



Beyton Neighbourhood Plan 2018-2037

Submission Plan

January 2023
Beyton Parish Council

Judith Roberts 1962-2021

One of the most active participants in the preparation of the Beyton Neighbourhood Plan was Judith Roberts, a teacher at Thurston Community College who was passionate about the village. Judith was the driving force behind the fascinating and detailed history section in the Plan. Her passion for the stories and history of the village was evident to anyone who spoke to her. She is very much missed and this Plan is dedicated to her.



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PLANNING CONSULTANCY

FOREWORD

OUR PAST, OUR PRESENT, OUR FUTURE

The sharp prod of the need for more houses has given us the impetus and opportunity to look at our village, our community and our priorities for the future in a comprehensive and inclusive manner. In order to do this well, we have carried out thorough, detailed village surveys, examining all aspects of life in Beyton: our houses, our environment, our facilities, our roads, our expectations and aspirations.

This Neighbourhood Plan document has been produced to reflect the views of the Beyton community as best as we can. It is 100% community led.

All our work has been informed by an awareness of the way Beyton has developed and changed since 1066, as shown so beautifully on the historic maps of the village, showing the continuity of nearly a thousand years of village life. But of course, as a community we are also looking forward, and in so doing, have spent time thinking about what sort of place we want to develop for future residents.

THIS IS WHAT HAS CLEARLY EMERGED FROM THIS PROCESS

We want to:

- keep a thriving, engaged community with a healthy mix of young families, working and retired people.
- retain the rural shape and feel of the village, minimising the dominance of the traffic that blights so many communities like ours.
- contribute to the renewal of our natural environment, to develop our biodiversity and to keep in mind the huge issue of climate change that threatens us all.
- have well-designed and, in the widest sense, affordable housing in the places where we think it fits best into our village landscape.

The policies that we arrived at are ours, the community aspirations are ours, and the future of this parish of Beyton is ours to hand on to the generations to come.



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1. INTRODUCTION

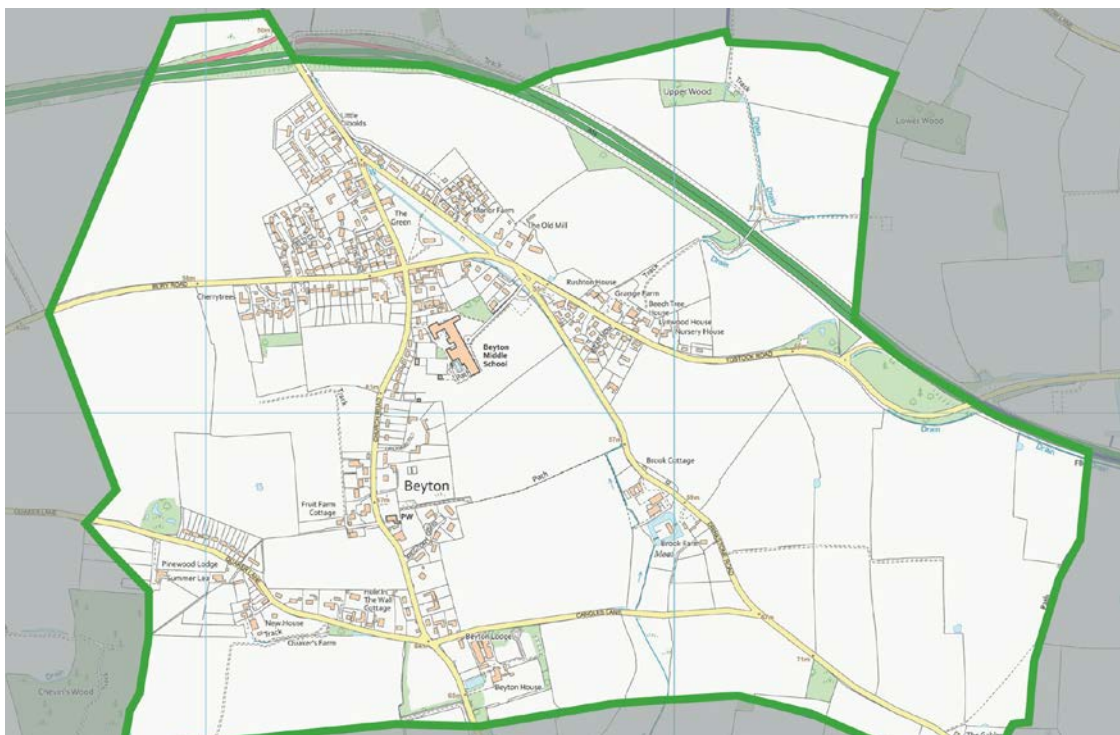
1.1 The Localism Act 2011 introduced rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan. This Plan can establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan, defined in the Act as being prepared by a Steering Group established by the Parish Council, which is defined by the Localism Act 2011 as the 'Qualifying Body'.

1.2 Beyton Parish Council, which has lead responsibility for the Neighbourhood Plan, made the decision to produce a Neighbourhood Plan following a public meeting attended by over 100 people at the Beyton Campus, Thurston Sixth Form in February 2019. Shortly after the meeting a committee of volunteers was formed, and Places4People Planning Consultancy was retained to guide and assist with the preparation of the Plan.

1.3 On 20 March 2019, the whole of the parish was formally designated by Mid Suffolk District Council as the Neighbourhood Area, as identified on **Map 1**. Details of the application, publication and designation can be viewed on the District Council's website under Neighbourhood Planning in Beyton. There are no other designated neighbourhood plan areas within this boundary.

1.4 The Neighbourhood Plan regulations require a Neighbourhood Plan to:

- be appropriate, having regard to National Planning Policy
- contribute to achieving sustainable development
- be in general conformity with strategic policies in the development plan for the local area
- be compatible with EU obligations and Human Rights requirements



MAP 1 - The Designated Neighbourhood Plan Area

How the Plan has been prepared

1.5 The Plan has been prepared in accordance with the Government's Neighbourhood Planning Regulations, has followed a number of distinct stages that can be simply illustrated in the diagram below and, in particular, has involved considerable local community engagement to gather evidence.



