to be considered during the Strategic Environmental Assessment or Sustainability Appraisal process, and our recommendations for information you should include. From the information provided in the Scoping Report, we consider that a broad range of evidence has been identified and consulted to compile the Scoping Report. However, we note that HER information has been gleaned from Heritage Gateway. This is not appropriate as a source of information for HER data, as it is not as regularly updated as the HER itself. Suffolk's own HER should be the source of data used in any assessment process.</p>	<p>Noted, with thanks. HER detail has been taken from Heritage Gateway in absence of sufficient access to Suffolk's own HER.</p>
<p>We would also refer you to <i>Historic England Advice Note 3: Site Allocations and Local Plans</i>, which is not listed amongst the documents referenced. This advice note sets out what we consider to be a robust process for assessing the potential impact of site allocations on any relevant heritage assets. In particular we would highlight the Site Selection Methodology set out on Page 5. This is similar to the methodology used to assess potential impacts on the setting of heritage assets (Good Practice Advice 3) but is focused specifically on the site allocation process.</p>	<p>Noted, with thanks.</p>

Scoping consultation response**SEA update/ response**

We would expect a proportionate assessment based on this methodology to be undertaken for any site allocation where there was a potential impact, either positive or negative, on a heritage asset, and the SEA consequently to advise on how any harm should be minimised or mitigated. Advice Note 3 can be found here: <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

Noted, with thanks.

We welcome the incorporation of future non-designated heritage assets as identified in the draft neighbourhood plan, set out in paragraph 6.12. The neighbourhood plan is a useful and highly suitable method of identifying local non-designated heritage, and it is therefore appropriate for the SEA to ensure that any local heritage identified through that process is considered as part of the assessment to ensure the significance of such heritage is not subsequently undermined by the plans proposals. There is a minor typo in this paragraph, however: the word 'and' after 'Assets'.

Noted, with thanks. Typo has been addressed.

We also note the conservation area appraisal is now over 12 years old. It may be worth considering whether the information it contains is still up-to-date and accurate regarding the current issues facing the conservation area, and any opportunities for enhancement.

Noted, with thanks.

Historic England strongly advises that the conservation and archaeological staff of the relevant local planning authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), which should be consulted as part of the SEA process. In addition, they will be able to advise how any site allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Noted, with thanks.

To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan/guidance) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

Noted, with thanks.

Natural England**Richard Hack, Norfolk & Suffolk Team**

Thank you for your consultation on the above dated 02 August 2021.

Noted, with thanks.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or

Scoping consultation response**SEA update/ response**

Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England has no specific comments to make on this neighbourhood plan SEA scoping.

Biodiversity

Policy context

Table AB-2 (below) presents the most relevant documents identified in the policy review for the purposes of the Beyton Neighbourhood Plan SEA.

Table AB-2 Plans, policies and strategies reviewed in relation to biodiversity

Document title **Year of publication**

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
The 25 Year Environment Plan	2018
Biodiversity 2020 Strategy	2011
Environmental Bill 2020 Policy Statement	2020
UK Biodiversity Action Plan	2007
The Natural Environment and Rural Communities Act	2006
Suffolk's Nature Strategy	2015
Mid Suffolk Core Strategy (CS)	2008
Mid Suffolk Core Strategy Review	2012
Regulation 19 'Pre-Submission' draft Babergh and Mid Suffolk Joint Local Plan (JLP)	2020

The key messages emerging from the review are summarised below:

- The Beyton Neighbourhood Plan will be required to be in general conformity with the NPPF, which highlights that opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity. This includes utilising a strategic approach to maintaining and enhancing networks of habitats and green infrastructure at the wider catchment or landscape scale.
- Support is given through the Framework to establishing coherent ecological networks that are more resilient to current and future pressures. Trees notably make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, and that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards).
- Over the past decade policy (e.g. The Natural Environment White Paper and Biodiversity 2020) has demonstrated a move away from the traditional approach of protecting biodiversity, to a wider landscape approach to enhancing biodiversity, as part of the overall aims to halt biodiversity loss. The 25 Year

Environment Plan places emphasis on improvements to the natural environment; identifying the need to “replenish depleted soil, plant trees, support wetlands and peatlands, rid seas and rivers of rubbish, reduce greenhouse gas emissions, cleanse the air of pollutants, develop cleaner, sustainable energy and protect threatened species and habitats.” Working at a landscape scale transformation is expected to connect habitats into larger corridors for wildlife.

- The emerging Environment Bill will provide further provisions in relation to biodiversity when granted royal assent. The Bill will set parameters for biodiversity gain as a condition of planning permission, as well as biodiversity gain site registers and biodiversity credits. The Bill identifies a general duty to conserve and enhance biodiversity, including through biodiversity reports and local nature recovery strategies. Local nature recovery strategies will identify biodiversity priorities for the strategy area as well as a local habitat map. Furthermore, habitat maps are expected to include recovery and enhancement areas which are or could become of importance for biodiversity.
- Suffolk’s Nature Strategy identifies nature priorities in relation to the natural environment, economic growth and health and wellbeing. Recommendations and actions are identified under these broad themes, relating specifically to protected sites, landscapes, habitats and species, green spaces, woodland and forestry, climate change, infrastructure, tourism, agriculture, water management, education and neighbourhood plans. Specifically, Recommendation 26 identifies the opportunity for neighbourhood plans to conserve, enhance and link Suffolk’s green and natural spaces.
- The Beyton Neighbourhood Plan will also be required to be in general conformity with the conformity with the adopted CS and the emerging JLP.

Baseline summary

There are no internationally designated sites within the Neighbourhood Plan area. The closest site is Breckland Special Area of Conservation (SAC) and Special Protection Area (SPA), situated approximately 19km north west of the Neighbourhood Plan area.

The HRA screening for the Beyton Neighbourhood Plan (2021) concluded that there are no significant effects to the Breckland SAC and SPA associated with development.¹²

There are no nationally designated sites within the Neighbourhood Plan area. The closest site is Norton Wood Site of Special Scientific Interest (SSSI), which is located 2km from the north plan boundary. However, the site does not fall within any Impact Risk Zones for the scale and type of anticipated development.

A number of locally important areas for biodiversity offer have been identified by the Beyton Parish group¹³, shown in **Figure AB-1** and detailed below.

¹² Essex County Council (2021): ‘HRA for the Beyton Neighbourhood Plan’ [online] available at: <https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Beyton-NP-HRA-Screening-Report-Apr21.pdf>

¹³ Essex County Council (2021): ‘HRA for the Beyton Neighbourhood Plan’ [online] available at: <https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Beyton-NP-HRA-Screening-Report-Apr21.pdf>.

- The Churchyard supports approximately 95 plant species, including fewer common varieties such as meadow saxifrage, quaking grass, and black spleenwort¹⁴.
- There are several areas of broadleaved woodland situated in the north east part of Beyton Parish.
- The village green, situated in the centre of Beyton Parish is bisected by a stream, which brings a variety of plant and animal wildlife to the landscape. Additionally, the area is underlain by wood-pasture and parkland, a priority habitat.
- There are some small meadows and patches of woodland in Beyton which are partially linked by hedgerows (hawthorn, oak, elm, ash and field maple). These features are important in increasing habitat diversity in an otherwise arable landscape.
- There is an area of open grassland between Church Road, Quaker Lane and Bury Road which provides a good habitat for further species including meadow pipit, linnet, yellow-hammer and stock dove.
- Additionally, there are a number of veteran, historic and significant trees, which provide important wildlife corridors between the areas of scrub, woodland and meadow.
- Other significant natural habitats are small areas of scrub which are noted to be rich in invertebrates and birds. Alongside the woodland areas, these provide hunting and nesting opportunities for a variety of birds of prey, including tawny, little and barn owls, kestrels, sparrowhawks and buzzards.

The Beyton Environmental Group (BEG) is a local voluntary group which manages three wildlife sites: The Churchyard, Oak Tree Pond and Beyton Old Orchard¹⁵. Oak Tree Pond consists of a pond, woodland and wildflower meadow, with some species-rich farmland border. Beyton Old Orchard includes old fruit trees, a pond and open glades. Over 300 species of insects on this site have been identified, including some nationally rare species. Gardens with mature trees and shrubs provide important habitats for birds, shown by regular bird surveys conducted in Beyton Parish. The presence of silver birch is especially valuable in attracting birds in winter.

¹⁵ Ibid.

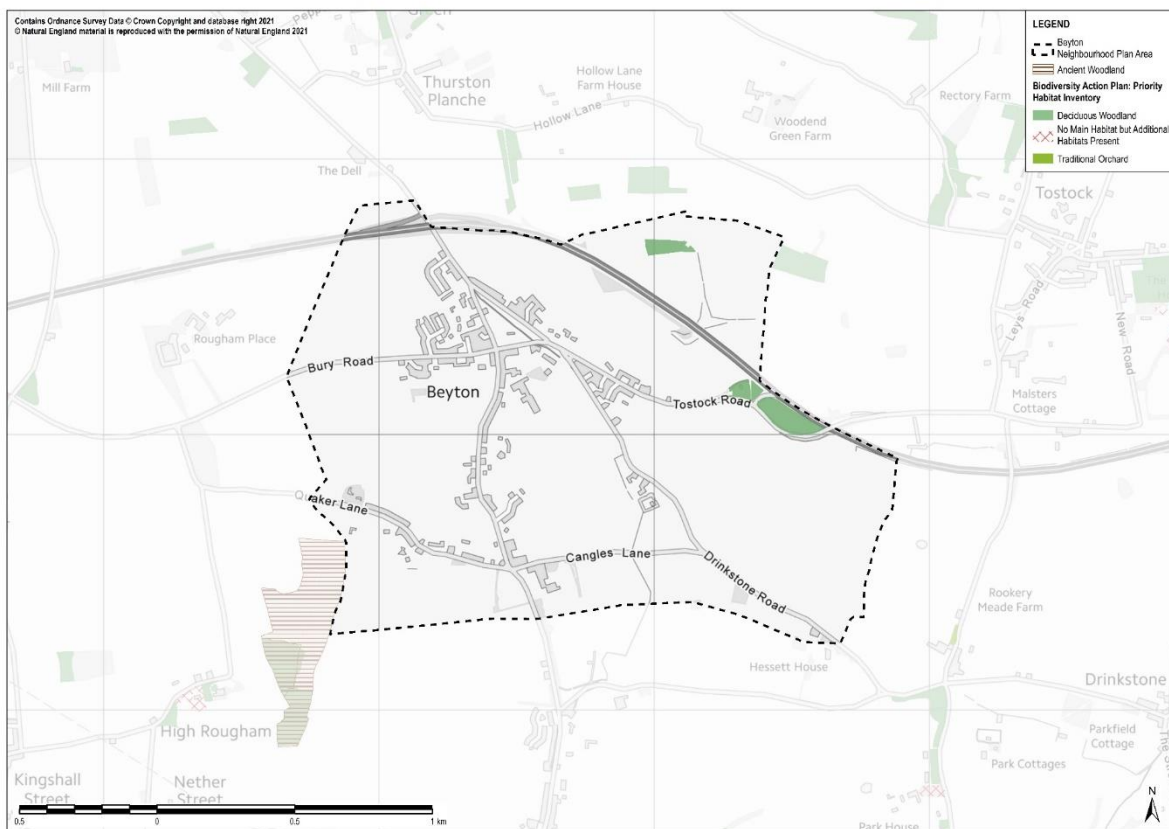


Figure AB-1 Designated biodiversity

Future baseline

All designated sites will continue to be afforded protection through the NPPF and Local Development Frameworks. County Wildlife Sites, locally designated sites and important habitats are those most likely to come under pressure in future development in the Neighbourhood Plan area. The Beyton Neighbourhood Plan provides the opportunity to ensure that future growth over the Plan period minimises direct effects such as habitat fragmentation, and indirect effects such as recreational pressures, noise, light and air pollution. Furthermore, the Plan provides scope to identify opportunities for enhancement. These could be measures that the local community support and measures which address of the effects of climate change and support ecological resilience.

Key issues

The following key issues emerge from the context and baseline review:

- There are several sites within Beyton Parish noted for their local biodiversity offer through their presence of priority habitats, species and other vegetation. These areas should be retained and enhanced in development.
- New development provides opportunities to enhance ecological connections in the Neighbourhood Plan area and deliver demonstrable biodiversity net gains.

Climate change

Policy context

Table AB-3 presents the most relevant documents identified in the policy review for the purposes of the Beyton SEA.

Table AB-3 Plans, policies and strategies reviewed in relation to climate change

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
UK Climate Change Act	2008
UK (second) National Adaptation Programme 2018 to 2023	2018
The Clean Air Strategy	2019
Clean Growth Strategy	2019
UK Sixth Carbon Budget	2020
25-Year Environment Plan	2019
National Infrastructure Assessment	2018
UK Climate Change Risk Assessment	2017
Flood and Water Management Act	2010
National Flood and Coastal Erosion Risk Management Strategy	2020
How Local Authorities Can Reduce Emissions and Manage Climate Change Risk	2012
The National Design Guide	2021
National Model Design Code	2021
Heat Networks: Building a Market Framework	2020
Summary of Climate Change Risks for the East of England Report	2017
Local Energy East Strategy	2018
Interim Climate Change Planning Policy	2021
Climate Change Strategy	2021
Renewable Energy Study	2008
Mid Suffolk Core Strategy (CS)	2008
Mid Suffolk Core Strategy Review	2012
Regulation 19 'Pre-Submission' draft Babergh and Mid Suffolk Joint Local Plan (JLP)	2020

The key messages emerging from the review are summarised below:

- The Neighbourhood Plan will be required to be in general conformity with the NPPF, which requires proactive planning to both mitigate and adapt to climate change. Planning policies are expected to improve the resilience of communities and infrastructure to climate change impacts, avoid inappropriate development in the flood plain, and support the move to a low carbon economy. The NPPF

recognises the potential for planning to shape places in ways that contribute to radical reductions in greenhouse gas emissions, and deliver long-term resilience, including through reuse, regeneration and conversion.

- Notably, access to a network of high-quality open spaces can deliver wider benefits for nature, supporting efforts to address climate change, while improvements in green and other infrastructure can reduce the causes and impacts of flooding.
- Planning Practice Guidance presents the following list of ‘examples’ of ways local planning can support adaptation:
 - *“Considering future climate risks when allocating development sites to ensure risks are understood over the development’s lifetime;*
 - *Considering the impact of and promoting design responses to flood risk for the lifetime of the development;*
 - *Considering availability of water and water infrastructure for the lifetime of the development and design responses to promote water efficiency and protect water quality;*
 - *Promoting adaptation approaches in design policies for developments and the public realm relevant.”*
- The UK Climate Change Act requires Government to present to Parliament an assessment of the climate change risks for the UK every five years. Following the publication of each Change Risk Assessment, the Government must lay out its objectives, policies and proposals to address the climate change risks and opportunities. The second National Adaptation Programme (NAP2, 2018-2023), setting out these objectives, policies and proposals, was published in 2018. The ASC is required by the Act to assess the NAP and present progress reports. The most recent report was published in 2019, concluding that climate change adaptation needs to be addressed at a national scale and the Government’s response to date has not been successful.¹⁶ The Sixth Carbon Budget, required under the Climate Change Act, provides ministers with advice on the volume of greenhouse gases that the UK can emit during the period 2033 to 2037.
- The Clean Growth Strategy, Clean Air Strategy and the 25-year Environment Plan are a suite of documents which seek to progress the government’s commitment under the UK Climate Change Act to becoming net zero by 2050. The documents set out detailed proposals on how the government will tackle all sources of air pollution, whilst maintaining an affordable energy supply and increasing economic growth. This parallels with the 25-year Environment Plan, which further seeks to manage land resources sustainably, recover and reinstate nature, protect soils and habitats, increase resource efficiency, improve water quality, and connect people with the environment. The documents also interlink with the government’s commitment to decarbonising transport, a recognised challenge that needs more work in a timely manner if government are to achieve net zero targets. Furthermore, the decarbonisation plan recognises the twinned need to undertake action to adapt the transport sector and increase resilience to climate change risks; and this challenge is more directly addressed through the UK’s National Adaptation Programme.

¹⁶ CCC (n.d.): ‘UK adaptation policy’ [online] available at: <https://www.theccc.org.uk/tackling-climate-change/preparing-for-climate-change/uk-adaptation-policy/>

- The National Infrastructure Assessment identified the key national challenges, and the government is developing a National Infrastructure Strategy. The NIC also published two key reports in 2019:
 - Strategic Investment and Public Confidence – this report is clear that *“the regulatory system has not adequately addressed societal interests: it needs to work more effectively to achieve net zero greenhouse gas emissions by 2050, transition to full-fibre digital networks, and manage the increasing risks of floods and drought.”* It calls for a much more coordinated approach, explaining that:¹⁷ *“The current system leaves strategy primarily to infrastructure owners and providers. But they may not be best placed to assess the coming challenges, and they do not have the right incentives to build the right infrastructure to address them... There are some good examples of the system delivering strategic, long-term investment, however in general the system is not designed to deliver this... [R]egulators should demonstrate how they have taken consideration of the strategic vision of... local government...”*
 - Resilience Study Scoping Report - includes a section on ‘Resilience in the planning system’, although the focus is on Nationally Significant Infrastructure Projects (NSIPs) more so than local infrastructure.¹⁸
- The UK Climate Change Risk Assessment is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then to develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report aiming to understand the current and future climate risks and opportunities. The evidence report contains six priority risk areas requiring additional action between 2017 and 2022, see below:
 - Flooding and coastal change risks to communities, businesses and infrastructure;
 - Risks to health, well-being and productivity from high temperatures;
 - Risk of shortages in the public water supply, and for agriculture, energy generation and industry;
 - Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity;
 - Risks to domestic and international food production and trade; and
 - New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals.
- The CCRA is presented through a number of different reports, including the summary of Climate Change Risks for the East of England Report, which summarises the most relevant findings from the UK level evidence report.
- The Flood and Water Management Act was introduced in 2010 as a response to the need to develop better resilience to climate change. The Act requires better management of flood risk, creating safeguards against rises in surface water

¹⁷ NIC (n.d.): ‘Strategic Investment and public confidence’ [online] nic.org.uk/publications/strategic-investment-and-public-confidence/

¹⁸ NIC (n.d.): ‘Strategic Investment and public confidence’ [online] nic.org.uk/publications/resilience-study-scoping-report/

drainage charges, and protecting water supplies for consumers. Good flood and coastal risk management is further outlined through the National Flood and Coastal Erosion Risk Management Strategy (2020).

- The Committee of Climate Change’s 2012 report entitled ‘How Local Authorities Can Reduce Emissions and Manage Climate Change Risk’ emphasises the crucial role councils have in helping the UK meet its carbon targets and preparing for the impacts of climate change. It outlines specific opportunities for reducing emissions and highlights good practice examples from Local Authorities.
- Opportunities for reducing emissions are further explored through the Local Energy East Strategy recognises the East region as one of the most important energy producing areas in the UK and a leading area for renewable energy. Collective actions are identified which seek to; grow the local energy sector, support the delivery of new smart grid systems which underpin housing and commercial development, increase energy efficiency, improve energy affordability and reduce fuel poverty, and support the transition to electric vehicles.
- The National Design Guide (NDG) and the National Design Code address how the Government recognises “well-designed places” including opportunities for climate change measures. Notably the NDG defines what constitutes a well-designed place using ten characteristics under three themes of climate, character and community. Under the climate theme, homes and buildings should be functional, healthy and sustainable, resources should be efficient and resilient, and buildings should be made to last.
- The Beyton Neighbourhood Plan will also be required to be in general conformity with the conformity with the adopted CS and the emerging JLP, which contains policies directly relating to the climate change theme, including flood management and sustainable design.