1.6 In April 2019 a "call for sites" was made by the Parish Council, asking landowners to identify any land that they wanted to be considered for housing development. More details of this are contained in the Housing chapter.

1.7 The following month a drop-in event was held at the Church Vestry to allow residents to find out more about neighbourhood plans, find out about the sites that had been submitted in response to the call-for-sites, and to identify what they like about Beyton and what they'd like to see improved. The drop-in event also marked the launch of two surveys for residents to complete. One was for residents over the age of 16 and the second for those aged between 11 and 16. The questions were designed to help identify what the Neighbourhood Plan should cover and the issues it needed to address.

1.8 During the remainder of 2019 further information gathering was completed, including an independent assessment of the potential development sites that had been submitted. This led to a further drop-in event being held in March 2020 where the key results of the residents' and youth surveys were illustrated as well as the outcome of the site assessments exercise.

1.9 In February 2021 the Parish Council carried out the formal consultation on the draft Neighbourhood Plan, known as the "Pre-submission Plan". The draft Plan had specifically been informed by research undertaken by the Committee, or which had been provided by the Government's neighbourhood planning support programme. Due to the restrictions in place as a result of the COVID pandemic, the consultation was extended from the minimum six weeks to eight. A copy of the draft Neighbourhood Plan, plus a comments from, was distributed to every house and the known businesses in the Plan Area. At the end of the consultation, comments were reviewed and any necessary amendments to the Plan have been made ahead of submission to Mid Suffolk District Council for further consultation and then scrutiny by an independent examiner. Following the examination, and subject to the Examiner's response and Mid Suffolk District Council approval, a referendum of Beyton's residents on the Electoral Roll will be held to vote on whether the Plan should be used by Mid Suffolk District Council when deciding planning applications.

1.10 The Neighbourhood Plan guides where new development could take place while ensuring that the unique characteristics and landscape setting of the village is maintained. It enables the protection and improvement of vital services and facilities appropriate for a village of Beyton’s size and location. It contains planning policies that, when the Plan is complete, will be used as a starting point for consideration of planning applications. In addition to planning policies, the Neighbourhood Plan contains “community aspirations” that, although they do not form part of the development plan, identify local initiatives that address issues and concerns raised during community engagement. The community aspirations are identified differently from the planning policies to avoid confusion.

Neighbourhood Plan themes

1.11 Based on the issues identified during the initial stages of preparing the Neighbourhood Plan, the themes illustrated on the right have been identified for inclusion. Each is addressed in a separate chapter.



1.12 Within each chapter there is a reminder of the objectives, a summary of the evidence for the matters being addressed with further discussion culminating in planning policies or community aspirations. A Policies Map at the back of the Plan illustrates the policies where they relate to particular areas of land.



2. BEYTON PAST AND PRESENT

- 2.1 Beyton is a small parish with a rich history. It is known for the triangular village green and the geese that have been resident for decades. Like many English parishes, the landscape and village have experienced many changes, and been subject to factors that have shaped the character of the landscape and village through the centuries.
- 2.2 The village is located five miles east of Bury St Edmunds and eight miles west of Stowmarket, just south of the A14 trunk road. Beyton is now in Mid-Suffolk District Council, but has previously been part of Thedwastre Hundred and West Suffolk County Council.
- 2.3 Beyton is mentioned in the Domesday Book as Begatona. In 1066 the Overlord was Edeva the Fair, and the Lord in 1086 was Hugh de Montfort. We do not know the names of any of the people that lived in the village nor worked in the fields. Nor is there any mention of a church. It is possible that the name 'Beyton' derives from beech-tree estate, farmstead (Old English) as documents list 'Beketon' and 'Becton'. This place name is the only evidence of the village having origins in the Anglo-Saxon/early medieval period.
- 2.4 Archaeological evidence for human activity in the parish is, sadly, sparse. There has been no organised programme of fieldwalking, and most study has been in the nature of a 'watching brief' when building work has taken place in the historic core of the village. Heritage Gateway lists two Bronze Age arrowheads, two finds of medieval pottery, a key and two 14th century coins. The nature of the environment in the 'deep past' is indicated on Google Earth images that were taken in the summer of 2018 when drought conditions revealed crop marks. Map 2 clearly shows 'patterned ground' which formed during the last glacial period (c10,000 BP) when the region experienced freezing periglacial permafrost conditions - much like Siberia or northern Canada today. There are no crop marks indicating earthworks, buildings or field systems - any such evidence has been obliterated by centuries of ploughing. There is no Light Detection and Ranging (LIDAR) survey available.
- 2.5 Analysis of the 1905 Ordnance Survey map [Map 2] clearly shows a trackway that cuts across the green and several fields leading from Tostock to Rougham. It may be an ancient track which predates all of the other features that have been superimposed over the centuries. Further south it connects with a Roman road. This is the only evidence of the wider landscape before the medieval period.



Map 2 - 1905 Ordnance Survey Map

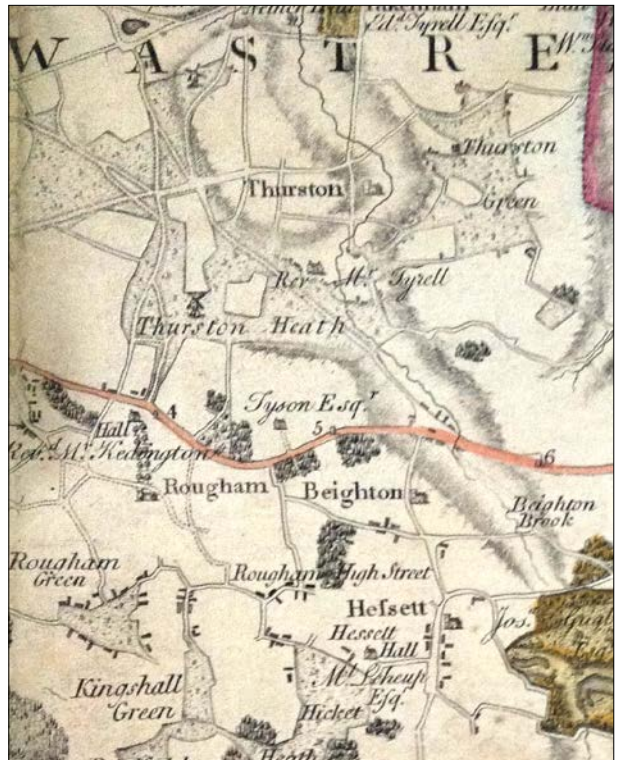
2.6 The oldest building in Beyton is All Saints Church, located at the highest point in the village. It is not mentioned in the Domesday Book, but there is a Norman doorway and the round tower dates from the 13th century. The church was largely rebuilt in 1853-54 but retains many decorative features from the 14th and 15th centuries. The church is Grade II* listed. A puzzling feature of the village is the separation of the church and Manor Farm, which is located about a mile away on the green. It may be that Beyton House was the original manor near to the church, as on some sides there are ditches that could be the remnants of a moated site. However the building of a succession of houses on the site has destroyed earlier features. There is a medieval moat around a 17th century farmhouse at Brook Farm which is slightly outside the main village settlement on Drinkstone Road.



2.9 The Green is identifiable on Hodskinson's map of 1783 (Map 3) although it appears to be roads/trackways rather than a green. However the fine engraving with hatchings clearly show the course of 'Beighton Brook' giving it a prominence in the landscape that is not apparent 'in the field'.

2.7 The materials of the older buildings represent a good selection of Suffolk's many and varied local materials: flint; rendered timber frame construction with thatched roofs; 18th and 19th century replacement roofs in pantile or pantile; buildings in local brick, both red and white, usually with slate roofs; and black-boarded outbuildings with pantile roofs. There are many examples on Quaker Lane as this was the original centre of the village.

2.8 Some of the oldest buildings in the village such as Old Thatch (15th century) and Thimble Cottage (early 16th century) are located on The Green and suggest that it dates from at least that time if not earlier. There are six listed buildings around The Green dating from 17th century or earlier and several others that appear to be older than 19th century but which are not listed.



Map 3 - Hodskinson's map of 1783



2.10 The route from Rougham to Woolpit now known as Quaker Lane and Cangles Lane is much more prominent than is the case today, as most traffic takes the more northerly route. Cangles Lane may be named after Conger Field which lies alongside (it never has been known as Cripples Lane as shown on OS maps). Its hedges are very species rich, which may mean that they are of great age.

2.11 The road that was built as a result of a 1711 Turnpike Act between Bury St Edmunds and Ipswich passes along the routeway at the south of The Green (the base of the triangle). This explains why such a small village had at least four inns, with two still in business today. The White Horse Inn had a brewery and the buildings, and underground storage cellars survive. The Bear Inn was rebuilt after a fire, opening in 1906. The puritan William Dowsing visited in 1644 and names the village 'Bayton Bull' presumably after the posting inn up on the top road. The building is now a residence (Ellesmere House) and the outbuildings that perhaps acted as stabling for the inn are still standing. It is probable that the improvement of the more northerly through route led to increased traffic and footfall which, in turn, would have reinforced the tendency for new building and development to take place around The Green, rather than the original

village centre around the church. As a result, by 1905 there was a small cluster of mostly substantial houses close to the church, and the majority of buildings in the village located around The Green. The names of houses in the present day give indications of their origins, for example 'Wheelwrights Cottage', 'Old Forge', 'Old School'.

2.12 There are several useful and interesting sources about the village in the 19th century. These are the 1829 'Map of Bayton' and the Beyton Tithe Map of 1838 which are held in the Record Office in Bury St Edmunds. They show that there was a pattern of small enclosed fields around the houses that were predominantly used for pasture, with enclosed arable fields surrounding the village. There were areas of woodland, with some surviving today.

2.13 The main documents about villagers are the censuses and parish records. There is a project under way to trace the stories of people and families who lived in the village in the 19th century.

2.14 This graph shows population change in Beyton from 1801 to 2019. It shows that the village has grown slowly, with the most rapid increase since 1981.

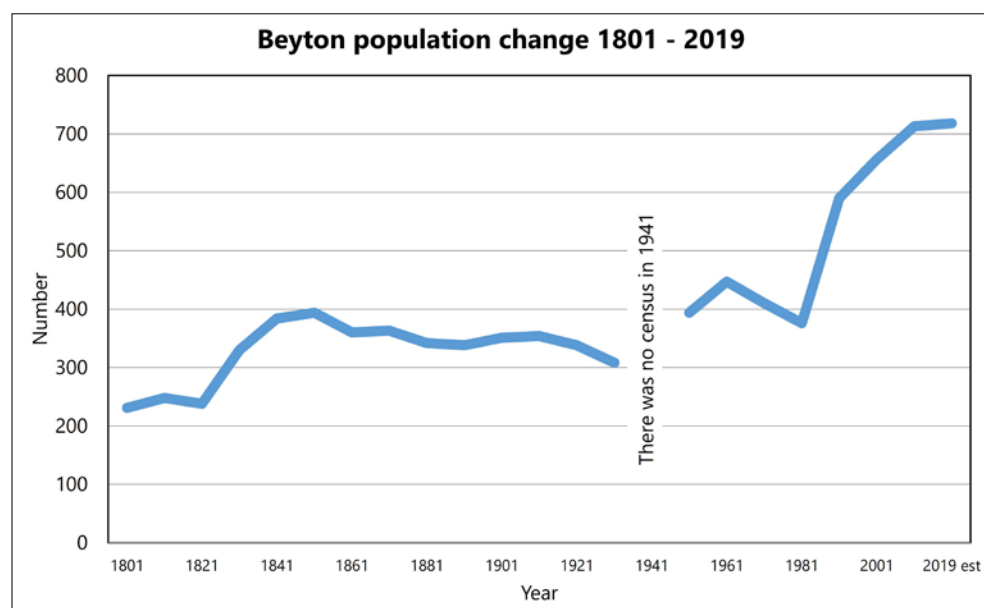


Figure 1 - Population change from 1801-2019

2.15 Old Ordnance Survey maps clearly show that very little development took place over a long period of time, with the original two centres of the village clearly visible.