Baseline summary

Suffolk County Council declared a climate change emergency in March 2019. CO₂ emissions in particular are associated with a changing climate and will become an area of even greater focus for mitigating climate change following this declaration. In July 2019, Mid-Suffolk and Babergh Councils formed a task force to examine ways in which the Councils will respond to the climate change challenge on a spend to save basis, with the ambition to make Babergh & Mid Suffolk Councils carbon neutral by 2030.¹⁹

CO₂ emissions from the built environment are monitored and recorded at Local Authority level.²⁰ **Figure AB-2** shows that emissions per km²/t for Mid Suffolk are lower than emissions for the East of England and England as a whole. Emissions in Mid Suffolk have decreased over the period of 2005- 2018. However, national emissions have decreased at a higher rate (34.9%) than emissions for Mid-Suffolk (28.1%).

¹⁹ Babergh and Mid Suffolk Councils (2019): ‘Environment and Climate Change Task Force’ [online] available at: <https://www.babergh.gov.uk/environment/climate-change/environment-and-climate-change-task-force/>

²⁰ Department of Energy and Climate Change (2011) 2005 to 2018 UK local and regional CO₂ emissions: Per capital local CO₂ emissions estimates; industry, domestic, and transport sectors [online] available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2018>

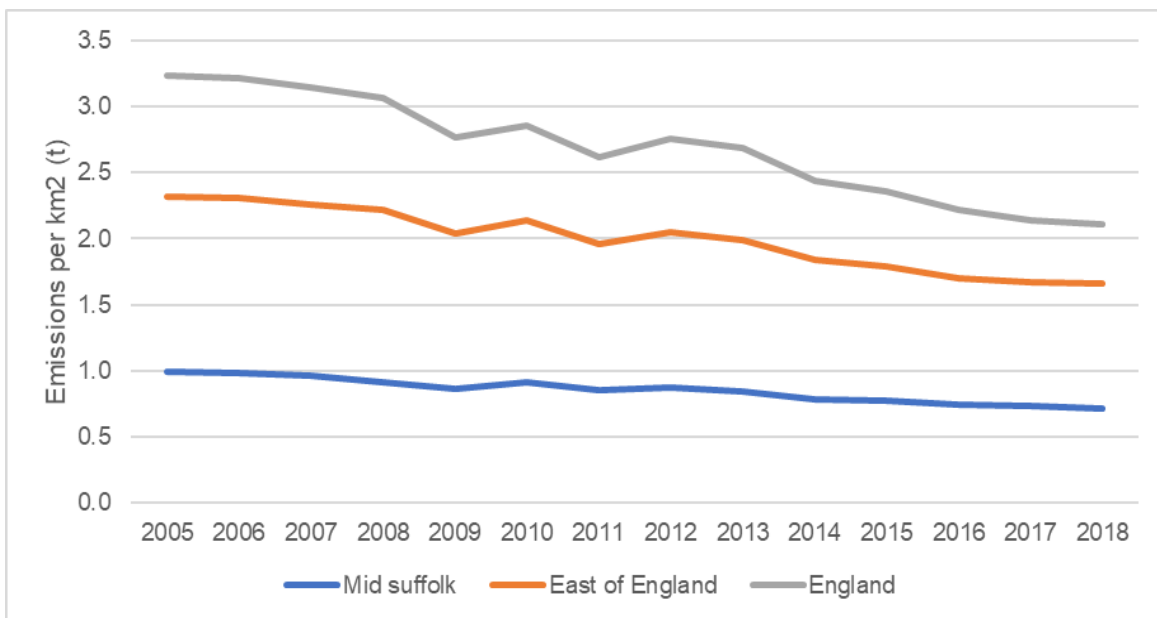


Figure AB-2 CO2 emissions (2005- 2018)²¹

As shown in **Figure AB-3**, both Industry and Commercial and Domestic carbon emissions have both decreased over the period of 2012- 2018 (by 29.3% and 32.2% respectively). However, emissions for the transportation sector have increased by 23.2% over the same period, being the largest contributing sector in terms of CO₂ emissions in 2018.

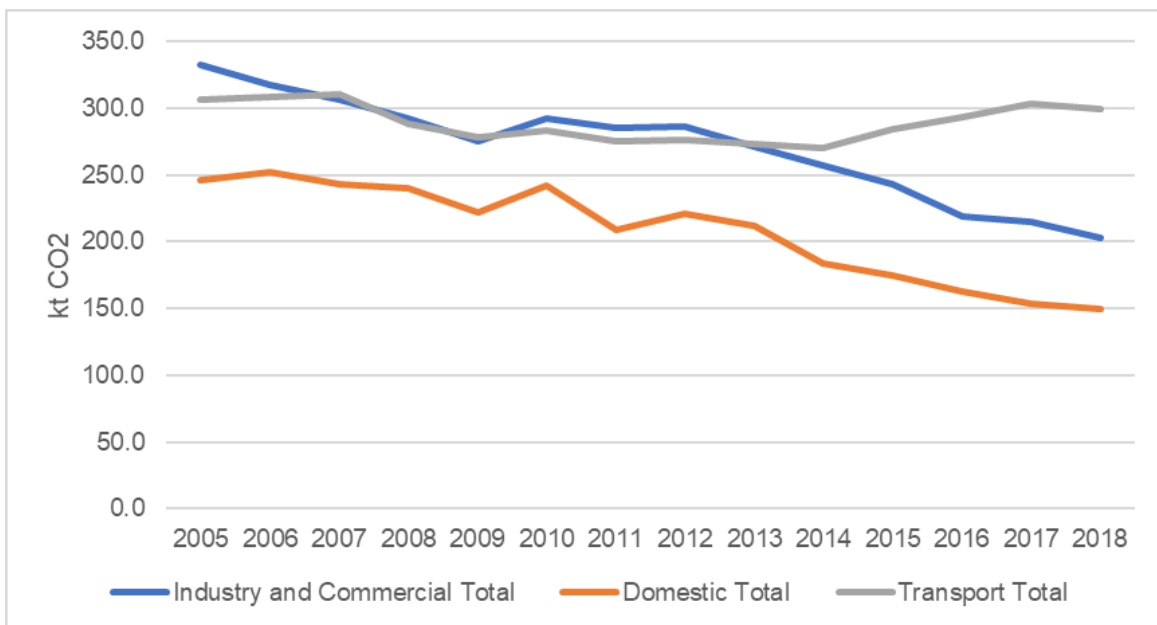


Figure AB-3 Emissions by sector (2005- 2018), Mid Suffolk²²

Road transport is the largest emitter of GHG, with cars contributing 55% of UK domestic transport emissions (68 Metric tonnes CO₂ equivalent (MtCO₂e)) in 2018. Within Suffolk County, almost all transport emissions come from road transport, with

²¹ Department of Energy and Climate Change (2011) 2005 to 2018 UK local and regional CO₂ emissions: Per capital local CO₂ emissions estimates; industry, domestic, and transport sectors [online] available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2018>

²² Department of Energy and Climate Change (2011) 2005 to 2018 UK local and regional CO₂ emissions: Per capital local CO₂ emissions estimates; industry, domestic, and transport sectors [online] available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2018>

a small proportion coming from diesel railways. Of all road transport emissions, the majority is from activity on A roads with a smaller proportion originating from activity on minor roads.²³ This is also the case for emissions in Mid Suffolk. Emissions can be further broken down into the districts within Suffolk, presented in **Figure AB-4**, below, which shows that emissions in Babergh and Mid Suffolk are the second largest out of all the districts within Suffolk.

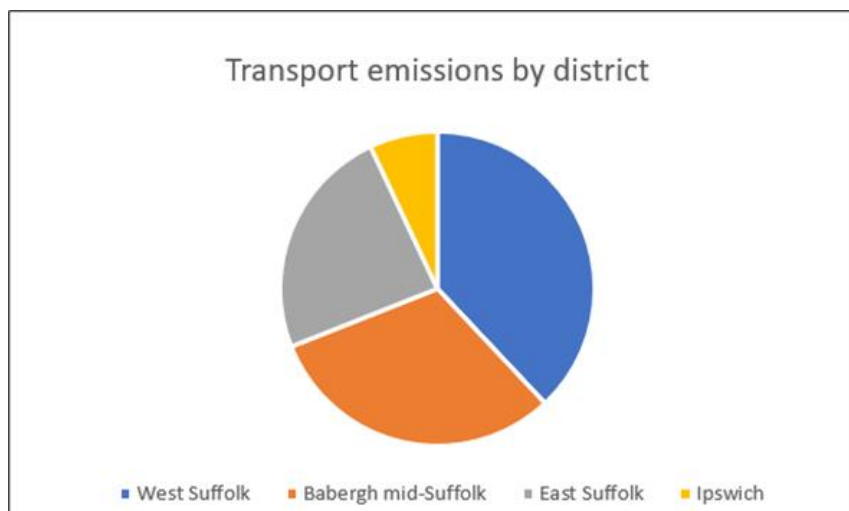


Figure AB-4 Emissions by sector²⁴

The uptake of Ultra Low Emission Vehicles (ULEVs) will contribute positively towards the reduction of road transport related emissions. In line with assumptions made by the Department for Transport's 'Road to Zero' report (2018), it is assumed that ULEV uptake will increase rapidly in the coming decade and therefore aside from HGVs, all vehicles could be ultra-low emission (powered either by hydrogen or electricity) by 2030.

Electric vehicles (EVs) do not burn fuel and create almost no noise. They are battery powered and have the potential to be 'zero-emission vehicles' (ZEVs) if powered by renewable electricity. As of May 2020, 0.16% of vehicles in Suffolk County are fully electric and there are 120 charging points across the County.²⁵ In terms of the Neighbourhood Plan area, **Figure AB-5** shows that the closest EV charging points are situated in Bury St Edmunds, 6km from the Plan border, as the crow flies.

²³ Ricardo Energy & Environment (2020) Suffolk Climate Emergency Plan Technical Report [online] available at: <http://www.greensuffolk.org/assets/Greenest-County/SCCP/SCCP/Misc/2020-06-01-REE-SCEP-Technical-Report-FINAL.pdf>

²⁴ Ricardo Energy & Environment (2020) Suffolk Climate Emergency Plan Technical Report [online] available at: <http://www.greensuffolk.org/assets/Greenest-County/SCCP/SCCP/Misc/2020-06-01-REE-SCEP-Technical-Report-FINAL.pdf>

²⁵ Ricardo Energy & Environment (2020) Suffolk Climate Emergency Plan Technical Report [online] available at: <http://www.greensuffolk.org/assets/Greenest-County/SCCP/SCCP/Misc/2020-06-01-REE-SCEP-Technical-Report-FINAL.pdf>

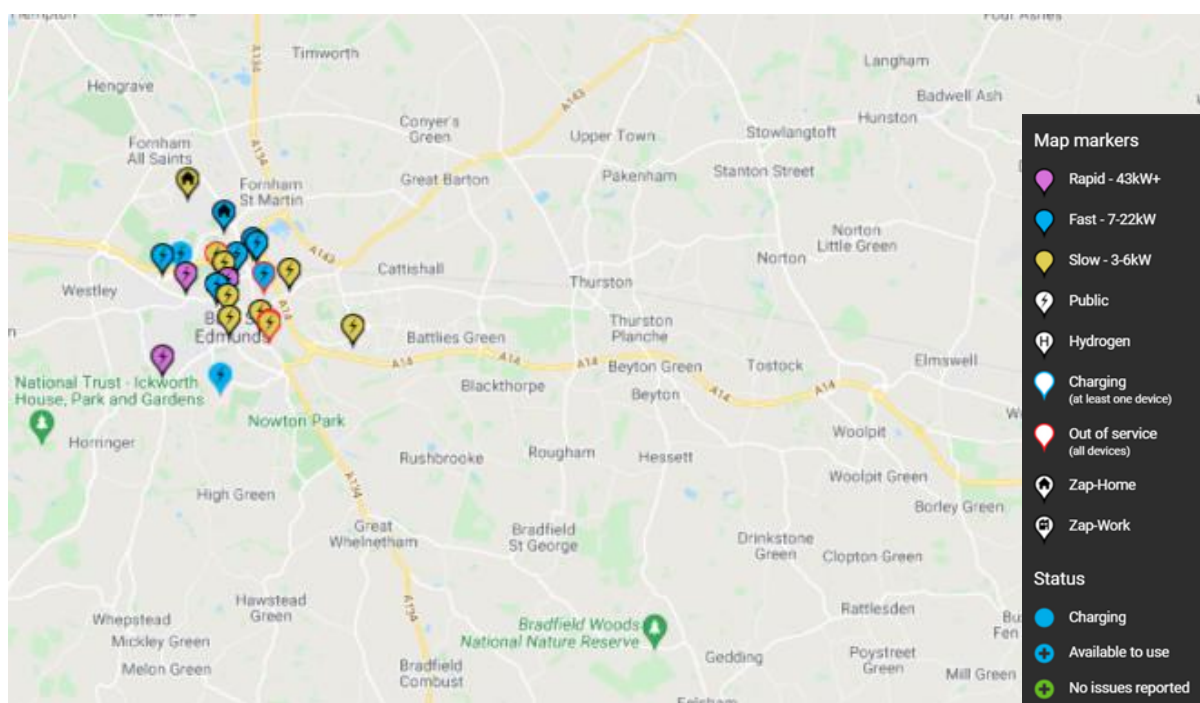


Figure AB-5 EV charging points²⁶

The Suffolk Climate Emergency Plan (2020)²⁷ sets out “Encouraging greater take-up of public transport and active travel (walking and cycling) and a massive roll-out of zero emissions vehicles” as a key priority for local action.

The Department for Business, Energy and Industrial Strategy publishes annual statistics on renewable energy generation, disaggregated by Local Authority. The most recent available data available is for 2019, presented in **Table AB-4**. Photovoltaics contribute 35.3% of total renewable energy capacity in Mid Suffolk and have increased by 24.6 MW over the past five years.

Table AB-4 Renewable energy capacity (MW) for Mid Suffolk²⁸

	Photo-voltaics	Onshore Wind	Hydro	Anaerobic Digestion	Offshore Wind	Wave /Tidal	Sewage Gas	Landfill Gas	Municipal Solid	Animal Biomass	Plant biomass	Cofiring	Total
2014	7.5	0.1	-	0.5	-	-	-	0.1	-	-	-	-	7.5
2019	32.1	12.4	-	1.6	-	-	-	6.3	25.2	14.3	-	-	91.9

Following the success of the UK Climate Projections released in 2009 (UKCP09), the Met Office recently released the UK Climate Projections for 2018 (UKCP18).²⁹ UKCP18 provides the most up to date climate observations and projections out to 2100, using cutting-edge climate science. Projections are broken down to a regional

²⁶ Zapmap (2020) Zap Map [online] available at: <https://www.zap-map.com/live/>

²⁷ Ricardo Energy & Environment (2020) Suffolk Climate Emergency Plan Technical Report [online] available at: <http://www.greensuffolk.org/assets/Greenest-County/SCCP/SCCP/Misc/2020-06-01-REE-SCEP-Technical-Report-FINAL.pdf>

²⁸ DBEIS (2019), Regional Renewable Statistics [online] available at: <https://www.gov.uk/government/statistics/regional-renewable-statistics>

²⁹ Data released 26th November 2018 [online] available at: <https://www.metoffice.gov.uk/research/collaboration/ukcp>

level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.

As highlighted by the research, the effects of climate change for the East of England by 2050 in a 'medium emissions' scenario are likely to be as follows:

- An increase in winter mean temperature of 2.2 °C and an increase in summer mean temperature of 2.8 °C;
- A change in winter mean precipitation greater than +10% and summer mean precipitation greater than -10%.

Resulting from these changes, a range of risks may exist for the Neighbourhood Plan area, including:

- Effects on water resources from climate change
- Reduction in availability of groundwater for extraction
- Adverse effect on water quality from low stream levels and turbulent stream flow after heavy rain
- Increased risk of flooding, flooding of roads, including increased vulnerability to 1:100 year floods
- A need to increase the capacity of wastewater treatment plants and sewers
- A need to upgrade flood defences
- Soil erosion due to flash flooding
- Loss of species that are at the edge of their southerly distribution
- Spread of species at the northern edge of their distribution
- Increased demand for air-conditioning
- Increased drought and flood related problems such as soil shrinkages and subsidence
- Risk of road surfaces melting more frequently due to increased temperature

With regards to flooding, fluvial flooding in the Plan area is highest at the broad flood corridors of the Beyton stream, including areas around Drinkstone Road, The Green and Thurston Road. This is shown in **Figure AB-6**.

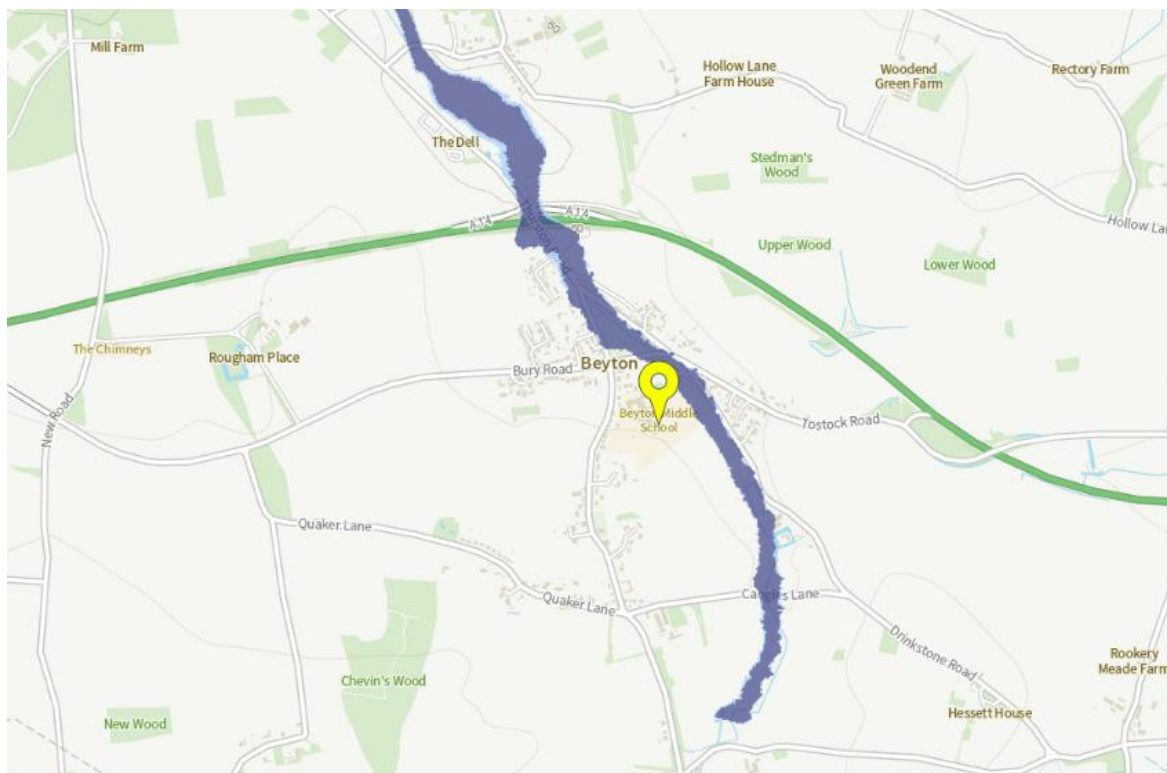


Figure AB-6 Fluvial flood risk³⁰

Similarly, surface water flooding in the Plan area (shown in **Figure AB-7**) is highest in areas directly adjacent to the Beyton stream, particularly at Tostock Road and Thurston Road.

³⁰ Gov UK (n.d.): 'Flood map for planning' [online] available at: <https://flood-map-for-planning.service.gov.uk/confirmation?eastings=593581&northing=263112&placeOrPostcode=beyton>

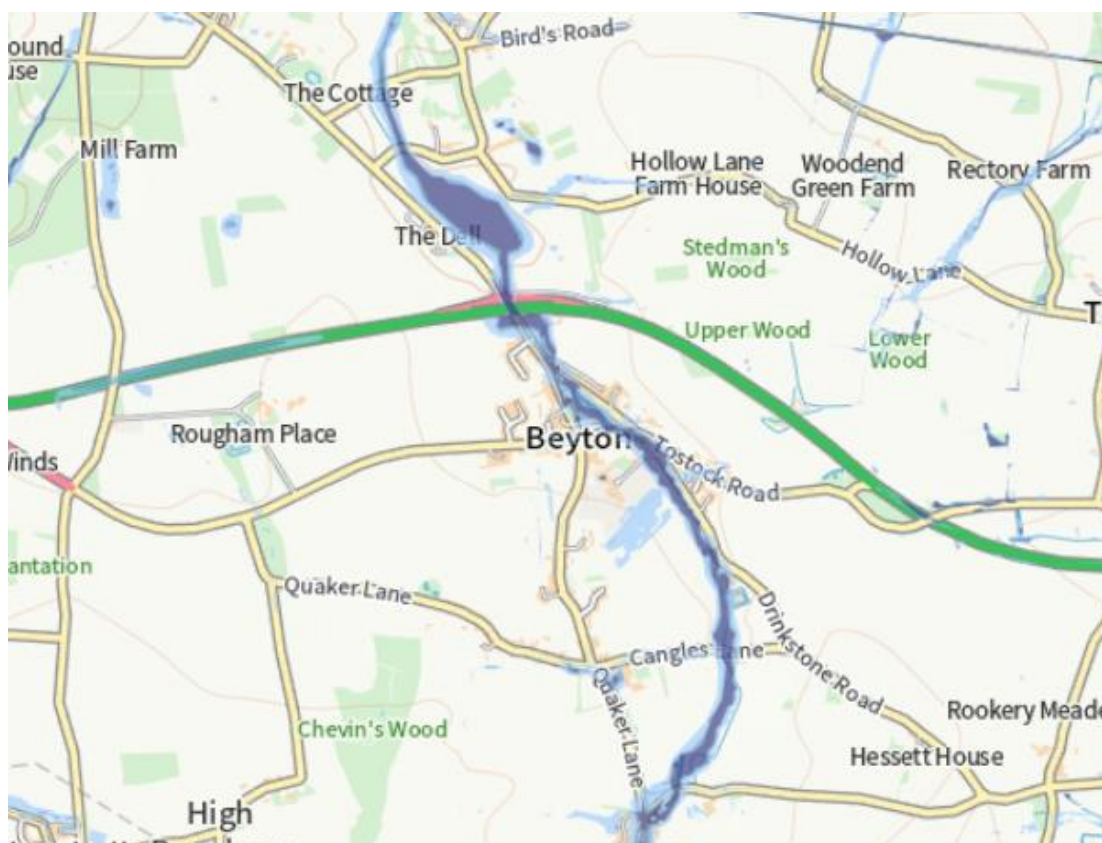


Figure AB-7 Surface water flood risk³¹

The Neighbourhood Plan area falls within two National Character Areas: The South Suffolk and North Essex Clayland NCA and South Norfolk and High Suffolk Claylands NCA (further discussed under the Landscape SEA theme in **Chapter 5**).³²

Both NCAs provide a wide range of benefits to society, each derived from the attributes and processes (both natural and cultural features) within the area. These benefits are known collectively as 'ecosystem services'. Of these ecosystem services, the following regulating services (water purification, air quality maintenance and climate regulation) have been identified for the South Suffolk and North Essex Clayland area:

Regulating water quality: Water quality is important for biodiversity, agriculture and public drinking water. The quality of groundwater and surface water is critically dependent on land management in the NCA. Woodlands, hedgerows, grasslands, riparian vegetation and the filtering qualities of the underground sand and gravel and chalk deposits all contribute to the service. The chemical status of groundwater is, however, generally good, as is that of the surface waters. Only 33 per cent of surface waters achieve at least good biological status. The ecological status of the rivers is generally moderate, although the status is poor in the Gipping, which also has one of the highest priority catchments in terms of water pollution control.

Regulating water flow: A large number of rivers drain the clay plateau, their natural flows increased by flood plain drainage and increasing amounts of non-permeable

³¹ Gov UK (n.d.): 'Flood risk' [online] available at: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

³² Natural England (2014): '83 South Norfolk and High Suffolk Claylands' [online] available at: <http://publications.naturalengland.org.uk/publication/6106120561098752?category=587130>

³³ Ibid.

surfacing within settlements. The River Gipping has the potential to flood parts of western Ipswich, although a flood alleviation scheme at Stowmarket helps to reduce the risk both in Stowmarket and Ipswich.

The South Norfolk and High Suffolk Claylands NCA also provides ecosystem services, including regulating water quality. Both groundwater and surface water quality are critically dependent on the land management in the NCA. Woodlands, hedgerows, grasslands, riparian vegetation and the filtering qualities of the underground sand and gravel and chalk deposits all contribute to the service. The main land use in the catchment is arable agriculture which has the potential to affect water quality (both ground and surface waters) through agricultural run-off. Subsequently all river catchments are priority catchments under the Catchment Sensitive Farming Project.

Future baseline

In line with UK trends and national commitments, emissions are likely to continue to fall as energy efficiency measures, renewable energy take-up and new technologies, such as EVs and solar PV, become more widely adopted. Notably, the Government has consulted on changes to England's Building Regulations introducing a 'Future Homes Standard' and the Department for Transport recently published 'Decarbonising Transport; setting the challenge' a first step towards publishing a full transport decarbonisation plan. This is particularly important for the Beyton Neighbourhood Plan area, which has limited access to EVs.

In the future, new development could have the potential to increase flood risk through factors such as changing surface and ground water flows, overloading existing inputs to the drainage and wastewater networks or increasing the number of residents exposed to areas of existing flood risk. It is further recognised that climate change has the potential to increase the occurrence of extreme weather events. This has the potential to put residents, property and development at increased risk of flood exposure. However, in line with the NPPF (2019) sequential testing is likely to ensure that development within areas at highest risk of flooding is largely avoided, and development is likely to deliver mitigation such as Sustainable Drainage Systems (SuDS).

Future development should also seek to retain and enhance NCAs in order to ensure the wider benefits from natural capital and ecosystem services.

Key issues

The following key issues emerge from the context and baseline review:

- The Beyton area is partially affected by areas of high and medium fluvial and surface water flood risk, notably adjacent to the Beyton stream. The Neighbourhood Plan has the potential to direct growth away from areas of current, or potentially future flood risk. In areas of surface water flood risk, development which provides improved drainage could also reduce flood risk in the long-term. Furthermore, it will be important for any development in the vicinity of the floodplain to ensure that suitable drainage is provided which ensures development will not lead to adverse effects on water quality.
- As a rural area, the transport sector continues to be a key challenge in terms of reducing emissions. The Neighbourhood Plan provides opportunities to guide development towards the most accessible locations in the Plan area and require

local infrastructure (including walking and cycling infrastructure) improvements where appropriate.

- The Neighbourhood Plan should seek to maximise opportunities for local renewable energy and electric vehicle infrastructure development, as well as new green infrastructure and improved ecological links, to complement the existing district, county and regional climate change plans. In particular, supporting proposals for EV charging points will be beneficial to improve access for residents.

Landscape

Policy context

Table AB-5 presents the most relevant documents identified in the policy review for the purposes of the Beyton Neighbourhood Plan SEA.

Table AB-5: Plans, policies and strategies reviewed in relation to landscape

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
The 25 Year Environment Plan	2018
The National Design Guide	2019
Mid Suffolk Core Strategy (CS)	2008
Mid Suffolk Core Strategy Review	2012
Regulation 19 'Pre-Submission' draft Babergh and Mid Suffolk Joint Local Plan (JLP)	2020

The key messages emerging from the review are summarised below:

- The Beyton Neighbourhood Plan will be required to be in general conformity with the NPPF which gives great weight to conserving and enhancing protected landscapes, as well as landscape character and scenic beauty. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
- The NPPF recognises the role of green infrastructure in landscape settings, as well as the importance of designated biodiversity sites, habitats, woodland, historic features, agricultural land and cultural landscapes. The positive contribution that land remediation can make in terms of addressing despoiled, degraded, derelict, contaminated and unstable land is also recognised.
- The 25-year Environment Plan and National Design Guide complement each other with their aims for a cleaner, greener country which puts the environment first and celebrates the variety of natural landscapes and habitats. Design is focused on beautiful, enduring and successful places, which respond to local character and provide a network of high quality green open spaces.
- The Beyton Neighbourhood Plan will also be required to be in general conformity with the adopted CS and emerging JLP, which contains policies specifically

relating to valued landscapes, landscape character, settlement identity, green infrastructure and design.

Baseline summary

The Plan area falls within two NCAs: The South Suffolk and North Essex Claylands NCA and South Norfolk and High Suffolk Claylands NCA, detailed below. The boundaries between these character areas are not abrupt but transitional, and although both are relevant to the Parish, the South Suffolk and North Essex Claylands NCA is most strongly expressed in the central and southernmost part of the Parish.

The South Suffolk and North Essex Claylands NCA contains a high and predominantly flat clay plateau, which dominates the character of the NCA, and is incised by numerous small-scale wooded river valleys. The landscape holds both confined/ enclosed areas with intimate views and open areas with a sense of exposure. The underlying geology is chalk, which forms a principal aquifer, and the rivers are mostly small and slow flowing which contributes to the character of the landscape. The Waveney is the largest river in this area and forms a physical division between the counties of Norfolk and Suffolk. The river valleys contain an important mosaic of small-scale pasture, wet heath, reedbeds and woodland that provide ecological connectivity into the heart of the claylands. Woodland generally forms narrow bands on the edges of the plateau and views are frequently open, only sometimes confined by hedges, hedgerow trees and scattered smaller woodlands.

Much of the land area supports arable crops, with a historic link to farming and a strong utilitarian and rural character demonstrated through ancient irregular field patterns that are still discernible over much of the area. It is a long-settled landscape, with mixed settlement patterns; including nucleated villages, dispersed hamlets and moated farmsteads. Large, often interconnected village greens or commons are also a key feature of the landscape, along with long distance footpaths, country estates and parklands.

The South Norfolk and High Suffolk Claylands NCA is present in a small section of the north-eastern part of the Plan area. The area is best described as a flat clay plateau, incised by numerous small-scale wooded valleys with complex slopes. Rivers are mostly small and slow-flowing, and contribute to the character of the landscape as well as providing public use and irrigation.

Natural England has noted several Statements of Opportunity (SEOs) for the NCAs which provide guidance for future development. Those relevant to the Plan area are detailed in **Table AB-6**.

Table AB-6 SEOs for the NCAs

The South Suffolk and North Essex Claylands NCA

The South Norfolk and High Suffolk Claylands NCA

SEO 1: Maintain and enhance the character of this gently undulating, rural landscape by maintaining agricultural productivity and encouraging sustainable land management practices that protect and enhance the landscape, geodiversity and biodiversity assets and benefit carbon storage and water quality, as well as the over-riding sense of place.

SEO 1: Maintain and enhance the rural character of the landscape and the contrast between the arable plateau and pastoral river valleys by maintaining agricultural productivity and encouraging sustainable land management practices that protect and enhance the landscape, geodiversity and biodiversity assets while benefiting water quality and water availability, as well as the rural sense of place and tranquillity.

SEO 2: Protect and enhance the area's ancient woodland cover, parkland trees, river valley plantations and ancient hedgerows, through the management of existing woods and the planting of new woods, hedgerows and hedgerow trees to benefit landscape character, habitat connectivity and a range of ecosystem services, including timber provision, the regulation of soil erosion and the strengthening of the sense of place and history.

SEO 2: Encourage measures that conserve and enhance the characteristic historic settlement patterns including notable village commons and greens, and historic features such as moated farmsteads and windmills, ensuring that access and educational opportunities are maximised; and ensure that the design and location of new developments add to the sense of place and history across the NCA.

SEO 3: Enhance the slow-flowing, winding rivers and their pastoral valley floodplains that provide linkages through the landscape, including redundant sand and gravel extraction sites, for their ecological, historical and recreational importance. This will support the operation of natural processes and their contribution to biodiversity, geodiversity, soil quality, water availability, regulating water flow and the character of the area.

SEO 3: Maintain and enhance the river valleys and their grazed flood plains which provide linkages through the landscape, including their valley fens and riparian habitats. This will support the operation of natural processes and their contribution to biodiversity, geodiversity, soil quality, water availability and regulating water flow and their function in contributing to the traditional rural character of the area.

SEO 4: Protect and enhance the area's ancient semi-natural woodlands, copses, river valley plantations and ancient boundaries including hedgerows and hedgerow trees, through the management of existing and the creation of new woods and hedgerows to benefit biodiversity, landscape character and habitat.

There are areas in the south and west of the parish that are designated as a Special Landscape Area (SLA) in the adopted Local Plan. The SLA in Beyton is part of a larger area that extends to the south and east into Hessett and Drinkstone Parishes, and is shown in **Figure AB-8**. However, it is noted that this designation is not being carried forward through the emerging Joint Local Plan. There are a number of important views both in and out of Beyton Parish, identified in **Figure AB-8** which are important for preserving the rurality of the village.

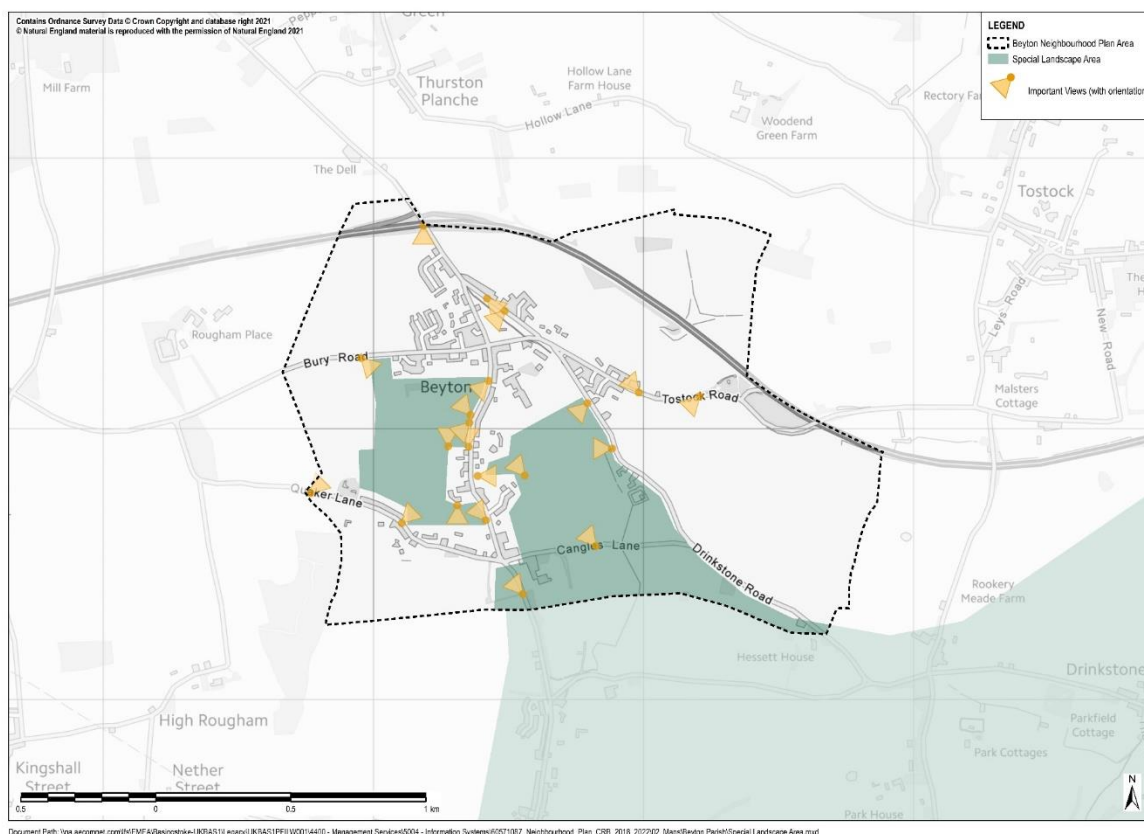


Figure AB-8 Landscape features

The Neighbourhood Plan area is divided into two main character areas in the Suffolk County Landscape Character Assessment (SCLCA)³⁴ (see **Figure AB-9**):

- Ancient rolling farmlands – the majority of Beyton is described by this character area, with rolling arable landscape of chalky clays and loams. The character area is dissected widely, and sometimes deeply, by river valleys and a pattern of ancient random enclosure. Regular fields associated with areas of heathland enclosure, and hedges of hawthorn and elm with oak, ash and field maple as hedgerow trees.
- Plateau estate farmlands – a small area in the north and north east of the Plan area is described by this character area. The character area is described by a flat landscape of light loams and sandy soils, a large-scale rectilinear field pattern, a network of tree belts and coverts. There are also large areas of enclosed former heathland, 18th- 19th & 20th century landscape park and clustered villages with a scattering of farmsteads around them.

³⁴ Suffolk County Council (n.d.): 'Suffolk Landscape Character Assessment' [online] available at: <https://suffolklandscape.org.uk/>



Figure AB-9 SCLCA character areas (approximate Plan area shown in dark green)

The SCLCA identified distinct pressures for change that are taking place across the different landscape typologies, detailed below.

For the Ancient Rolling Farmlands, pressures include:

- Flat landscape of light loams and sandy soils;
- Large scale rectilinear field pattern;
- Network of tree belts and coverts;
- Large areas of enclosed heathland;
- 18th, 19th and 20th Century landscape parks;
- Clustered villages with scattered villages with scattering of farmsteads around them; and
- Former airfields.

For the Plateau Estate Farmlands, pressures include:

- Settlement expansion;
- Conversion and expansion of farmsteads for residential uses;
- Large-scale agricultural buildings in open countryside;
- New agricultural techniques; and

- Leisure as a driving force for changes in economic activity.