2.16 There are a few buildings that have encroached on The Green in the core of the village. The oldest building is the Old Forge. There is folk history in the village that this was built by Catherine of Braganza, but there no documentary evidence supports this. The 1829 and 1838 maps both show the 'Townhouses'. Townhouses were parish institutions to house the poor, but the people were not put to work as would be the case in workhouses. The Beyton townhouse was still in existence in 1871 as the census lists four women and a man who were resident in the 'poor house'. It states that their employment was 'parish relief' and 'jobbing brewer'. The change of use of the townhouses site was agreed by the Beyton School Board on 1st January 1877. The village school opened on Monday 14th October 1878 and the schoolmistress lived in the adjoining house. The primary school closed in 1976 with the buildings converted into residences.

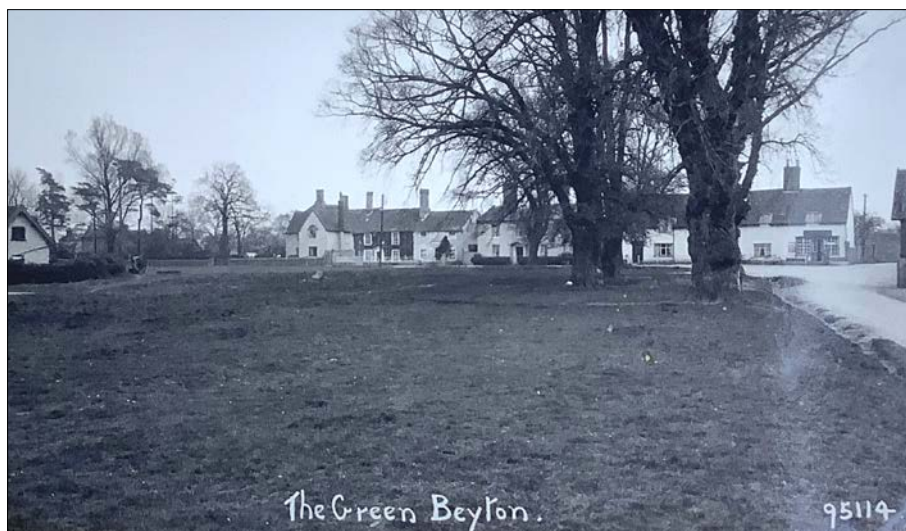
2.17 In 1953 a three-storey secondary modern school was built which remains the largest building in the village. The construction of the school had a significant effect on diminishing the gap between the two centres, although the gap remains on the western side of Church Road. The poplar trees that

were planted on the boundary are a significant landscape feature. Mechanisation of agriculture changed the fields, but it did not result in a significant loss of population. The proximity of Beyton to Bury St Edmunds and transport infrastructure means it has become a commuter village, and housing has been developed on infill sites and on the site of the old Manor Farm. However the 'two centre' nature of the village is still evident as the fields, known as 'Common Field' and 'Home Field', have not been developed. This is an important historic landscape feature of Beyton.

2.18 In 1978 the building of the A45 bypass had a positive impact on the landscape as traffic on the trunk road was diverted away from the village.

2.19 The 2004 Village Design Statement states that 'Beyton has developed slowly over the past thousand years'. The landscape of the village and parish have changed over time, but the key features are still recognisable and contribute to a real sense of place for Beyton.

2.20 Future developments in the village should be located and designed so that they do not change the historic 'two-centre' nature of the village settlement plan.



3. PLANNING POLICY CONTEXT

3.1 The Neighbourhood Plan has been prepared in the context of the content of the National Planning Policy Framework (NPPF) and the Local Plan documents for Mid Suffolk. The Plan must be in general conformity with the NPPF and the strategic policies of the adopted Local Plan. The paragraphs below identify how these are relevant to the Neighbourhood Plan.

National Planning Policy Framework

3.2 The National Planning Policy Framework (henceforth identified as NPPF) sets out the Government's high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In July 2021 the Government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development.

Paragraph 11 of the NPPF states:

Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

- a) *all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b) *strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*

3.3 For communities preparing Neighbourhood Plans the NPPF states:

- Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.

The Local Plan

3.4 The Neighbourhood Plan has been prepared in the context of the current status of the Mid Suffolk Local Plan. At the time of preparation, the adopted 'local plan documents' for the Neighbourhood Plan Area were:

- Mid Suffolk Local Plan (1998),
- Mid Suffolk Core Strategy (2008)
- Mid Suffolk Core Strategy Focused Review (2012).

These documents are collectively referred to as "the Local Plan" in this document and a number of the planning policies in the 1998 Local Plan will remain in force until they are superseded by the Joint Local Plan, referred to below.

3.5 The Mid Suffolk Core Strategy contains the current high-level planning strategy for the district, primarily identifying the scale and distribution of growth in the district up to 2031. The Core Strategy designates Beyton as a "Secondary Village... which will benefit from small scale developments to meet local needs" defined as including employment, amenity and community facilities as well as small-scale infill housing and 'rural exception' sites for affordable housing.

3.6 Some elements of the Core Strategy were superseded by the Core Strategy Focused Review in 2012. In particular, Policy FC2 of the Focused Review identified the distribution of housing growth across the differing settlement categories. However, it made no allowance for any housing growth in Secondary Villages, including Beyton.