Beyton is a relatively small parish when compared to surrounding parishes. It covers an area of 264 hectares (1 square mile). The Draft Neighbourhood Plan has identified local landscape features in the Neighbourhood Plan Area that make an important contribution to the landscape setting of the village. Within the predominantly arable farmland, there are some small meadows and patches of woodland which are partially linked by hedgerows (of hawthorn, oak, elm, ash, field maple.) Central to Beyton is the village green and the stream that runs through the parish.³⁵

Future baseline

New development, including infrastructure development, has the potential to lead to incremental changes in landscape quality in and around the Neighbourhood Plan area. In the absence of the Neighbourhood Plan more speculative development may come forward within the open countryside or countryside setting, which could place increased pressure on local settings. This may negatively impact upon the landscape features which contribute to the distinctive character, in particular the unique qualities of the SLA.

However, locally distinctive landscape features, characteristics and special qualities can be protected, managed and enhanced through the Neighbourhood Plan. New development that is appropriately designed/ masterplanned, and landscape-led, has the potential to support the area's inherent landscape character and quality. This may, for example, include regeneration and brownfield development that improves the village setting, delivering green infrastructure improvements and/ or new recreational opportunities and enhanced framing of key views.

Key issues

The following key issues emerge from the context and baseline review:

- The Beyton Neighbourhood Plan area is described by two NCAs: The South Suffolk and North Essex Claylands NCA and South Norfolk and High Suffolk Claylands NCA. The Suffolk County Landscape Character Assessment (SCLCA) also divides the Neighbourhood Plan area into two main character areas: ancient rolling farmlands and plateau estate farmlands. The Neighbourhood Plan could seek to protect and enhance Beyton within these unique settings and their important features.
- Important viewpoints have been identified in Beyton, which reflect the special qualities of the Neighbourhood Plan area and are highly valued by local residents. Development should seek to preserve these views and countryside visibility where possible.
- A number of local landscape features have been identified by the Neighbourhood Plan group. Unique landscape features may require further safeguarding in development, such as small meadows and patches of woodland.

³⁵ Beyton Parish Council (2021): 'Beyton Neighbourhood Plan' [online] available at: <https://beyton.suffolk.cloud/assets/NP-Public-Info/The-Plan-and-Supporting-References/NP-Pre-Submission-Booklet.pdf>

Historic environment

Policy context

Table AB-7 presents the most relevant documents identified in the policy review for the purposes of the Beyton Neighbourhood Plan SEA.

Table AB-7 Plans, policies and strategies reviewed in relation to the historic environment

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
The 25 Year Environment Plan	2018
The National Design Guide	2019
National Model Design Code	2021
Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management	2019
Historic England Advice Note 3: The Setting of Heritage Assets	2017
Historic England Advice Note 8: Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)	2016
Mid Suffolk Core Strategy (CS)	2008
Mid Suffolk Core Strategy Review	2012
Historic England Advice Note 11: Neighbourhood Planning and the Historic Environment	2018
Regulation 19 'Pre-Submission' draft Babergh and Mid Suffolk Joint Local Plan (JLP)	2020

The key messages emerging from the review are summarised below:

- The key high-level principles for the conservation and enhancement of the historic environment are as follows:
 - The historic environment is a shared resource
 - Everyone should be able to participate in sustaining the historic environment
 - Understanding the significance of places is vital
 - Significant places should be managed to sustain their values
 - Decisions about change must be reasonable, transparent and consistent
 - Documenting and learning from decisions is essential.³⁶
- The significance of places is the key element which underpins the conservation and enhancement of the historic environment. Significance is a collective term for the sum of all the heritage values attached to a place, be it a building an archaeological site or a larger historic area such as a whole village or landscape
- The Beyton Neighbourhood Plan will be required to be in general conformity with the NPPF, which ultimately seeks to conserve and enhance historic environment assets in a manner appropriate to their significance. The NPPF seeks planning policies and decisions which are sympathetic to local character and history without preventing or discouraging appropriate innovation of change. The NPPF supports the use of area-based character assessments, design guides and codes and masterplans to help ensure that land is used efficiently while also creating beautiful and sustainable places.

³⁶ Historic England: Conservation Principles, Policies and Guidance

- As set out in the NPPF, it should be ensured that the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code. Design Codes can set out a necessary level of detail in sensitive locations, for example, with heritage considerations, and they can set out specific ways to maintain local character.
- Planning Practice Guidance expands on the NPPF recognising the proactive rather than passive nature of conservation.
- The role of the historic environment, as part of healthy and thriving ecosystems, landscapes and cultural values, including settlement identity, is reiterated through the key messages of the 25 Year Environment Plan and National Design Guide.
- Historic England's Advice Notes provide further guidance in relation to the conservation and enhancement of the historic environment. Of particular relevance for the Beyton Neighbourhood Plan is the emphasis on the importance of:
 - Understanding the different types of special architectural and historic interest which underpin designations, as well as how settings and/ or views contribute to the significance of heritage assets;
 - Recognising the value of implementing controls through neighbourhood plans, conservation area appraisals and management plans; and
 - Appropriate evidence gathering, including clearly identifying those issues that threaten an area or assets character or appearance and that merit the introduction of management measures.
- The Beyton Neighbourhood Plan will also be required to be in general conformity with JLP area which contain policies directly relating to the historic environment.
- In addition to conserving the historic environment, the Beyton Neighbourhood Plan should seek to identify opportunities to enhance the fabric and setting of the historic environment. It should also seek to rejuvenate features and areas which are at risk of neglect and decay.

Baseline summary

In terms of nationally designated assets, there are 20 listed buildings in the Beyton Neighbourhood Plan area, one of which is Grade II* listed while the other 19 are Grade II listed. These are shown in **Figure AB-10** and detailed in **Table AB-8**.

Figure AB-10 Designated heritage assets

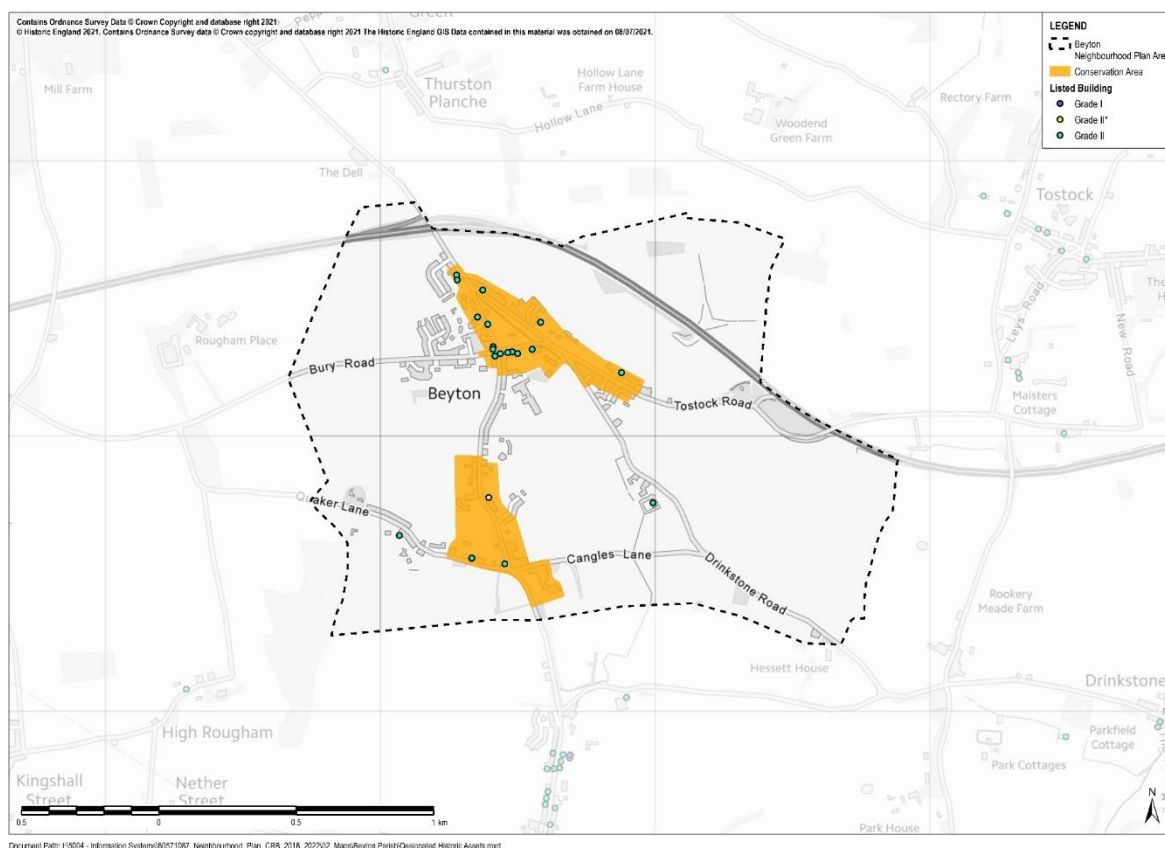


Table AB-8 Listed buildings in Beyton³⁷

Name of asset	Grade of listing	Location
Church of All Saints	II*	Church Road
K6 Telephone Kiosk	II	K6, Telephone Kiosk
Scott House	II	The Green
Montalbo, Including Attached Gates And Railings Along Frontage	II	The Green
Ellesmere House And Beyton Antiques	II	The Green
Thimble Cottage And Well Yard	II	The Green
Little Paddocks	II	The Green
Oak Cottage	II	The Green
Dibolds	II	Thurston Road
Vulcans And Hole In The Wall Cottage	II	Quaker Lane
Grange Farmhouse	II	Woolpit Road
Poplar Cottage	II	Church Road
Old Thatch And Attached Stable Range	II	Thurston Road
Quakers Farmhouse	II	Quaker Lane

³⁷ Historic England (n.d.): 'Advanced search- listed buildings' [online] available at: <https://historicengland.org.uk/listing/the-list/advanced-search-results>

Name of asset	Grade of listing	Location
Bridge House	II	The Green
Hope House	II	The Green
Corner Cottage	II	The Green
Manor Farmhouse	II	The Green
The White Horse Public House	II	The Green Bury Road
Brook Farmhouse	II	Drinkstone Road

Of particular historic significance is the Church of All Saints (Grade II*), which was rebuilt from a medieval tower in the 19th century.³⁸ The round tower dates back to the 13th century, and the core of the Church is medieval.

Beyton's history can be traced back to the Domesday Book and its built character has contributed to the designation of two distinct Conservation areas, designated in 1973. This is shown in **Figure AB-10**.

A Conservation area appraisal³⁹ was carried out by Mid Suffolk District Council in 2009, and highlights that whilst Beyton is fairly large, it has not spread out hugely from its historic limits and that it is still, essentially, a one plot deep settlement with fields directly to the rear of properties.

In terms of potential losses or threats, the Conservation area appraisal highlights that in some places infill has not been of the highest standard, including between the two conservation areas, and that infill development around the Green could be better screened to provide a greater sense of enclosure. Overhead cables may also detract from the conservation area. Other key features which may be susceptible to encroachment from development include buildings made from local materials: flint; rendered timber frame construction with thatched roofs; 18th and 19th century roofs in plain tile or pantile; buildings in local brick, both red and white, usually with slate roofs; and black boarded outbuildings with pantile roofs.⁴⁰

The Parish is limited otherwise in terms of designated assets. There are no scheduled monuments or registered parks and gardens within or near to the Plan area. The Suffolk HER lists 19 records of archaeology within the Parish, including farms, farmsteads, churches and farmsteads. These assets provide an important element to the historic interest of a plan area and should be preserved where possible.⁴¹

Three archaeological sites have been found within the parish, all medieval: a scatter find of pottery off the Woolpit Road to the east of the village; the parish church with its round tower; and a moated site at Brook farm, east of the church.⁴²

Since 2008, Historic England has released an annual Heritage at Risk Register. The Heritage at Risk Register highlights the Grade I and Grade II* listed buildings, scheduled monuments, historic parks and gardens, registered battlefields, wreck

³⁸ Historic England (2021) Search the List [online] available at: <https://historicengland.org.uk/listing/the-list/list-entry/1032500>

³⁹ Historic England (2009): 'Beyton Conservation Area Appraisal' [online] available at: <https://www.midsuffolk.gov.uk/assets/Conservation-Area-Appraisals/Beyton2009CAA.pdf>

⁴⁰ AECOM (2019): 'Beyton SOA' [online] available at: <https://beyton.suffolk.cloud/assets/NP-Public-Info/Sites/200129-Beyton-SOA-final-report.pdf>

⁴¹ Suffolk County Council (date unknown) Suffolk Historic Environment Record [online] available via: https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1017

⁴² AECOM (2019): 'Beyton SOA' [online] available at: <https://beyton.suffolk.cloud/assets/NP-Public-Info/Sites/200129-Beyton-SOA-final-report.pdf>

sites and conservation areas deemed to be ‘at risk’. As of June 2021, the Heritage at Risk Register, does not identify any designated heritage asset in the Plan area at risk.⁴³

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. These include⁴⁴:

- Old School and Old School House, The Green
- The Old Forge, The Green
- Beyton House, Church Road
- Beyton Lodge, Church Road
- Pump on the green
- Old Forge, Quaker Lane

Additionally, a short section of Roman road approaches the south-west corner of Beyton parish, adjoining Chevin’s Wood, running along the boundary between Rougham and Hessett.⁴⁵

Future baseline

Whilst designated assets, and non-designated assets will continue to be afforded protection under the provisions of the NPPF, adopted Core Strategy, and emerging JLP, it is recognised that future development has the potential to negatively affect historic character and settings, detract from historic settlement qualities and disrupt valued viewpoints; being susceptible to insensitive design and layout in new development.

Planning for future growth through the Neighbourhood Plan will support the minimisation of impacts. There is also the potential for future development to provide beneficial enhancement of designated and non-designated heritage assets and/or their settings within the Plan area. This may include through public realm and access improvements, or opportunities to better reveal the significance of an asset, to increase enjoyment of the historic environment.

Key issues

The following key issues emerge from the context and baseline review:

- There are twenty listed buildings within the Plan area, including one Grade II* listed building. It will be important to ensure that future development avoids/ minimises impacts upon the historic environment and maximises opportunities to improve the public realm and green infrastructure, to the indirect benefit of heritage settings.
- The Beyton Conservation area appraisal highlights a number of historic sensitivities in the Plan area with regards to building style, structure and form.

⁴³ Historic England (2018): ‘Heritage at Risk Register’ [online] available at: <https://historicengland.org.uk/advice/heritage-at-risk/>

⁴⁴ Beyton Parish Council (2021): ‘Beyton Neighbourhood Plan’ [online] available at: <https://beyton.suffolk.cloud/assets/NP-Public-Info/The-Plan-and-Supporting-References/NP-Pre-Submission-Booklet.pdf>

⁴⁵ AECOM (2019): ‘Beyton SOA’ [online] available at: <https://beyton.suffolk.cloud/assets/NP-Public-Info/Sites/200129-Beyton-SOA-final-report.pdf>

These sensitivities should be considered in, and positively impacted upon, by new development.

- There are a number of assets in the parish recognised for their local heritage significance. These should be protected alongside future growth of the village.

Land, soil, and water resources

Policy context

Table AB-9 presents the most relevant documents identified in the policy review for the purposes of the Beyton Neighbourhood Plan SEA.

Table AB-9 Plans, policies and strategies reviewed in relation to land, soil and water resources

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
The 25 Year Environment Plan	2018
Safeguarding our Soils: A strategy for England	2009
Future Water: The government's water strategy for England	2011
Water for Life	2011
The National Waste Management Plan	2013
Anglian Water's Water Resource Management Plan (WRMP)	2019
Suffolk Minerals and Waste Local Plan (SMWLP)	2020
Regulation 19 'Pre-Submission' draft Babergh and Mid Suffolk Joint Local Plan (JLP)	2020
Mid Suffolk Core Strategy (CS)	2008
Mid Suffolk Core Strategy Review	2012
Babergh and Mid Suffolk Water Cycle Study	2020

The key messages emerging from the review are summarised below:

- The Beyton Neighbourhood Plan will be required to be in general conformity with the NPPF, which seeks to protect high quality soil resources, and improve the water environment; recognising the wider benefits of natural capital and derived from ecosystem services. Furthermore, the NPPF recognises the need to take account of the long-term implications of climate change and build resilience in this respect. The NPPF encourages efficient land use, utilising brownfield land opportunities and land remediation schemes where appropriate and delivering environmental gains.
- The 25-year Environment Plan presents a focus for environmental improvement in the next couple decades, with aims to achieve clean air, clean and plentiful water, and reduced risk from environmental hazards. This includes measures to improve soil quality, restore and protect peatlands, use water more sustainably, reduce pollution, maximise resource efficiency and minimise environmental impacts. This leads on from and supports the soil strategy for England

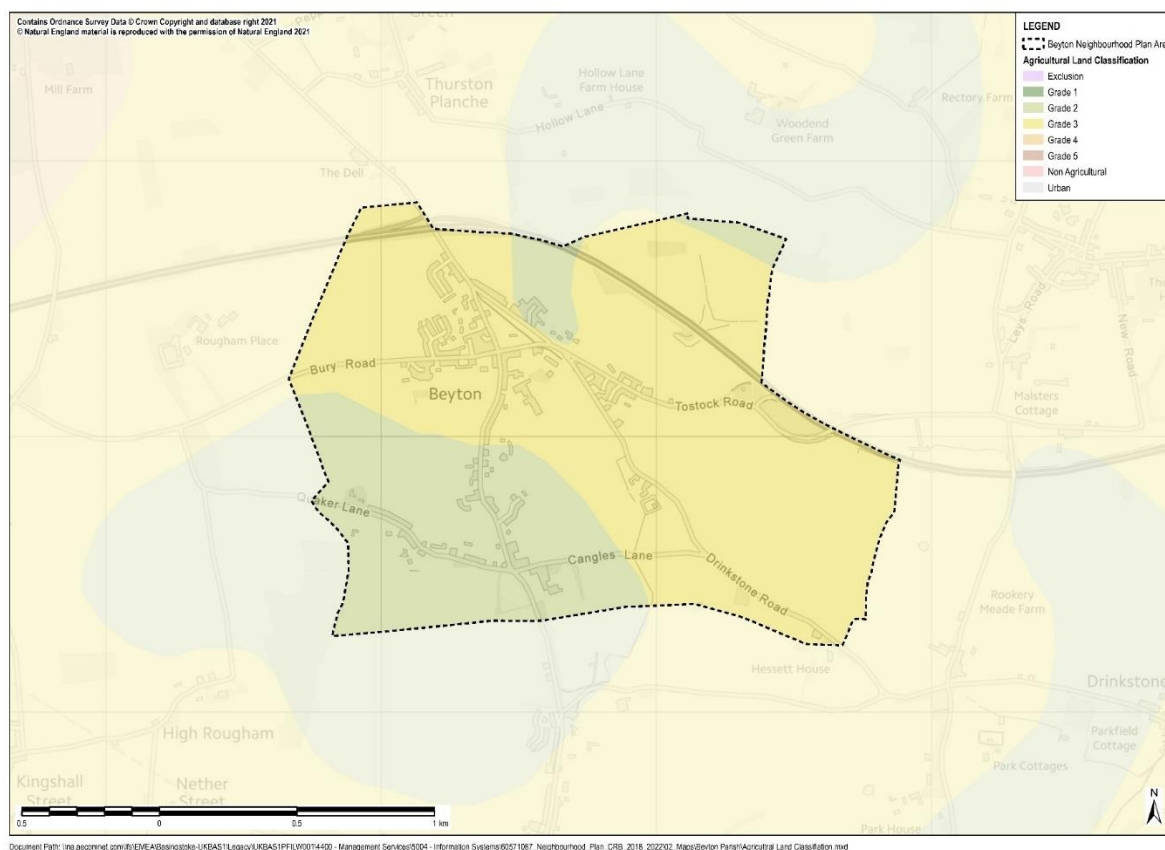
(Safeguarding our soils) which seeks to ensure that all England's soils will be managed sustainably and degradation threats tackled successfully by 2030, as well as the national water strategies which seek to secure sustainable and resilient water resources and improve the quality of waterbodies, and the national waste plan which seeks to identify measures being taken to move towards a zero waste economy.

- Anglian Water's WRMP further highlights the acute stresses that the catchment faces in the coming years and the challenges faced by the WRZ for Beyton, in terms of securing water resources into the future in one of the driest regions in England. The Plan outlines how Anglian Water aim to confront and manage these issues to ensure the timely provision of clean water to all residents in the period up to 2045.
- The Beyton Neighbourhood Plan will also be required to be in general conformity with the Norfolk and Suffolk Minerals and Waste Local Plans, which form part of the Local Development Frameworks for each county. These plans identify and safeguard sites and resources important to the continued sustainable management of mineral extractions and waste arisings.
- Furthermore, the Beyton Neighbourhood Plan will also be required to take note of and be in general conformity with the adopted CS and emerging JLP, which contain policies specifically relating to efficient land use (including prioritising brownfield land for development), the sustainable use of resources and agricultural land use.

Baseline summary

The Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land (BMV) and Grades 3b to 5 are of poorer quality. In this regard, the Beyton Neighbourhood Plan area is predominantly underlain by Grade 3 land. However, the provisional dataset does not determine whether this is grade 3a or 3b, and thus it is uncertain whether the majority of land in the plan area is considered BMV (see **Figure AB-11**).

Figure AB-11 Agricultural Land Classification (ALC)



While less accurate, the 2017 predictive Land Classification Assessment for the East region indicates that Outside of the 'urban' settlement core, parts of the Plan area have a high likelihood of being within BMV land (>60%).⁴⁶

As shown in the Minerals Core Strategy for Suffolk County Council (2020)⁴⁷, the Plan area has the potential to lie within a mineral consultation area (MCA), shown in **Figure AB-12**. However, it is difficult to ascertain the precise location of these zones due to the granularity of the maps provided in the Strategy.

⁴⁶ Natural England (2017): 'Likelihood of Best and Most Versatile Agricultural Land' [online] available at: <http://publications.naturalengland.org.uk/publication/6205542189498368?category=5208993007403008>

⁴⁷ Suffolk County Council (2020): 'Minerals Core Strategy' [online] available at: <https://www.suffolk.gov.uk/planning-waste-and-environment/minerals-and-waste-policy/suffolk-minerals-and-waste-development-scheme/>

Figure AB-12 MCA map for Suffolk (Beyton area shown within pink Site Map MS5, along the western boundary)⁴⁸



The Beyton Neighbourhood Plan area falls within the Anglican River Basin District, the Cam and Ely Ouse Management Catchment and the Little Ouse and Thet Operational Catchment. There are no rivers present in the Plan area, though the village's stream runs through the centre of Beyton, (previously referred to as the 'Beyton Stream' in this report). As noted in the Neighbourhood Plan, the stream runs adjacent to Drinkstone Road, intersecting the settlement at Beyton Green, and has been described as 'occasional', mostly associated with sudden changes in rainfall.⁴⁹

The Mid Suffolk District is served by one water company, Anglian Water Services (AWS). The Environment Agency have published a document entitled 'Areas of Water Stress: final classification' which included a map of England, identifying areas of relative water stress. In this regard, the whole of AWS' supply area is shown as an area of 'Serious' water stress, based upon the amount of water available per person both now and in the future.⁵⁰

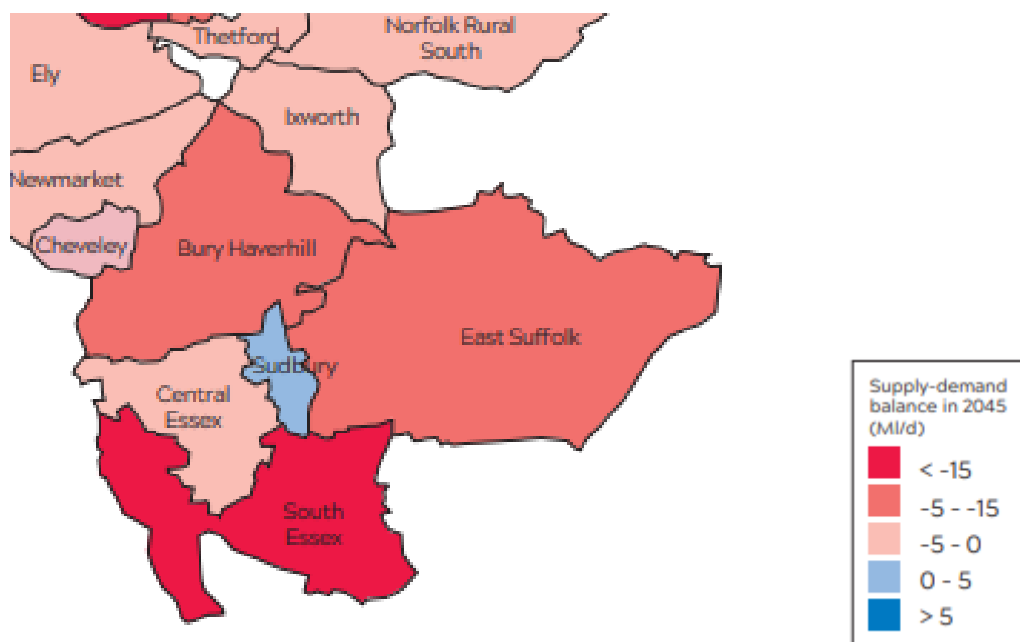
Within their Water Resource Management Plans (WRMPs) water companies refer to their Water Resource Zones (WRZs). A WRZ is the largest possible zone in which all resources, including external transfers, can be shared and hence the zone in which all customers experience the same risk of supply failure from a resource failure.⁵¹ In this respect, the Plan area falls within the Bury Haverhill WRZ. The supply-demand balance from regional surplus in Bury Haverhill indicates a deficit of between -5 and -15 Ml/df for 2045, larger than comparative WRZs in Suffolk (shown in **Figure AB-13**).

⁴⁸ Suffolk County Council (2020): 'Minerals Core Strategy' [online] available at: <https://www.suffolk.gov.uk/planning-waste-and-environment/minerals-and-waste-policy/suffolk-minerals-and-waste-development-scheme/>

⁴⁹ Thurston Parish Council (2018): 'Thurston Neighbourhood Plan' [online] available at: <https://thurstonparishcouncil.uk/assets/Neighbourhood-Plan/Neighbourhood-Plan-Supporting-Documentation/Environment-Landscape-Green-and-Open-Spaces/Thurston-Plan-Supporting-Docs-Environment-compressed.pdf>

⁵⁰ Environment Agency (date unknown) Areas of water stress: final classification [online] available at: <https://www.iow.gov.uk/azservices/documents/2782-FE1-Areas-of-Water-Stress.pdf>

⁵¹ Babergh District Council (2011) Babergh Water Cycle Study [online] available at: <https://www.babergh.gov.uk/assets/Strategic-Planning/Babergh-CoreStrategy/CoreStrategyCoreDocList/BDCWaterCycleStudyFinalv2Report.pdf>

Figure AB-13 Predicted supply-demand balance (2025) for Mid Suffolk⁵²

The WRMP indicates that the main problem dominating the next years is supply-demand balance, due to population growth, climate change, sustainability reductions and the need to increase resilience to severe drought. Additionally, the area is characterised by low rainfall and conservation interest of wetland sites.⁵³

In addition, the entirety of the Plan area falls within the Ely Ouse and Cut-off channel Groundwater Nitrate Vulnerable Zone (NVZ).

The Plan area also partially falls within the Ely Ouse and Cutt Off channel surface water NVZ. Recent monitoring from the Environment Agency indicates that water quality in this NVZ has deteriorated in the 2017 NVZ review period compared to the previous NVZ review. There is '*moderate confidence*' that water is polluted.⁵⁴

Future baseline

Future development has the potential to affect water quality through increased consumption, diffuse pollution, waste-water discharges, water run-off, and modification. It is considered that AWS will seek to address any water supply and wastewater management issues over the plan period in line with the WRMP 2019; and the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality within the Plan area and wider area. However, it will be important for new development to avoid impacts on water quality and to contribute to reducing consumption and improving efficiency.

It is anticipated that development will be mainly confined to the settlement, and therefore development is unlikely to intrude on any BMV land. However, the Neighbourhood Plan should, where possible seek to retain greenfield land and make best use of brownfield sites for development.

⁵² Anglian Water (2019) Water Resource Management Plan 2019 [online] available at: <https://www.anglianwater.co.uk/siteassets/household/about-us/wrmp-report-2019.pdf>

⁵³ Anglian Water (2019): 'WRMP' [online] available at: <https://www.anglianwater.co.uk/siteassets/household/about-us/wrmp-report-2019.pdf>

⁵⁴ Environment Agency (2017): 'Nitrate Vulnerable Zone – 2017 (online). http://apps.environment-agency.gov.uk/static/documents/nvz/NVZ2017_S390_Datasheet.pdf

It is considered unlikely that the small-scale development likely to come through the Neighbourhood Plan will have a significant impact on the wider area's Nitrate Vulnerable Zone designation given the strategic scale of the overall NVZs. Additionally, a large source of detriment to NVZ comes from agricultural use, which is not anticipated to be brought forward through the Neighbourhood Plan.

Key issues

The following key issues emerge from the context and baseline review:

- The Neighbourhood Plan area has the potential to be underlain by best and most versatile (BMV) land, though a full classification of the quality of this land has not been undertaken. However, the predictive assessment for BMV land indicates that areas with high likelihood of this are located outside of the main settlement. While it is considered that new development is likely to be focussed around the existing settlement, as a finite resource, BMV land should be retained where possible in future growth.
- In terms of water resources, the 2019 WRMP indicates that the Bury Haverhill WRZ will be susceptible to a deficit in water supply due to population growth, climate change, sustainability reductions and the need to increase resilience to severe drought. It is anticipated that the WRMP's ambitious strategies will offset the supply-demand gap by 2045, but plan making will still need to consider how local decisions affect water supply, such as water accessibility.
- The Plan area falls within two NVZs for the Ely Ouse and Cutt Off channel. However, it is not anticipated that development in the Neighbourhood Plan area will have a significant impact on these zones.

Population and community

Policy context

Table AB-10 presents the most relevant documents identified in the policy review for the purposes of the Beyton SEA.

Table AB-10: Plans, policies and strategies reviewed in relation to population and communities

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
Mid Suffolk Core Strategy (CS)	2008
Mid Suffolk Core Strategy Review	2012
Regulation 19 'Pre-Submission' draft Babergh and Mid Suffolk Joint Local Plan (JLP)	2020
Mid Suffolk Homes and Housing Strategy 2019 - 2024	2019
Mid Suffolk Homelessness Reduction and Rough Sleeper Strategy 2019 - 2024	2019
Babergh and Mid Suffolk Communities Strategy 2019 - 2036	2019

The key messages emerging from the review are summarised below:

- The Beyton Neighbourhood Plan will be required to be in general conformity with the NPPF, which on the whole seeks to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- The framework seeks to protect settlement and community identities, ensuring that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community. Furthermore, the NPPF recognises the benefits of creating cohesive communities, in safe environments where crime and the fear of crime do not undermine the quality of life of residents.
- As set out in the NPPF, it should be ensured that the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code. The Design Guide and Model code illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.
- The district housing, homelessness and community strategies each seek to support the appropriate delivery of housing and community infrastructure. The strategies recognise the importance of targeting resources at those most at risk/ most vulnerable and supporting all residents needs for affordable, safe and good quality housing in the right places. Furthermore, the strategies recognise the need to create choice in terms of securing a long-term stable home and create adaptable homes supported by high levels of accessibility.
- In addition, the Beyton Neighbourhood Plan will be required to be in general conformity with the adopted CS and emerging JLP, which include policies relating to the provision and type of housing, supply of employment land, retail provision, residential amenity and tourism services.

Baseline summary

As shown in **Table AB-11**, the population of Beyton is estimated to have grown by 0.7% between 2011 and 2019, which is lower than Mid Suffolk district, the East region and England.

Table AB-11 Population change (2011- 2019)⁵⁵

	Beyton	Mid Suffolk	East	England
2011	713	96,731	5,846,965	53,012,456
2019 estimate	718	103,895	6,236,072	56,286,961
<i>Population change</i>	<i>0.7%</i>	<i>7.4%</i>	<i>6.2%</i>	<i>6.2%</i>

Residents in Beyton are well distributed between age categories in comparison to figures for Mid Suffolk, the East and England, however, there are a larger proportion

⁵⁵ UK GOV (2011): '2011 Census' [online] available at: <https://www.ons.gov.uk/census/2011census>

of residents in the 0-15 age band (see **Table AB-12**). There is also a lower proportion of residents aged 60+ in Beyton, in comparison to Mid Suffolk, though not in comparison to figures for the East and England as a whole.

Table AB-12 Age Structure (2011)⁵⁶

	Beyton	Mid Suffolk	East	England
0-15	22.6%	18.4%	19.0%	18.9%
16-24	7.3%	9.2%	10.9%	11.9%
25-44	24.0%	22.9%	26.5%	27.5%
45-59	23.1%	21.5%	19.8%	19.4%
60+	23.0%	27.9%	23.9%	22.3%
<i>Total</i>	<i>713</i>	<i>96,731</i>	<i>5,846,965</i>	<i>53,012,456</i>

In comparison to figures for Mid-Suffolk District, the East Region and England as a whole, a very low proportion of residents in Beyton have no qualifications at all (12.9%). Of those who do have qualifications, the majority have at least Level 4 qualifications or above (39.9%), which is noticeably higher than statistics for Mid Suffolk, the East and England as a whole (see **Figure AB-14**).

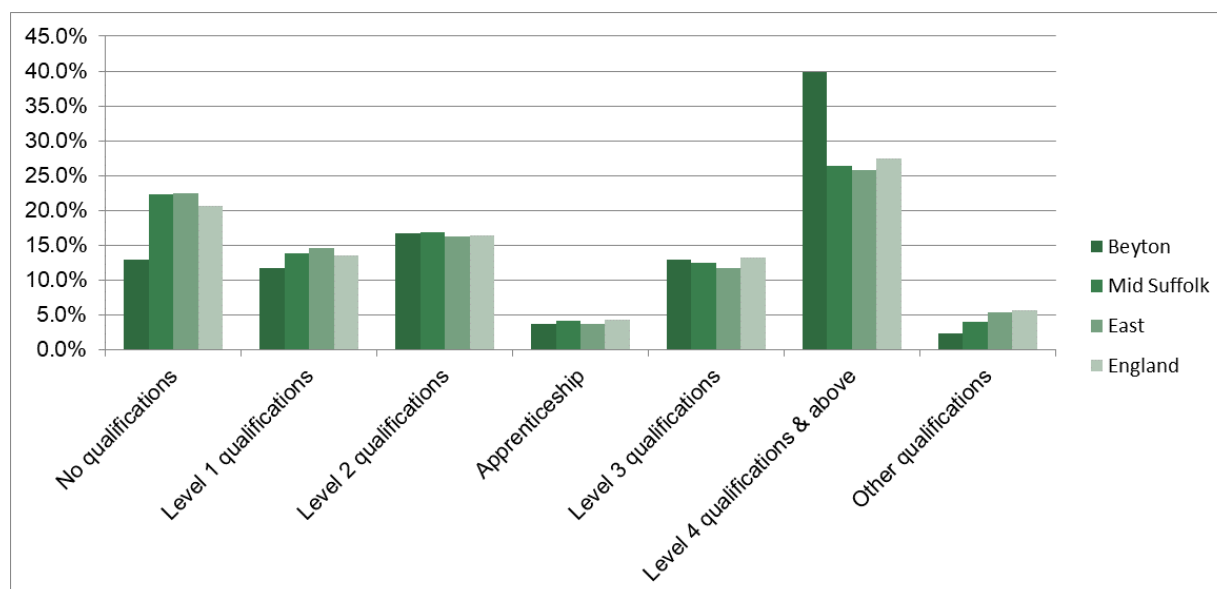


Figure AB-14 Highest level of qualification (2011)⁵⁷

With regards to access to educational facilities, there is only one school within the Neighbourhood Plan area: TCC Sixth Form Campus (for 16- 18 year olds), situated in the centre of the settlement area. The nearest primary schools are situated in Rougham and Thurston, while the nearest secondary school is Thurston Community College. Both schools are situated just beyond the Plan area.

The Neighbourhood Plan area offers a number of community services and facilities which are valued highly by local residents. This includes:

- The Bear Public House

⁵⁶ UK GOV (2011): '2011 Census' [online] available at: <https://www.ons.gov.uk/census/2011census>

⁵⁷ UK GOV (2011): '2011 Census' [online] available at: <https://www.ons.gov.uk/census/2011census>

- The White Horse Public House
- Beyton Garage
- Bottle bank / recycling facilities
- Weekly Mobile library

The village is located five miles east of Bury St Edmunds and eight miles west of Stowmarket, accessible via the A14 trunk road, which provides higher-tier services for residents.

As shown in **Figure AB-15**, the proportion of residents in Beyton who hold professional (23.5%) and managerial, director or senior official occupations (18.2%) are far higher than comparative averages for Mid-Suffolk, the East and England as a whole.