Emerging Joint Babergh & Mid Suffolk Local Plan

- 3.7** Early in 2015 Mid Suffolk District Council announced its intention to produce a new Joint Local Plan with Babergh District Council that would provide a planning framework for the management of growth across the districts.
- 3.8** In November 2020 Mid Suffolk District Council consulted on the final draft of the Joint Local Plan (the pre-submission draft), ahead of submitting it to the Government and its subsequent examination by Planning Inspectors. The examination was largely conducted during 2021 and in December 2021 the Inspectors' wrote to the District Council proposing that housing sites across the districts are deleted and addressed in a new Part 2 Local Plan. The Inspectors also proposed that the Settlement Boundaries should revert to those in the adopted Development Plan which, for Beyton, is contained in the 1998 Mid Suffolk Local Plan. It is now unlikely that the first part of the emerging Joint Local Plan will be adopted until early 2023, a matter that has been taken into account in preparing the Neighbourhood Plan. With this in mind and as explained in Section 2, the Neighbourhood Plan has been prepared to conform with the policies in the adopted Local Plan documents, while ensuring that the strategic policies of the emerging Joint Local Plan (Policies SP01 to SP10) are conformed with as appropriate to the stage at which they have reached.
- 3.9** The November 2020 Joint Local Plan identifies a hierarchy of settlements according to their level of

services and facilities within the District. Beyton is categorised as a Hinterland Village where draft Policy SP03 states that "settlement boundaries have been created in order to demonstrate the extent of land which is required to meet the development needs of the Plan." and that "development will be permitted within settlement boundaries where:

- Design is sympathetic to its surrounding and demonstrates high-quality design by having regard to the relevant policies of the [local] Plan;
- A high standard of hard and soft landscaping, appropriate for the location is used;
- Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations; and
- The cumulative impact of proposals will be a material consideration."

- 3.10** The November 2020 Joint Local Plan identified a minimum housing requirement of 30 new homes in Beyton between 2018 and 2037 and proposed to allocate a site for 10 homes west of Church Road. However, in the light of the Inspectors' December 2021 letter, this site would not be included in the Part 1 Joint Local Plan and the District Council would make site allocations in the later Part 2 Joint Local Plan. The Church Road site is not supported by the Neighbourhood Plan due to the potential impact on the setting of the Conservation Areas, the two-centre character of the village and traffic on Church Road.

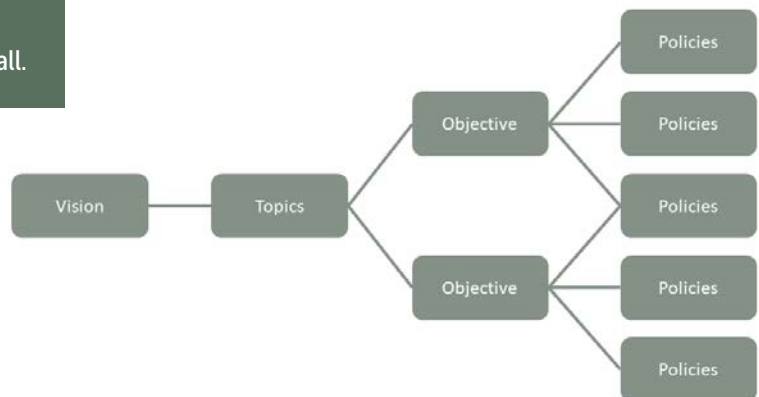
4. VISION AND OBJECTIVES

- 4.1 The information gathered in preparing the Neighbourhood Plan, as well as the context of the higher-level planning policies, has informed our vision for Beyton in 2037.

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.

Objectives

- 4.2 The objectives of the Neighbourhood Plan have been developed to deliver the vision. Each objective has subsequently informed and guided the content of the planning policies and community actions that follow, as illustrated in the flowchart.



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 heritage assets.

Services and facilities objective

- 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 walkers and cyclists.

5. PLANNING STRATEGY

- 5.1** In accordance with Policy SP03 of the emerging Joint Local Plan, it is essential that future growth is focused on the existing built-up area of the village to limit potential detrimental impact on the surrounding landscape. Any growth must also recognise and have regard to the presence of heritage and landscape assets, requiring new development to be carefully designed and, where necessary, to mitigate any impact on the historic and natural landscape and existing infrastructure.
- 5.2** A Settlement Boundary is defined for the main built-up area of the village to manage the location of future development and to protect the countryside that surrounds it from inappropriate development. The emerging Joint Local Plan states that settlement boundaries have been defined across Mid Suffolk “to demonstrate the extent of land which is required to meet the development needs.” The Neighbourhood Plan Settlement Boundary is based on that in the emerging Joint Local Plan with the exception that it takes account of the proposed allocations in this Plan

rather than of the Joint Local Plan. The reasoning for the difference is addressed in the Housing chapter. Development will be focused within the designated Settlement Boundary, ensuring that the undeveloped rural countryside remains largely undeveloped. There may be occasional exceptional circumstances where it would be appropriate to allow development to take place outside the Settlement Boundary. However, this will be limited to that which is essential for the operation of existing businesses, agriculture, horticulture, forestry, outdoor recreation and other uses for which it can be demonstrated, by robust evidence, that the development needs to be located in the countryside. This could include the re-use of redundant buildings to provide new, but acceptable, uses.

POLICY BTN 1 - SPATIAL STRATEGY

The Neighbourhood Plan area will accommodate development commensurate with Beyton’s designation as a Hinterland Village in the Joint Local Plan.

The focus for new development will be within the Settlement Boundary, as defined on the Policies Map, where the principle of development is accepted.

Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and District level policies or in compliance with Policy BTN 6.

6. HOUSING

Housing objectives

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

6.1 The Neighbourhood Plan has an important role in identifying and delivering locally specific housing requirements for the village. The Plan must be in general conformity with the strategic policies of the adopted Local Plan and have regard to the content of the emerging Joint Local Plan, but within this there is scope for tailoring housing provision to address locally specific issues.

What we know about housing

6.2 At May 2020 there were 306 residential properties in Beyton parish according to Ordnance Survey's "AddressBase" database. In 2001 the Census identified 259 dwellings, which suggests that just under 50 new homes have been created over the past 20 years.

6.3 Detached dwellings make up more than two-thirds of the current stock and at the time of the 2011 Census, the most recent data available, almost half the homes had four or more bedrooms, compared with 28% across Mid Suffolk as a whole. Of those houses with four or more bedrooms, almost 75% only had one or two people living in them.

6.4 The Neighbourhood Plan Residents' Survey asked what type of additional housing was required in the village. Most felt that two-bedroom homes were most needed, reflecting that the village has a predominance of larger houses. There was also a desire for one-bedroom accommodation and bungalows, and more accommodation for elderly residents. Respondents to the Youth Survey had a strong preference for housing suitable for families.