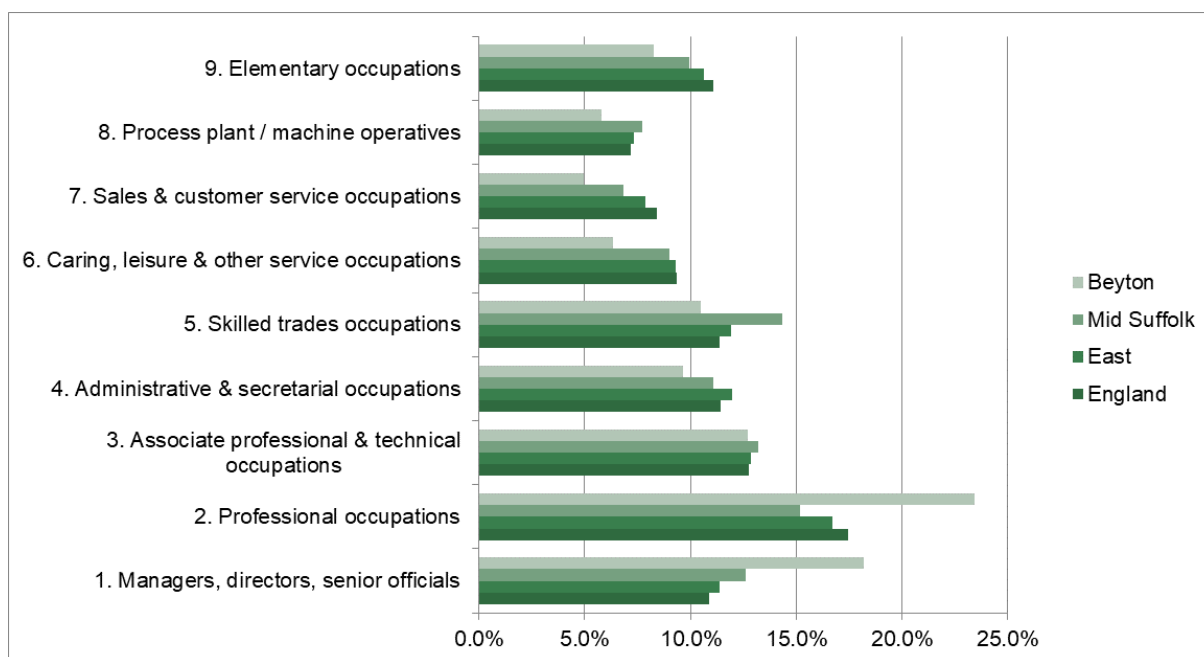


Figure AB-15 Occupation of usual residents⁵⁸

As shown in **Figure AB-16**, the majority of residents own their own homes in Beyton (80.1%), higher than comparative figures for Mid-Suffolk (75.1%), the East (67.6%) and England as a whole (63.3%). There are a comparatively low proportion of residents who rent their homes (17.8%).

⁵⁸ UK GOV (2011): '2011 Census' [online] available at: <https://www.ons.gov.uk/census/2011census>

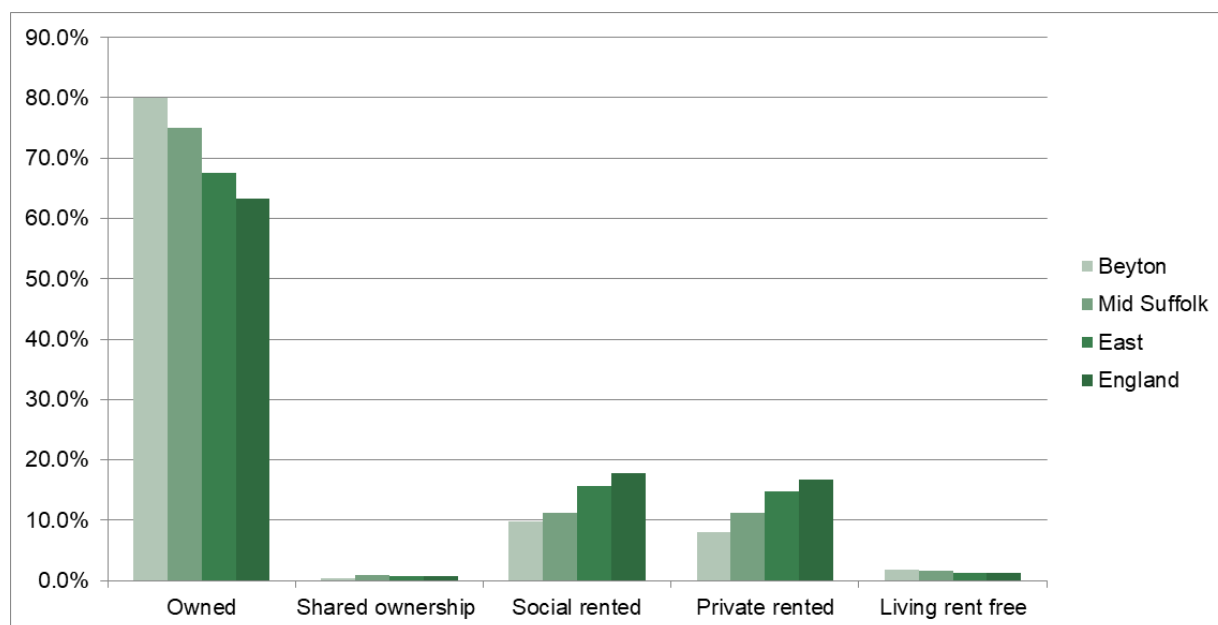


Figure AB-16 Housing tenure (2011)⁵⁹

The 2017 Strategic Housing Market Assessment for Suffolk indicated that the district has become less affordable. Subsequently, the Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment update (January 2019) identified that the highest need across Mid Suffolk was for two-bedroom homes (34% of the requirement), followed by three-bedroom and four or more bedrooms both requiring 29% with the remainder (8%) being one-bedroom homes.⁶⁰

Table AB-13 below shows levels of household deprivation in the Plan area in line with the 2011 census. These figures indicate that Beyton has low levels of deprivation, as a higher proportion of households in the area are not deprived in comparison to figures for the Mid Suffolk, the East and England as a whole. Of those households that are deprived, the majority are deprived in only one dimension (22.5%).

Table AB-13 Household Deprivation (2011)⁶¹

	Beyton	Mid Suffolk	East	England
Household not deprived	63.4%	48.7%	44.8%	42.5%
Deprived in one dimension	22.5%	32.3%	33.0%	32.7%
Deprived in two dimensions	12.0%	16.2%	17.9%	19.1%
Deprived in three dimensions	2.2%	2.6%	4.0%	5.1%
Deprived in four dimensions	0.0%	0.1%	0.4%	0.5%

Lower Super Output Areas (LSOAs) are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible. The Neighbourhood Plan area falls within the Mid Suffolk 006D LSOA. Details regarding deprivation in this LSOA are shown in **Table AB-14**.

⁵⁹ UK GOV (2011): '2011 Census' [online] available at: <https://www.ons.gov.uk/census/2011census>

⁶⁰ Beyton Parish Council (2019): 'Draft Neighbourhood Plan' [online] available at: <https://beyton.suffolk.cloud/assets/NP-Public-Info/The-Plan-and-Supporting-References/NP-Pre-Submission-Booklet.pdf>

⁶¹ UK GOV (2011): '2011 Census' [online] available at: <https://www.ons.gov.uk/census/2011census>

The Index of Multiple Deprivation 2019 (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights. Beyton and surrounding LSOAs are highly deprived in relation to ‘barriers to housing and services’, with Beyton falling within the 10% most deprived LSOA in the Country for this domain.

In this regard, barriers to housing and services show a high level of deprivation in this area, whereby Beyton is within one of the 10% most deprived locations in the country for this domain. Generally, however, Beyton does not demonstrate high levels of deprivation across other domains. Overall, Beyton is within the 30% least deprived areas in the Country.

Table AB-14 Deprivation levels in the Mid Suffolk 006D LSOA⁶²

Domain	Deprivation level
Income deprivation	20% least deprived
Employment deprivation	10% least deprived
Education, Skills and Training	30% least deprived
Health Deprivation and Disability	20% least deprived
Crime	20% least deprived
Barriers to Housing and Services	10% most deprived
Living Environment deprivation	30% least deprived
Income deprivation affecting children	30% least deprived
Income deprivation affecting older people	20% least deprived
Overall	30% least deprived

Future baseline

It is anticipated that population growth in the Plan area will be slow, and that services and facilities in the Plan area will therefore continue to meet the needs of the usual resident population in future.

The suitability (e.g. size and design) and affordability of housing to meet local needs will depend on the implementation of appropriate housing policies through the Local Plan and Neighbourhood Plan. Unplanned development may have wider implications in terms of delivering the right mix of housing types, tenures and sizes in suitably connected places.

New development could also enhance access to the local employment offer and enable increased levels of working from home within the Plan area, depending on the exact location, design and layout of development. Consideration should also be given to access to schools and local services/ facilities in this respect, recognising the importance of connectivity to support sustainable growth.

⁶² UK GOV (2011): ‘2011 Census’ [online] available at: <https://www.ons.gov.uk/census/2011census>

Key issues

The following key issues emerge from the context and baseline review:

- Census data shows the population of Beyton is growing however, growth is slower than comparative figures for Mid Suffolk, the East and England as a whole.
- Levels of deprivation within the Plan area are low, with residents having good access to education and training, reflected by the high proportion of residents with level 4 qualifications and above (30.6%), and within professional occupations (23.5%).
- As the population of Beyton continues to grow, it is important that development continues to support low levels of deprivation throughout the parish. The Neighbourhood Plan provides the opportunity to address certain aspects of deprivation in development, in particular the domain of ‘barriers to housing and services’, of which the parish is currently within the 10% most deprived LSOA for.

Health and wellbeing

Policy context

Table AB-15 presents the most relevant documents identified in the policy review for the purposes of the Beyton Neighbourhood Plan SEA.

Table AB-15 Plans, policies and strategies reviewed in relation to health and wellbeing

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
National Planning Practice Guidance – Healthy and Safe Communities	2019
The 25 Year Environment Plan	2018
Health Equity in England: The Marmot Review 10 Years On	2020
Planning for Sport Guidance	2019
The Joint Strategic Plan Refresh (2016- 2020)	2016
Mid Suffolk Core Strategy (CS)	2008
Mid Suffolk Core Strategy Review	2012
Regulation 19 ‘Pre-Submission’ draft Babergh and Mid Suffolk Joint Local Plan (JLP)	2020

The key messages emerging from the review are summarised below:

- The Neighbourhood Plan will be required to be in general conformity with the NPPF, which seeks to enable and support healthy lifestyles through provision of appropriate infrastructure, services and facilities, including; green infrastructure, access to healthier food, allotments and the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas.

- The NPPF recognises the role of development plans in helping to deliver access to high quality open spaces and opportunities for sport and physical activity which contribute to the health and wellbeing of communities, and can deliver wider benefits for nature and support efforts to address climate change. The health benefits of access to nature, green spaces and green infrastructure is further reiterated through the 25-year Environment Plan.
- National Planning Practice Guidance identifies that that the design and use of the built and natural environments, including green infrastructure, are major determinants of health and wellbeing. Furthermore, the guidance identifies that planning and health need to be considered together in two ways; in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system.
- The 2020 Health Equity in England Report identifies that the health gap between less and more deprived areas has grown in the last decade, where more people can expect to spend more of their lives in poor health, and where improvements to life expectancy have stalled, or even declined for the poorest 10% of women.
- The Planning for Sport Guidance seeks to help the planning system provide formal and informal opportunities for everyone to take part in sport and be physically active. The Guidance outlines 12 ‘planning-for-sport’ principles.
- The Joint Strategic Plan Refresh (2016- 2020) provides an assessment of the current and future health and wellbeing needs of the people of Babergh and Mid Suffolk until 2020, including the residents of Beyton.
- In addition, the Beyton Neighbourhood Plan will also be required to take note of and be in general conformity with the adopted CS and emerging JLP, which contain policies specifically relating to health and education provision, green infrastructure and open spaces.

Baseline summary

Research into hidden needs in Suffolk highlighted the additional challenges facing rural communities in the County, such as higher domestic fuel costs, extra transport costs, and accessibility to education services and employment opportunities. Key issues affecting the health and wellbeing of rural communities include⁶³:

- low paid work;
- fuel poverty;
- high housing costs;
- unemployment among young people;
- social isolation, especially among older people;
- difficulty accessing healthcare services such as GPs and dentists;
- lack of suitable public transport options; and
- poor broadband and mobile phone network availability.

⁶³ Healthy Suffolk (2019) State of Suffolk Report 2019 [online] available at: <https://www.healthysuffolk.org.uk/isna/state-of-suffolk-report/sos19-where-we-live>

The State of Suffolk Report (2019)⁶⁴ outlines key issues from the Joint Strategic Needs Assessment for Suffolk. Trends prevalent within the County identified in the JSNA are listed below:

- Currently, about 1 in 5 people living in Suffolk are aged 65 or over. Over the next 20 years, this is forecast to change, with 1 in 3 Suffolk residents being aged 65 or over, compared to 1 in 4 for England.
- Young people aged 16-17 who are not in education, employment or training are sometimes referred to as being NEET. Suffolk is within the worst performing 20% of local authorities in England in this regard.
- In Suffolk, the employment rate is higher than the national average. In the year to December 2018, 365,200 people in Suffolk were in employment, meaning that nearly 4 in 5 adults of working age were in work (78.5%). However, with an older age profile than most areas of the UK, Suffolk has a lower proportion of people of working age compared to other parts of the country.
- In 2016/17, it was estimated that 1 in 5 working age adults in Suffolk were living with a disability (around 80,000 people) and nearly 1 in 2 state pension aged adults were living with a disability (around 87,000 individuals).
- Severe mental illness (SMI) describes conditions such as schizophrenia, bipolar disorder and other psychoses (conditions which involve losing touch with reality or experiencing delusions). In 2017/18, nearly 6,600 people registered with a GP in Suffolk had a diagnosis of severe mental illness.
- In 2016/17, more than 6 in 10 adults were overweight or obese in Suffolk.
- Suffolk residents typically live longer than the England average and females generally live longer than males.
- Of around 4,500 new cancer diagnoses in Suffolk in 2014, nearly 2,000 were attributed to major modifiable risk factors: around 900 were linked to smoking, 250 to unhealthy weight and 200 to a lack of fruit and vegetables.

General health in the Plan area is very good. As shown in **Figure AB-17**, overleaf, 56.8% of residents in the 2011 Census described their health as 'very good', higher than comparative figures for Mid Suffolk (47.9%), East region (47.2%) and England as a whole (47.2%). 88.1% of residents have at least 'good' health in Beyton, in comparison 83.2% of residents in Mid Suffolk.

⁶⁴ Mid Suffolk Council (2019) JSNA Summary [online] available from: https://www.healthysuffolk.org.uk/uploads/SF1160_-_JSNA_State_of_Suffolk_Report_2019_Ex_Summary_LR.pdf

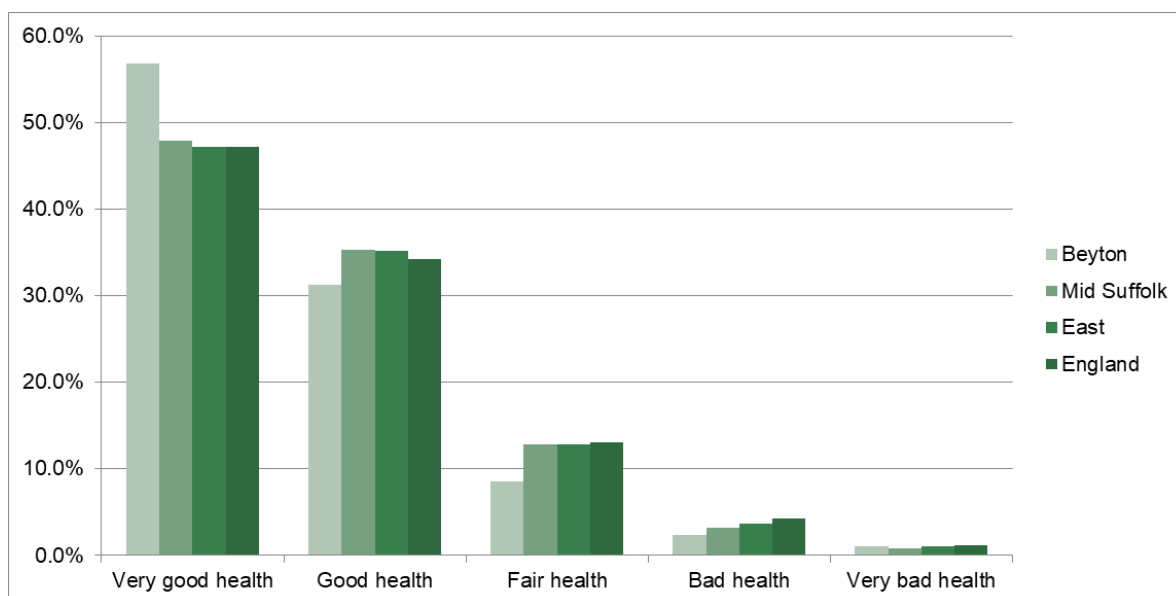


Figure AB-17 General health (2011)⁶⁵

Residents in Beyton are generally not limited in their day to day activities (87.9%). This figure is higher than comparative statistics for Mid Suffolk district (83.4%), the East region (83.3%) and England as a whole (82.4%). This is shown in **Figure AB-18**, below.

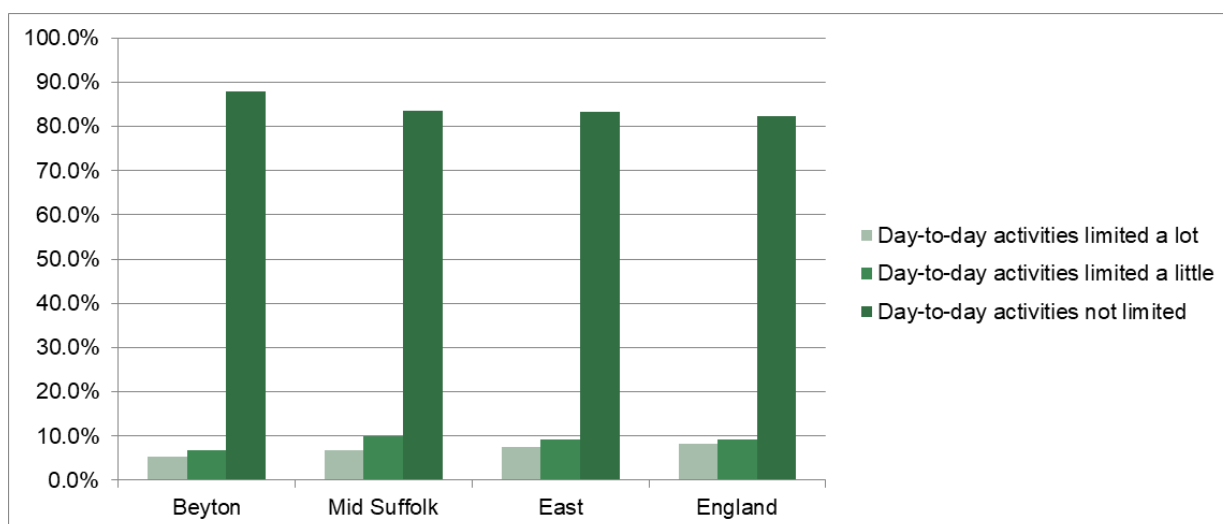


Figure AB-18 Long-term health category (2011)⁶⁶

There are no healthcare services within the Plan area. The closest available GP is located at Woolpit (Woolpit Health Centre), and Thurston Pharmacy is located ~2km from Beyton. The nearest emergency services are at BMI St Edmunds in Bury St Edmunds, 6.5km from the Neighbourhood Plan area.

There are limited sports and recreational services in Beyton, with the exception of the sports grounds associated with TCC Sixth Form and one well-equipped children's play area at Beyton Green, which is within a 15-minute walk for the majority residents. The residents' survey for Beyton indicated locals' desire to enable better public access to these services.⁶⁷

⁶⁵ UK GOV (2011): '2011 Census' [online] available at: <https://www.ons.gov.uk/census/2011census>

⁶⁶ Ibid.

⁶⁷ Beyton Parish Council (2019): 'Draft Neighbourhood Plan' [online] available at: <https://beyton.suffolk.cloud/assets/NP-Public-Info/The-Plan-and-Supporting-References/NP-Pre-Submission-Booklet.pdf>

The Babergh and Mid Suffolk Open Space Assessment indicated that there is a shortfall in allotment space, parks and recreation grounds and play areas for both children and youths in Beyton (shown in **Table AB-16**, below).