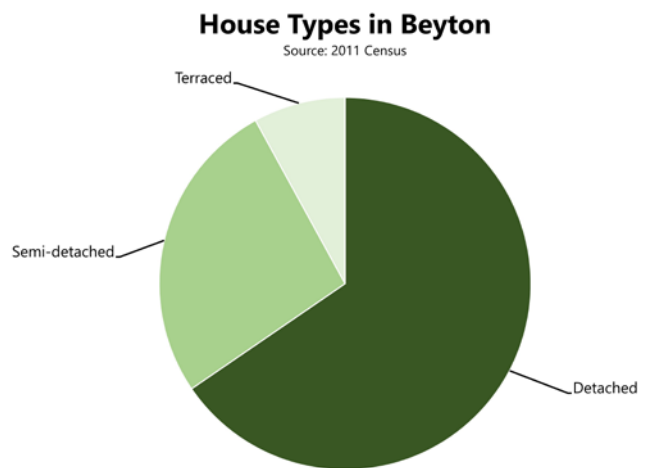


Figure 2 - House Types in Beyton

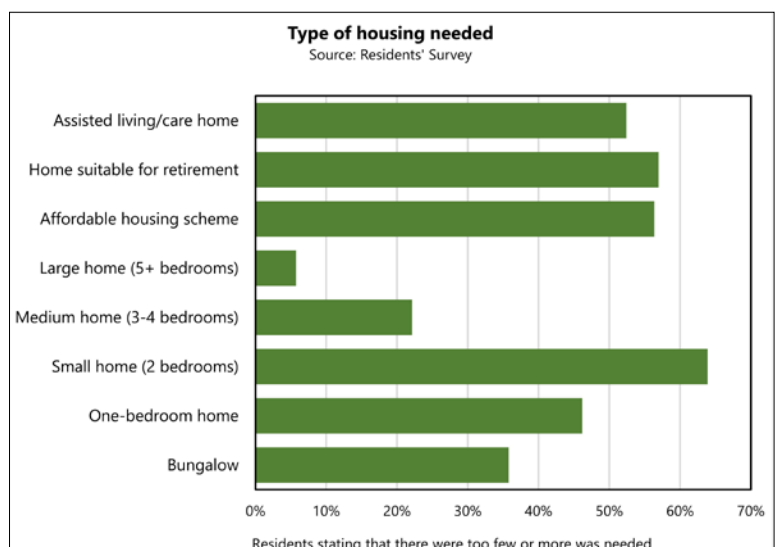


Figure 3 - Housing needs.
Source: Beyton Residents' Survey

6.5 At the time of the 2011 Census, Beyton had a higher level of home ownership when compared with Mid Suffolk while the level of socially rented homes was a little below Mid Suffolk as a whole. This gap is likely to have increased as the only housing built since 2011 has been for home ownership.

6.6 According to the Government’s most recent population estimates, the population of Beyton was 718 (2019). Over a quarter of the population was aged 65 or over, compared with less than one fifth of the population in 1991, clearly demonstrating that the village has an ageing population. (UK had approximately one in five aged 65 and over in 2018). At present there is not enough appropriate housing in the village to meet the needs of this group in the future.

Future housing development

6.7 The draft Joint Local Plan identified a need to deliver at least 10,165 homes between 2018 and 2037 across Mid Suffolk, while actually making provision for building at least 12,616 homes in the same period. It proposed that 10% of the housing would be built across 48 designated Hinterland Villages. Table 04 of the same document proposed a minimum of 30 new homes, including outstanding planning permissions, in Beyton. Although the Local Plan Inspectors have proposed that site allocations are removed from Part 1 of the Joint Local Plan, given Beyton’s status as a Hinterland Village, it is expected that an additional site or sites will be allocated once Part 2 is prepared unless the Neighbourhood Plan allocates sufficient sites to negate this requirement.

6.8 The planned rate of growth would represent a slowing down of housebuilding in the village compared to the period 2001-2011. Then an average of 3.1 homes were built a year whereas the requirement between 2018 and 2037 represents 1.6 homes a year.

6.9 The Residents’ Survey asked how many new homes should be built in the village in the Neighbourhood Plan period. As illustrated in Figure 4, the opinion was split almost equally between 0-15 additional homes and 16-30 homes.

How much should Beyton grow?

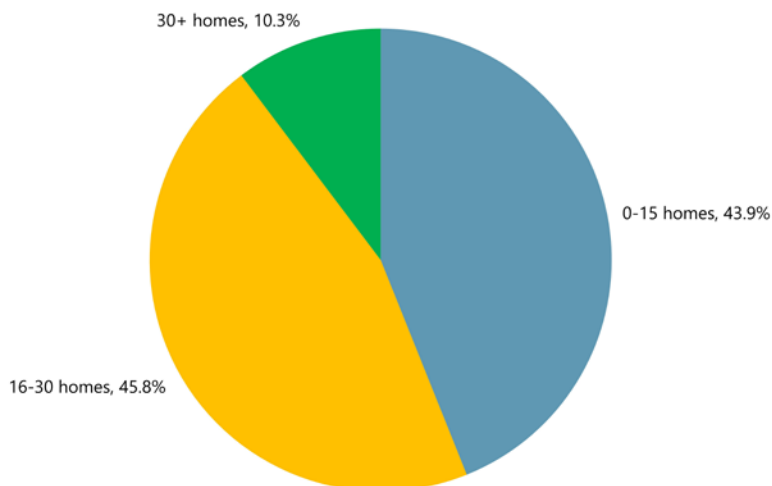


Figure 4 - Village growth.

Source: Beyton Residents’ Survey

6.10 At 1 April 2018, the base date of the Joint Local Plan, there were 11 houses with planning permission that had yet to be built. A further 12 homes have been granted planning permission between 2018 and 1 January 2021, meaning that there remains a minimum requirement to find sites for at least seven additional homes to be built between 2021 and 2037 to meet the draft Joint Local Plan requirement. Details of the permissions are set out in Appendix 1.