Table AB-16 Open green space supply in hectares (ha) in Beyton⁶⁸

Allotments	Amenity green space	Parks and recreation grounds	Play areas (child)	Play areas (youth)
-0.21	1.11	-0.71	0.01	-0.03

Future baseline

General health in the Plan area, is generally good and is unlikely to worsen in the short-term.

However, as the population of Beyton increases and ages, there is likely to be increasing pressure on healthcare services. The lack of direct healthcare services in the Neighbourhood Plan area therefore has the potential to lead to the decline in access to core services for residents. It is vital that the Neighbourhood Plan seeks to support the retention and improvement of important facilities within the Plan area. This also includes open green space provision in Beyton, which is currently in deficit.

The mental and physical health of residents in the Plan area have the potential to worsen over time, in line with trends identified in the Suffolk JSNA. Recognising that people's health is determined primarily by a range of social, economic and environmental factors, social prescribing seeks to address people's needs in a holistic way. The Neighbourhood Plan provides the opportunity to improve access to supportive facilities such as community hubs and sports services in order to promote general physical and mental health and wellbeing.

Key issues

The following key issues emerge from the context and baseline review:

- Health indicators recorded through the 2011 Census suggest Beyton is healthier than Mid Suffolk, the East and England as a whole.
- There is a notable lack of healthcare services in the Plan area, including access to open green space and recreational areas for current and future residents.
- New development should support the provision of services and facilities to meet local needs, improve accessibility, and maintain good health in the parish.

Transportation

Policy context

Table AB-17 presents the most relevant documents identified in the policy review for the purposes of the Beyton Neighbourhood Plan SEA.

⁶⁸ Ethos Environmental Planning (2019): 'Open Space Assessment for Babergh and Mid Suffolk' [online] available at: <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Babergh-and-Mid-Suffolk-Open-Space-Study-May-2019.pdf>

Table AB-17 Plans, policies and strategies reviewed in relation to transportation

Document Title	Year of publication
National Planning Policy Framework (NPPF)	2021
The Transport Investment Strategy – Moving Britain Ahead	2017
The Department for Transport’s Cycling and Walking Investment Strategy	2016
Decarbonising Transport: Setting the Challenge	2020
Suffolk Local Transport Plan (2011- 2031)	2011
Mid Suffolk Core Strategy (CS)	2008
Mid Suffolk Core Strategy Review	2012
Regulation 19 ‘Pre-Submission’ draft Babergh and Mid Suffolk Joint Local Plan (JLP)	2020

The key messages emerging from the review are summarised below:

- The Beyton Neighbourhood will be required to be in general conformity with the NPPF, which seeks the consideration of transport issues from the earliest stages of plan-making and development proposals to address any known issues and maximise opportunities to increase accessibility, particularly by walking, cycling and public transport. Larger developments are expected to be delivered in areas which are or can be made sustainable by limiting the need to travel and offering a genuine choice of transport modes. However, it is recognised that sustainable transport solutions will vary between urban and rural environments.
- National transport strategies set out investment priorities which ultimately all seek to improve the connectivity, effectiveness and reliability of transport networks, whilst reducing impacts on the natural environment (including through decarbonisation). Furthermore, they place great emphasis on making cycling and walking the natural choice for shorter journeys, or as part of a longer journeys. This includes investment in new and upgraded infrastructure, changing perceptions and increasing safety.
- The Suffolk Local Transport Plan 2011-2031, published by Suffolk County Council sets out proposed transport solutions for the plan area up to 2031, with a focus on enabling sustainable economic growth.
- Alongside the adopted CS emerging JLP, the Beyton Neighbourhood Plan will be required to be in general conformity with the strategic policy aims of the Transport Plan.

Baseline summary

The A14 trunk road runs through the north of the Plan area and connects Beyton to services at Bury St Edmunds in the west and Stowmarket and Ipswich in the east.

Bury Road and Tostock Road has been bypassed by the A14 but retains it’s a class character, being very wide. It is used to diversity the A14 when the local section is closed and has created some accessibility issues for residents in areas north and south of the Beyton village. Additionally, growth at Thurston, just north of Beyton has

exacerbated traffic flowing through Bury Road and Tostock Road, passing through the Plan area, which is expected to increase as future development comes forward.

Beyton has a limited bus service that runs hourly during the day, connecting to Bury St Edmunds, Stowmarket and other villages in the immediate area.⁶⁹

Tostock Road / Bury Road is the main road running through the centre of the village given that, until the A14 bypass was built, it was the A45 (now A14) between Bury St Eds and Ipswich. Church Road is also highly utilised, and is identified locally as a traffic hotspot, along with Tostock Road, The Green, and Thurston Road. High levels of traffic on these roads often result in vehicle-pedestrian conflict, particularly where there are narrow or no footways. In particular, between Church and Quaker Lane there is a potential safety hazard from speeding traffic for users of the village green and play area and when accessing houses. It is noted in the Neighbourhood Plan that *'narrow roads away from the former A45 route were not built to cope with the current traffic levels while maintaining safety for other road users'*.⁷⁰

The parish has nine well used public footpaths providing important links within the village and enabling links to the wider Public Rights of Way (PRoW) network. These are supplemented by permissive access to fields west of Church Road.⁷¹ Footways are shown in red in **Figure AB-19**.

⁶⁹ Beyton Parish Council (2019): 'Draft Neighbourhood Plan' [online] available at: <https://beyton.suffolk.cloud/assets/NP-Public-Info/The-Plan-and-Supporting-References/NP-Pre-Submission-Booklet.pdf>

⁷⁰ Ibid.

⁷¹ Ibid.



Figure AB-29 Footpaths in Beyton⁷²

As shown in **Figure AB-20**, car ownership in the Plan area is high, whereby 46.0% of households have two cars/vans. Comparative figures for Mid Suffolk (35.9%), the East (29.1%) and England as a whole (25.0%) show lower car ownership in this regard. Only 2.9% of households in Beyton do not own a car/van.

⁷² Bing maps (2021): 'Interactive map' [online] available at: <https://www.rowmaps.com/showmap.php?place=Beyton&map=BingOS&lat=52.234&lon=0.831135&lonew=E>

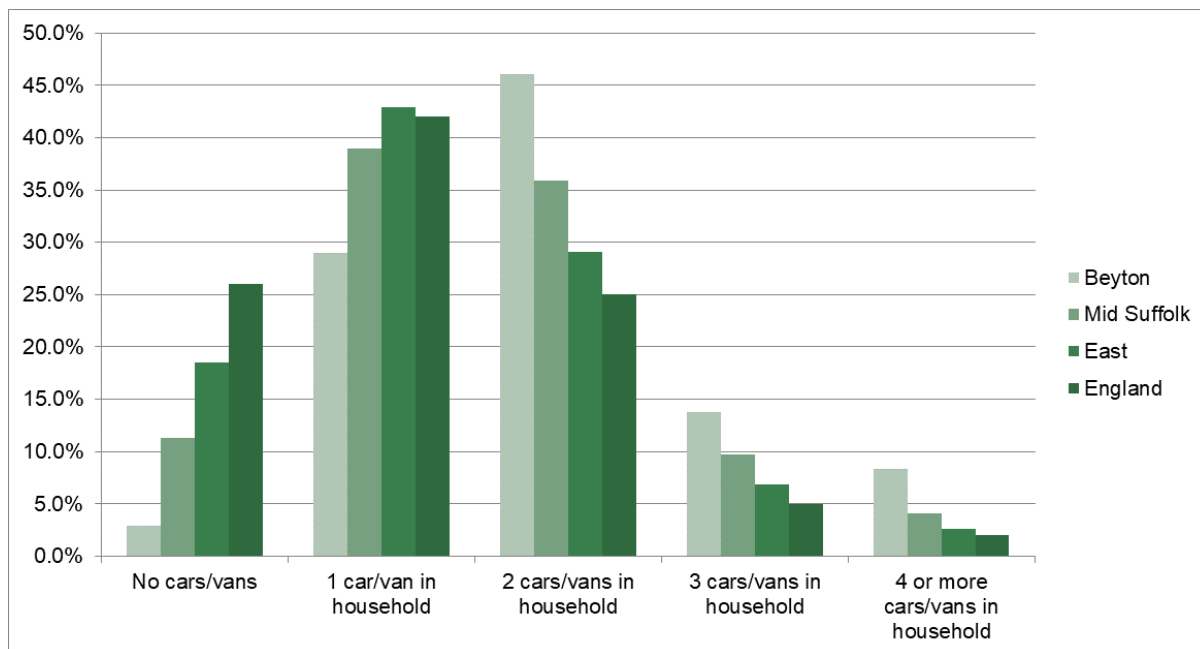


Figure AB-30 Car ownership (2011)⁷³

Unsurprisingly given the high level of car ownership shown in **Figure AB-20** above, the majority of residents in the Plan area travel to work via car or van (54.3%). This is higher than comparative statistics for Mid Suffolk (48.5%), the East (41.4%) and England as a whole (37.0%). Further, a relatively large percentage of residents' work from home (7.4%) when considered against other comparators, whilst a relatively low percentage of residents travel to work on foot or using a bicycle (3.1%). This is shown in **Figure AB-21** below.

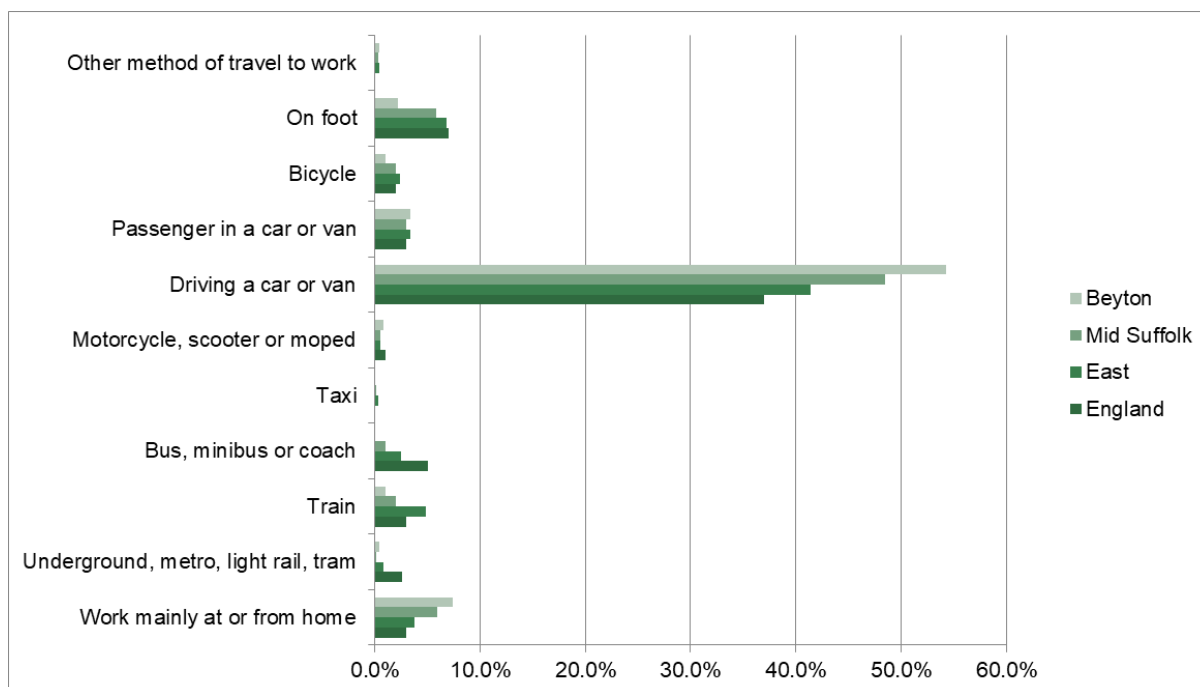


Figure AB-21 Method of travel to work (2011)

⁷³ UK GOV (2011): '2011 Census' [online] available at: <https://www.ons.gov.uk/census/2011census>

Future baseline

Given the rural nature of the parish and lack of sustainable transport options, in the absence of strategic transport interventions, growth in the Plan area will likely further reliance on the private vehicle for travel. This has the potential to increase traffic and lead to additional localised congestion issues which in turn may reduce road safety. A key concern in this respect is the A14 and the 'rat run' impacts.

The Neighbourhood Plan can however support small-scale infrastructure improvements and active travel opportunities that seeks to maximise opportunities for pedestrian and cyclist movements. Additionally, given increasing levels of working from home seen in Beyton in light of the recent pandemic, new development should seek to provide space and services to enable working remotely.

Key issues

The following key issues emerge from the context and baseline review:

- There are a number of traffic hotspots within Beyton, recognised locally for causing safety issues for pedestrians. Considering trends which favour cars/vans as the primary mode of transport and low levels of public transport use, planning should seek to maximise opportunities to reduce the need to travel, enable home working, and access a choice of sustainable transport modes where possible.
- Opportunities to improve and/ or extend active travel connections, alongside public realm improvements and urban greening within the plan are should also be sought.

SEA framework

SEA theme	SEA objective	Assessment questions (will the proposal help to...)
Biodiversity	Protect and enhance biodiversity and geodiversity sites and features, by avoiding impacts on regionally and locally designated sites, and delivering demonstrable biodiversity net gains.	<ul style="list-style-type: none"> • Regionally and locally designated sites, including supporting habitats and mobile species that are important to the integrity of these sites? • Protect and enhance priority habitats and species and the areas that support them? • Achieve a net gain in biodiversity? • Support enhancements to multifunctional green infrastructure networks? • Support access to, interpretation and understanding of biodiversity and geodiversity?
Climate change	Reduce the contribution to climate change made by activities within the Neighbourhood Plan Area.	<ul style="list-style-type: none"> • Reduce the number of journeys made? • Promote the use of sustainable modes of transport including walking, cycling and public transport? • Increase the number of new developments meeting or exceeding sustainable design criteria? • Generate energy from low or zero carbon sources? • Reduce energy consumption from non-renewable resources? • Support proposals for EV charging infrastructure?
	Support the resilience of the Neighbourhood Plan Area to the	<ul style="list-style-type: none"> • Ensure that inappropriate development does not take place in areas at higher risk of flooding, considering the likely future effects of climate change?

SEA theme	SEA objective	Assessment questions (will the proposal help to...)
	potential effects of climate change, including flooding.	<ul style="list-style-type: none"> • Improve and extend green infrastructure networks in the plan area to support adaptation to the potential effects of climate change? • Sustainably manage water runoff, reducing surface water runoff (either within the plan area or downstream)? • Ensure the potential risks associated with climate change are considered through new development in the Neighbourhood Plan area? • Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks?
Landscape	To protect and enhance the character and quality of the immediate and surrounding landscape.	<ul style="list-style-type: none"> • Protect and/ or enhance local landscape character and quality of place? • Conserve and enhance local identity, diversity and settlement character? • Identify and protect locally important viewpoints which contribute to character and sense of place? • Protect visual amenity and locally important views in the Plan area? • Retain and enhance landscape features that contribute to the river setting, or rural setting, including trees and hedgerows?
Historic environment	To protect, conserve and enhance the historic environment within and surrounding the Beyton Neighbourhood Plan area.	<ul style="list-style-type: none"> • Conserve and enhance buildings and structures of architectural or historic interest, both designated and non-designated, and their settings? • Conserve and enhance the Beyton Conservation area? • Protect the integrity of the historic setting of key monuments of cultural heritage interest as listed in the Suffolk HER? • Support the undertaking of early archaeological investigations and, where appropriate, recommend mitigation strategies? • Support access to, interpretation and understanding of the historic evolution and character of the Neighbourhood Plan area?
Land, soil and water resources	To ensure the efficient and effective use of land	<ul style="list-style-type: none"> • Avoid the loss of high-quality agricultural land resources? • Avoid the unnecessary sterilisation of, or hindering of access to mineral resources in the Plan area? • Affect the integrity of waste infrastructure within and surrounding the Plan area? • Promote any opportunities for the use of previously developed land, or vacant/ underutilised land?
	To protect and enhance water quality and use and manage water resources in a sustainable manner.	<ul style="list-style-type: none"> • Avoid impacts on water quality? • Support improvements to water quality? • Ensure appropriate drainage and mitigation is delivered alongside development? • Protect waterbodies from pollution, including NVZs? • Maximise water efficiency and opportunities for water harvesting and/ or water recycling? • Improve the resilience of water supplies?

SEA theme	SEA objective	Assessment questions (will the proposal help to...)
Population and community	Ensure growth in the Parish is aligned with the needs of all residents and capacity of the settlement and social infrastructure, improving accessibility, anticipating future needs and specialist requirements, and supporting cohesive and inclusive communities.	<ul style="list-style-type: none"> • Provide everyone with the opportunity to live in good quality, and affordable housing? • Support the provision of a range of house types and sizes? • Meet the needs of all sectors of the community? • Provide flexible and adaptable homes that meet people's needs, particularly the needs of an ageing population? • Improve the availability and accessibility of key local facilities, including specialist services for disabled and older people? • Encourage and promote social cohesion and active involvement of local people in community activities? • Promote the use of sustainable building techniques, including use of sustainable building materials in construction? • Minimise fuel poverty? • Maintain or enhance the quality of life of existing local residents?
Health and wellbeing	Improve the health and wellbeing of residents within the Neighbourhood Plan Area.	<ul style="list-style-type: none"> • Promote accessibility to a range of leisure, health and community facilities, for all age groups? • Provide and enhance community access to open green spaces? • Promote the use of healthier modes of travel, including active travel networks? • Improve access to neighbouring centres and their healthcare services? • Improve access to the countryside for recreational use? • Avoiding any negative impacts to the quality and extent of existing recreational assets, such as formal or informal footpaths?
Transportation	Promote sustainable transport use and reduce the need to travel.	<ul style="list-style-type: none"> • Support the key objectives within the Suffolk Local Transport Plan to encourage more sustainable transport? • Enable sustainable transport infrastructure enhancements? • Ensure sufficient road capacity to accommodate new development? • Promote improved local connectivity and pedestrian and cyclist movement? • Facilitate on-going high levels of home and remote working? • Improve road safety? • Reduce the impact on residents from the road network? • Improve parking facilities?

Appendix C Alternatives assessment

This appendix provides the detailed assessment of reasonable alternatives as established in Chapter 5 of the main report. To reiterate the established options are:

- **Option A:** Land to the east of Church Road
- **Option B:** Land to the west of Church Road
- **Option C:** Land to the south of Bury Road
- **Option D:** Land opposite 'The Bear' Public House
- **Option E:** Land south west of Church Road
- **Option F:** Site adjacent to the Nursery

SEA methodology

For each of the options, the assessment examines likely significant effects on the baseline, drawing on the sustainability themes and objectives identified through scoping (see **Table 3.1** in the main report) as a methodological framework. **Green** is used to indicate significant positive effects, whilst **red** is used to indicate significant negative effects. Where appropriate neutral effects, or uncertainty will also be noted. Uncertainty is noted with **grey** shading.

Every effort is made to predict effects accurately; however, where there is a need to rely on assumptions in order to reach a conclusion on a 'significant effect' this is made explicit in the appraisal text.

Where it is not possible to predict likely significant effects based on reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate **a rank of preference**. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'. Numbers are used to highlight the option or options that are preferred from an SEA perspective with 1 performing the best.

Finally, it is important to note that effects are predicted taking into account the criteria presented within Regulations.⁷⁴ So, for example, account is taken of the duration, frequency and reversibility of effects.

⁷⁴ Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Alternatives assessment

SEA theme: Biodiversity

	Option A	Option B	Option C	Option D	Option E	Option F
Significant effect?	No	No	No	No	No	No
Rank	1	2	1	1	1	1

Commentary:

The nearest European designated site (Breckland Special Area of Conservation and Special Protection Area (SAC/SPA)) is located 19km from the north west of the Neighbourhood Plan area. None of the options are located within the 'Zone of Influence' (ZoI) for the SAC/SPA and thus no significant effects are anticipated in development at any of the sites.

Option F is the only option to fall within a SSSI Impact Risk Zone (IRZ), however, the proposed development type and scale is not identified for potential impacts and does not trigger a requirement for further consultation with Natural England.

None of the options are known to be constrained by locally designated sites.

All options are wholly or predominately greenfield, agricultural land, with little apparent potential for particularly sensitive habitats. Sites do however contain features which have the potential to support local biodiversity. Taking each in turn:

- Option A is bordered by hedgerow on the easternmost side, and there are trees on the south boundary of the site.
- Option B is bound by hedgerow on the east side and sparse trees on the northern border.
- Option C has a line of sparse trees on the northern and western borders.
- Option D includes several mature trees located on the south east part of the site.
- Option E is bordered by low hedgerow on all four sides and contains some larger trees on the fringes of the site.
- Option F is located close to deciduous woodland priority habitat, containing tree/hedgerow lined borders to the west and along the road frontage.

It is also noted that Option B in itself is a valued feature for the village, forming a 'green gap' in the village centre. It is considered that development of the site would lead to the loss of this important green space and footpath links to wider open spaces and nature areas. Minor negative effects could arise as a result.

It is recognised that there is potential, however, for the wider features set out above to be retained alongside development, dependent on the sensitive design and layout of proposals. Furthermore, all sites have the potential to deliver enhancements to ecological networks, and can be designed to deliver measurable, proportionate and appropriate biodiversity net gains, in line with national and local policy.

Overall, given the potential loss of locally valued greenspace containing footpath links to wider open space and nature areas, Option B is considered the worst performing option, with an identified potential for minor negative effects. The

remaining options are considered likely to perform broadly on par, and no significant effects are considered likely overall.

SEA theme:
Climate change

	Option A	Option B	Option C	Option D	Option E	Option F
Significant effect?	No	No	No	No	No	No
Rank	=	=	=	=	=	=

Commentary:

With regards to climate change adaptation, risk from rivers and watercourses (fluvial flooding) and surface water broadly follows the Beyton Stream, which runs through the centre of the village. None of the options directly intersect existing fluvial flood risk areas.

Option D lies relatively close to medium and high fluvial flood risk areas along Tostock Road/ Drinkstone Road and may therefore be more susceptible to future flood risk. Development at the site should consider opportunities to improve drainage measures and increase resilience to future flood risk.

Surface water flood risk extends further along Tostock Road, potential affecting access to Option F also which should be considered through the design process if the site is progressed.

In line with the wider policy framework of the Local Plan and NPPF, it is likely that effective implementation of sustainable drainage systems will address any identified surface water flood risks and improved drainage and attenuation rates are promoted overall.

In terms of climate change mitigation, given the size of sites and level of growth proposed, it is considered that there is limited potential to meaningfully differentiate between the sites in relation to reducing contributions to climate change. Whilst options could be ranked to some extent in terms of their accessibility to Beyton's village services, this is explored under the 'Population and communities' SEA theme. In the context of Beyton's rural location each site is considered to have equal potential for car dependency in accessing services at higher tier settlements such as Bury St Edmunds.

It is considered that all sites also perform equally in terms of the ability to achieve ambitious building emissions standards in support of decarbonisation, though interventions at this scale are unlikely to be of significance.

Overall, it is considered that development at any option is unlikely to have a significant effect on climate change, which is a global issue. In terms of ranking the options, whilst there is an identified need to increase flood resilience in light of future flood risk at Option D, this is not considered likely to hinder an appropriate development scheme. On this basis, the options are all considered to perform broadly on par.

SEA theme: Landscape

	Option A	Option B	Option C	Option D	Option E	Option F
Significant effect?	No	No	No	No	No	No
Rank	2	2	2	1	2	1

Commentary:

The parish is not constrained by nationally designated landscape areas, however a Special Landscape Area (SLA) (identified in the adopted Local Plan), extends throughout the parish. The following options are constrained by the SLA:

- Option A falls predominantly within the SLA. However, it is noted that the option is well connected to and consistent with existing development at Rectory Gardens to the south and Orchard Close to the north, which may reduce overall effects on landscape.
- Option B falls entirely within the SLA. Centrally located, development at Option B would lead to the loss of an open green gap in the middle of the village, which contributes to the character of the public realm.
- Option C falls entirely within the SLA, constituting edge of settlement development.
- The majority of Option E falls within the SLA, with the exception of the southernmost part of the site. However, the site is relatively well enclosed by existing vegetation.

These options are therefore noted as having potentially higher landscape sensitivity when compared to Options D and F which do not intersect the SLA.

Option D is considered less constrained from a landscape perspective than other options, due to the A14 running along the rear of the site. The option would form infill within the settlement boundary, consistent with the linear development along Tostock Road. Development would be visible from the road and the Bear Inn Pub opposite the site, however given the surrounding built form and the presence of the A14, effects are unlikely to be significant.

The parish contains identified locally important views which contribute to Beyton's local character and distinctiveness. Considering the options in turn:

- Development at Option A could interrupt eastward views from Church Road.
- Development at Option B could interrupt five identified viewpoints: northern, western, and south-western views from Church Road and views inward from the southern border of the site.
- Development at Option C could interrupt identified south easterly views from Bury Road.
- Development at Option D may interrupt western views from further along Tostock Road, however this is uncertain, and it is likely that such effects could be mitigated through good design.
- Development at Option E could interrupt north-westerly views from Church Road and southern views from the northern boundary of the site.

- Development at Option F is unlikely to affect existing identified viewpoints. Alternatively, new residents may benefit from identified views south of Tostock Road.

Overall, all options constitute rural greenfield development. The development of previously undeveloped land is considered likely to lead to negative effects in relation to the landscape in the long-term, however, given the scale of development proposed such effects are not considered likely to be significant. Despite this, Options D and F are considered to rank more favourably, given identified lower landscape sensitivities, and avoidance of impacts to identified important viewpoints. The sites are naturally contained by the A14 whilst maintaining an edge of settlement landscape 'buffer'. All remaining options are likely to impact upon identified viewpoints in the Parish, and intersect an area considered of higher landscape sensitivity (and are thus ranked less favourably).

SEA theme: Historic environment

	Option A	Option B	Option C	Option D	Option E	Option F
Significant effect?	Uncertain	Uncertain	No	Uncertain	Uncertain	No
Rank	2	2	1	2	2	1

Commentary:

Beyton parish is constrained by a number of historic assets including the Beyton Conservation Area, numerous listed buildings and locally significant assets. Taking each option in turn:

- Option A is located directly to the north east of the Grade II* listed Church of All Saints, though the majority of the site is enclosed and screened from the church by existing vegetation, which may reduce the potential for adverse effects from development. However, development at the western side of the site has the potential to impact upon the intrinsic qualities and setting of the Conservation Area, particularly given this is where access to the site would be obtained.
- Option B is adjacent to the Conservation Area and approximately 400m from the Grade II* listed Church of All Saints. While development has the potential to adversely impact upon the setting of these assets, it is recognised that the site would appear as natural infill within the settlement boundary, reflecting the historic linear development of the village. Additionally, given the location of the site within the settlement boundary adjacent to existing built form and infrastructure (the A14) effects are unlikely to be significant.
- Option C is not constrained by designated heritage assets.
- Option D is located almost wholly within the Conservation Area and approximately 100m from the Grade II* Listed Manor House. While development has the potential to adversely impact upon the intrinsic qualities and setting of these assets, it is recognised that the site would appear as natural infill, consistent with the linear development along Tostock Road.
- The Grade II* listed Church of All Saints is located at the north eastern corner of Option E, which is located wholly within the Conservation Area. Development at Option E has the potential to impact upon the intrinsic qualities and setting of the listed building and Conservation Area, recognising the site's edge of village location.

- Option F is not constrained by designated heritage assets and is located outside of the Conservation Area, further along Tostock Road. The permitted development at the adjacent site will provide a further buffer between the development site and the Conservation Area.

Reflecting these sensitivities, where appropriate, consultation with Historic England is encouraged in order to ensure that development proposals seek to implement sensitive design techniques which respect and enhance the setting of heritage assets. Such measures could include:

- High quality and (where possible) locally sourced materials and detailing that contribute positively to the setting of nearby heritage assets and reflect local building traditions.
- Retention of traditional heritage features through the design of new development areas; and
- Proposals could reflect the distinctive and historical architectural style and design traditions established in the Neighbourhood Plan area, integrating with the historic topography, settlement form, historic street patterns and street lines.

Overall, Options C and F are considered less constrained in terms of designated heritage assets. No significant effects are anticipated under these options which are considered to perform more favourably against this SEA theme. Options A, B, D, and E, are considered to rank less favourably, falling within or adjacent to the Conservation Area and close to listed buildings. The potential for negative effects under these options is identified, however, the significance of these effects is uncertain in the absence of detailed development proposals.

SEA theme:
Land, soil, and
water resources

	Option A	Option B	Option C	Option D	Option E	Option F
Significant effect?	No	No	No	No	No	No
Rank	3	2	2	1	3	2

Commentary:

Options A, B, C, E, and F are located wholly on greenfield land, whilst Option D includes a small area of previously developed land. The loss of greenfield land through all options has the potential for long-term minor negative effects with regards to soil resources. These effects are reflective however of a lack of available brownfield sites in the Parish. Option D is considered to perform marginally better than the other options through the redevelopment of one existing dwelling onsite.

A detailed classification of land quality has not been undertaken in all parts of the Neighbourhood Plan area. As such, there is a need to rely on the Pre-1988 Agricultural Land Classification Assessment⁷⁵. The classification identifies that Options A and E may be underlain by Grade 2 'Very Good' quality and 'Best and Most Versatile' (BMV) agricultural land. The remaining options are thought to be underlain by Grade 3 'Good to Moderate' land. Although the sub-grade of this land is

⁷⁵ UK Gov (2018): 'Pre-1988 Land Classification Assessment' [online] available at: <https://data.gov.uk/dataset/c002ceea-d650-4408-b302-939e9b88eb0b/agricultural-land-classification-alc-grades-post-1988-survey-polygons>

not known (i.e. Sub-grade 3a which is BMV or 3b which is not). The 2017 predictive Land Classification Assessment for the East region indicates that outside of the 'urban' settlement core, parts of the Plan area have a reasonable likelihood of being within BMV land (>60%). Therefore, negative effects as a result of the loss of agricultural land is reasonably expected under all options, however, given the scale of development proposed, these effects are not considered likely to be significant.

With regards to water resources, Mid Suffolk District is served by served by Anglian Water Services (AWS). The Environment Agency have published a document entitled 'Areas of Water Stress: final classification'⁷⁶ which included a map of England, identifying areas of relative water stress. In this regard, the whole of AWS' supply area is shown as an area of 'Serious' water stress, based upon the amount of water available per person both now and in the future. The NPPF (2021) states that Local Plans should plan positively to ensure the provision of infrastructure for water supply, including an assessment of its quality and capacity. In the context of the current assessment, it is anticipated that the Water Resources Management Plan (WRMP) prepared by AWS will be expected to address long-term water resource issues associated with growth in the Neighbourhood Plan area. Furthermore, the low level of residual housing need required within the Plan area is unlikely to lead to significant effects. All options therefore perform equally in this regard.

All options fall within the Ely Ouse and Cut-off channel Groundwater Nitrate Vulnerable Zone (NVZ). However, it is considered unlikely that small-scale housing development likely to come through the Neighbourhood Plan will have a significant impact on the wider area's NVZ designation, given the strategic scale of the overall NVZs, and that risk primarily relates to agricultural nitrate pollution.

Overall, whilst no significant effects are anticipated under any of the options, the potential loss of higher-grade agricultural land at Options A and E make these options rank least favourably when compared to the other options. Option D is also considered to perform marginally better than the other options overall, given its inclusion of an area of brownfield land.

SEA theme: Population and community

	Option A	Option B	Option C	Option D	Option E	Option F
Significant effect?	Yes-positive	Yes-positive	Yes-positive	Yes-positive	Yes-positive	Yes-positive
Rank	1	1	2	1	2	2

Commentary:

It is assumed that all five options will deliver roughly the same level of growth, meeting the identified residual housing need for between 7 and 10 homes. Significant long-term positive effects are anticipated under all options in this respect.

It is acknowledged that there are limited services within the Beyton village centre, and that most residents will need to travel outside the settlement to reach supermarkets, a post office and local primary and secondary schools. Beyton does, however, offer a few local community services and facilities which are valued highly by residents, such as public houses, recycling facilities and a local garage. None of

⁷⁶ UK Gov (2021): 'Areas of Water Stress: final classification' [online] available at: <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>

the options are significantly removed from the existing settlement area and all have good potential to integrate in terms of settlement form. It is thus difficult to meaningfully differentiate the options, but most notably, Options C, E, and F, are at settlement edge locations slightly further from the village core.

Overall, positive effects are considered likely under all options through the delivery of new homes to meet local needs. In terms of ranking the options, options situated closer to the village centre (Options A, B, and D) are considered to perform marginally better than options slightly further afield (Options C, E, and F).

SEA theme:
Health and wellbeing

	Option A	Option B	Option C	Option D	Option E	Option F
Significant effect?	No	No	No	No	No	No
Rank	2	1	2	2	1	2

Commentary:

In terms of access to health services, it is recognised that all healthcare services (GP, dentist, hospital, etc.) are located outside of the settlement area, and as such, all options are considered to perform similarly in terms of access to these facilities.

Within the parish, Beyton has a strong Public Rights of Way (PRoW) network which connects residents to the rest of the village, encouraging the use of healthier modes of transport, and providing access to open space and recreation. Option E provides access to Chevin's Wood via footpaths to the west of Church Road, and Option B links to numerous footpaths, connecting with a network to the west of Church Road and providing access to open space behind existing development. Options B and E are therefore best performing in this regard, providing increased opportunity for active travel and recreation within the village. This is important given the lack of open green space, sports and recreational services in Beyton generally.

Overall, due to their access to the extensive PRoW network and open countryside, Options B and E are best performing, as are most likely to support active and healthy lifestyles through their connectivity to spaces for recreation and active travel, leading to positive effects (though these are not considered likely to be of significance). Options A, C, D, and F are less well connected in this respect and perform marginally less positively than Options B and E.

SEA theme:
Transportation

	Option A	Option B	Option C	Option D	Option E	Option F
Significant effect?	No	No	No	No	No	No
Rank	3	3	3	1	3	2

Commentary:

In terms of accessibility to the current road network, development at Options A, B, C and E will require infrastructure improvements to provide sufficient highway access for future residents. Options D and F less constrained by highway access.

However, Options A and F do not currently provide pedestrian/ cycle access points/ pavements. Options C and E are also limited in terms of access; however, pavement extensions could be created at both options. Options B and D have pavement access for pedestrians.

Options which are well situated in relation to key services in the village offer sustainable transport opportunities for future residents. As discussed above under the 'Population and communities' SEA theme, Options A, B, and D are located closer to the village centre. Options C, E, and F are located slightly further from the village centre in settlement edge locations.

In terms of sustainable travel opportunities, Beyton has a limited bus service that runs hourly during the day. However, Thurston 6th form bus stop is located at Drinkstone Road, adjacent to Option D, and in close proximity to Option F. Options D and F also have relatively good access to Bear Meadow bus stops, with Option D also benefiting from access to the Manor House bus stops. Access to bus stops at the other options is somewhat limited in comparison. However as set out above, services are less than satisfactory.

The PRoW network in Beyton is utilised by residents often, providing links to the wider village itself. In this regard, there is one PRoW which extends along the western boundary of Option C, and an additional PRoW which follows the eastern boundary of Option B. Option E also provides access to Chevin's Wood, via footpaths along the northern and western sides of the field to the west of Church Road. These PRoWs will encourage residents to access services (including open spaces and other recreational services) via foot, and therefore support sustainable travel in Beyton.

Overall, it is considered that Option D is best performing with regards to the transport theme, due to its' central location, access to bus stops and pedestrian access on site, which may support active travel uptake in the medium-to-long term. This is followed by Option F which could also connect well with existing bus services. All other options will be required to establish safe vehicular access as part of development proposals and are less well situated to access bus services. Given the rural context and lack of sustainable transport offer, new residents are likely to continue trends which favour the private car to some degree. Whilst negative effects are considered likely in this respect, given the scale of development being proposed, these effects are not considered likely to be of significance.

Summary findings

		Option A	Option B	Option C	Option D	Option E	Option F
Biodiversity	Significant effect?	No	No	No	No	No	No
	Rank	1	2	1	1	1	1
Climate change	Significant effect?	No	No	No	No	No	No
	Rank	=	=	=	=	=	=
Landscape	Significant effect?	No	No	No	No	No	No
	Rank	2	2	2	1	2	1
Historic environment	Significant effect?	Uncertain	Uncertain	No	Uncertain	Uncertain	No
	Rank	2	2	1	2	2	1
Land, soil, and water resources	Significant effect?	No	No	No	No	No	No
	Rank	3	2	2	1	3	2
Population and community	Significant effect?	Yes-positive	Yes-positive	Yes-positive	Yes-positive	Yes-positive	Yes-positive
	Rank	1	1	2	1	2	2
Health and wellbeing	Significant effect?	No	No	No	No	No	No
	Rank	2	1	2	2	1	2
Transportation	Significant effect?	No	No	No	No	No	No
	Rank	3	3	3	1	3	2

Conclusions:

Overall, no significant negative effects are anticipated in development under any of the options. Alternatively, by meeting residual housing needs over the Plan period all options have the potential to deliver significant positive effects in relation to the 'population and community' SEA theme.

All options involve greenfield development, with notable potential for loss of high-quality agricultural land; Options A and E are noted for a potentially higher risk in this respect. However, Option D will also redevelop a single dwelling, thus incorporating a small proportion of brownfield development.

Notable constraints to development include landscape sensitivity (particularly sites within the designated SLA and sites affecting important views) as well as sensitive heritage settings (particularly sites within the designated Conservation Areas). Given these settings, uncertain effects in relation to the historic environment are currently noted for Options A, B, D and E. These constraints are also reflected through the ranking of the options.

Options D and F are considered to be better situated to connect with existing bus services, though it is noted that bus services are relatively infrequent and the rural context means new residents are likely to continue trends which favour the private car. However, given the scale of development being proposed, no significant effects are anticipated. Options B and E are also well situated to connect to the existing network of footpaths, and benefit from good countryside access.

The scale of development is also considered unlikely to lead to any significant deviations from the baseline in relation to climate change (as a global issue) and no significant biodiversity constraints are present in the Parish.

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