6.11 There may be occasional opportunities for additional dwellings to be built as “infill” plots within the built-up area of the village. Opportunities might also emerge for the conversion of redundant barns to residential use. Given that there is no certainty that such developments would deliver the additional homes required, and the likelihood that the Joint Local Plan will allocate a site or sites for housing in the village, the Neighbourhood Plan allocates land in order to make the decision locally rather than having unacceptable sites being identified by the District Council.

6.12 By allocating land and meeting the housing requirement set out in the draft Joint Local Plan, the Neighbourhood Plan fully accords with the requirements of Paragraph 14 of the NPPF in meeting the identified housing requirement in full, thus providing some certainty in determining proposals for new housing should Mid Suffolk District Council not be able to demonstrate a five-year supply of housing sites in the near future. The rationale for the sites allocated and the amount of housing on them is set out in the paragraphs that follow.

POLICY BTN 2 - HOUSING DEVELOPMENT

This Plan provides for around 43 additional dwellings to be developed in the Neighbourhood Plan area between 2018 and 2037. This growth will be met through:

- i. The implementation of planning permissions that had not been completed as at 1 April 2018 and new planning permissions granted between 2018 and 1 January 2021; and
- ii. Site allocations identified in Policies BTN3, BTN4 and BTN5 in the Plan and on the Policies Map; and
- iii. Small brownfield "windfall" sites and infill plots within the Settlement Boundary that come forward during the plan period and are not identified in the Plan; and
- iv. In exceptional circumstances, dwellings outside the Settlement Boundary where it can be demonstrated that the dwelling is essential for the operation of existing businesses, agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located in the countryside.

In addition, proposals for the conversion of redundant or disused agricultural barns outside the Settlement Boundary into dwellings will be supported where:

- a. The building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and
- b. The proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and
- c. The proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.

Housing allocations

6.13 It is appropriate for neighbourhood plans to allocate land that has planning permission for housing but where development has yet to commence. This signals an acceptance that the land has been identified as being suitable and that, should the time limit on an application lapse before development commences, some certainty is provided for the future use of that site.

Former Nursery, Tostock Road

6.14 A site north of Tostock Road was granted planning permission for nine homes in August 2019 (Mid Suffolk District Council reference DC/19/02829). It occupies land that formerly functioned as a plant nursery and has an area of 0.49 hectares and it is also allocated for housing in the emerging Joint Local Plan. A further proposal for one dwelling on adjoining

land to the west, but sharing the same new access, was granted planning permission in January 2020 (Mid Suffolk District Council reference DC/19/05050). The combined sites are illustrated on Map 5. As of 1 January 2021, development had not commenced.

6.15 The site is screened by existing trees and hedgerows on the eastern and northern boundaries and there are two residential properties, Grange Hill Cottage and Hawthorns, between the site and Tostock Road. In considering the planning application for the nine dwellings, it was considered that, given the reasonable separation distance between these properties and the proposed development, the proposal would not unduly affect the amenity of these neighbours. However, it is essential that any amended scheme continues to respect these requirements.

6.16 The planning permission for the nine dwellings included a requirement to deliver traffic calming measures on Tostock Road to address traffic speed issues in this area as highlighted by Suffolk County Council Highways Department. The permission also noted:

The application site is just below 0.5 hectares in size, therefore below the threshold of having to offer affordable housing. However, the site forms part of a larger site, as indicated on the blue line boundary. Emerging Joint Local Plan policy LP07-Affordable Housing states that:

“4. The Council will not permit any proposal that creates artificial or contrived subdivision of a site to circumvent affordable housing. If there is reasonable expectation of adjoining land coming forward for housing development, it will take account of the whole contiguous site area when calculating what affordable housing is required. Affordable housing will also be sought where a site is capable of accommodating the stated thresholds. If three or more dwellings can be accommodated on site, there will be an expectation to do so and if this is not the case a justification must be provided to support the case.”

Currently the aforementioned emerging policy has limited weight, but the applicant should take note of this.

6.17 Given that both permissions would be sharing the same new access from Tostock Road, the Neighbourhood Plan identifies both sites as one allocation, as illustrated on Map 4, and should either of the permissions lapse, new development proposals will be considered against the allocation and the Neighbourhood Plan policies as a whole, unless superseded by relevant policies in the Joint Local Plan or subsequent changes to the NPPF.



MAP 4 - Land at former Nursery, Tostock Road

POLICY BTN 3 - LAND AT THE FORMER NURSERY, TOSTOCK ROAD

A site measuring approximately 0.65 hectares at the former Plant Nursery, Tostock Road, as indicated on Map 5 and the Policies Map, is allocated for around 10 dwellings including 35% affordable housing.

The development is required to ensure that:

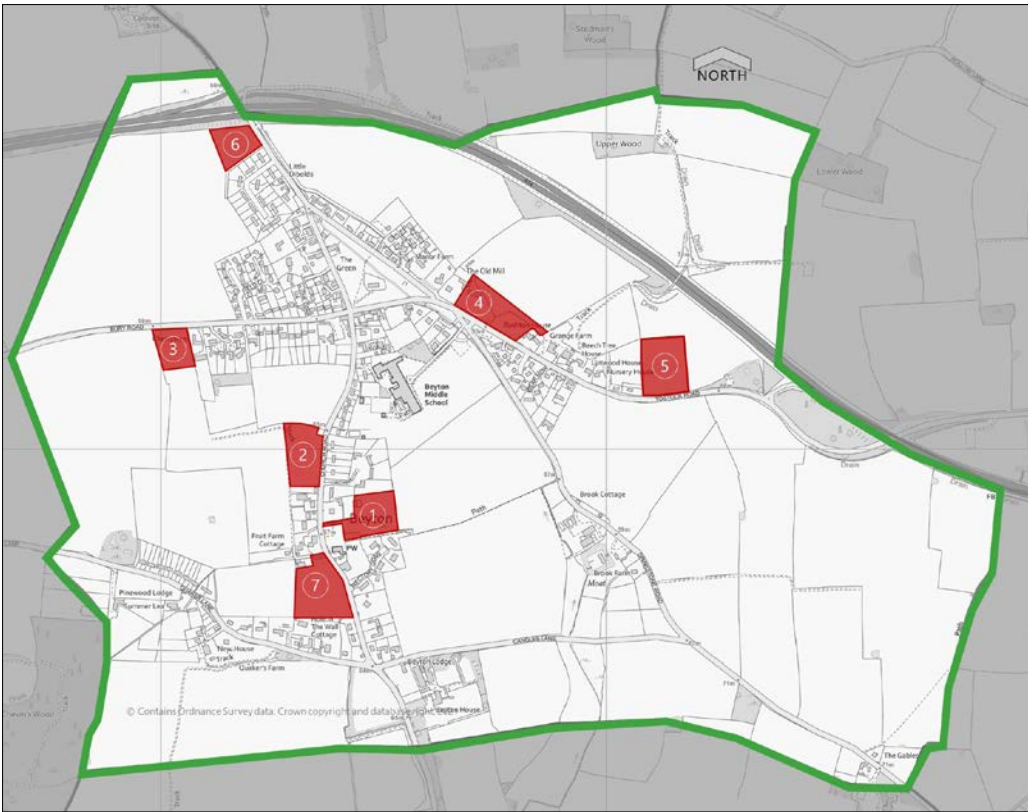
- i. Improvements are undertaken to Tostock Road to deliver suitable traffic calming, speed reduction measures and safe pedestrian routes into the village centre, as agreed by the highways authority;
- ii. All existing trees, shrubs and other natural features surrounding the site, shall be fully safeguarded, and ensure that streets are tree-lined in accordance with national guidance (unless demonstrably inappropriate);
- iii. All features on site that are particularly sensitive for bats are identified and protected. Any external lighting should be installed in such a way (through the provision of appropriate technical specifications) that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory; and
- iv. Having regard to Policy BTN 15 - Heritage Assets, development will not cause harm to the character or appearance of the conservation area; and
- v. An archaeological assessment and, where necessary, measures for managing impacts archaeological remains are provided.



New housing sites

6.18 As noted above, there is a need to allocate additional land for housing development in order to meet the minimum housing requirement identified in the draft Joint Local Plan. In determining the location of additional housing to meet the identified needs, consideration has been given to the availability of sites and their suitability. In April 2019 the Parish Council, made a "Call for Sites" to identify whether there were any landowners willing to make suitable land available for the possible development of housing. Six sites were submitted by landowners. The call was made to supplement the available information from the Strategic Housing and Land Availability Assessment published by Mid Suffolk District Council in 2019 and ensure all potential opportunities were considered.

6.19 As part of the Government support package for neighbourhood planning, AECOM Consultants were appointed to independently assess the suitability and deliverability of sites. The Beyton Neighbourhood Plan Site Options and Assessment was issued in January 2020 and is published as an evidence report on the Neighbourhood Plan pages of the Parish Council website. Seven sites were assessed as illustrated in Map 5. AECOM concluded that of the seven sites, two were suitable for development and would have a combined capacity of 14-19 dwellings. A further three sites were potentially suitable and available but had constraints that would need to be mitigated for the sites to be suitable for development. The remaining two sites were not considered suitable or available for residential development and, therefore, not considered for allocation in the Neighbourhood Plan.



Map 5 - Sites considered in the AECOM Site Assessment

6.20 In the questionnaire survey residents indicated their preferences for where housing should be located. However, many of these sites are not available for development. At the Neighbourhood Plan Drop-in Event in March 2020, residents were provided with the opportunity to consider the conclusions of the AECOM site assessment and to

indicate their preferred sites where development would be acceptable. As illustrated in the chart below, two sites, opposite The Bear public house on Tostock Road and land south of Bury Road were clearly the most favoured sites. Only seven people (11%) voted in favour of the West of Church Road site that has been identified in the Joint Local Plan (November 2020).

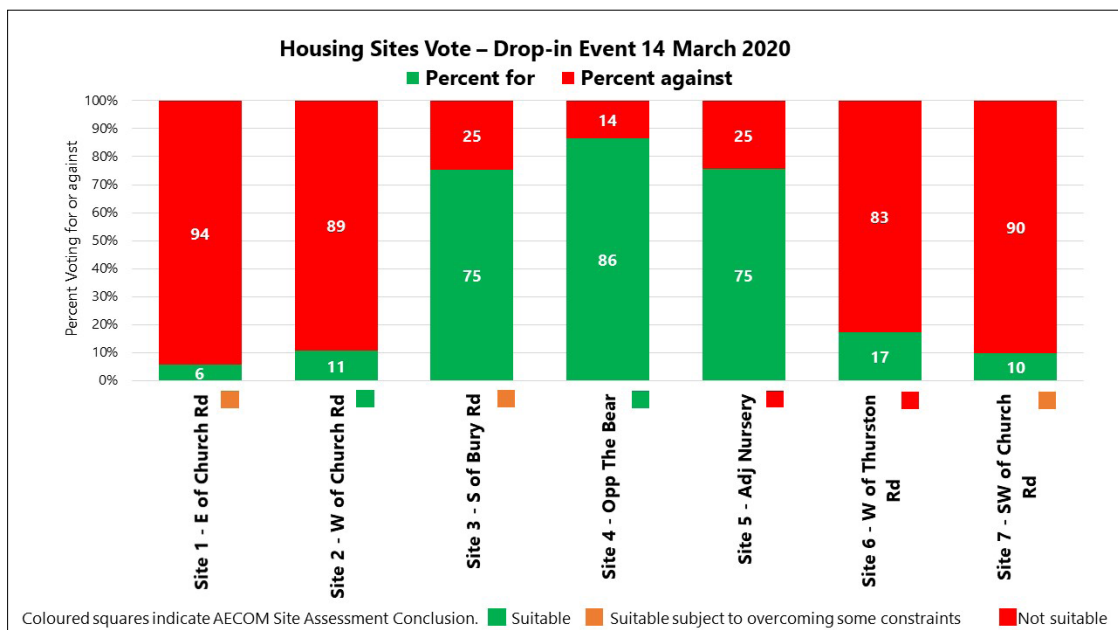


Figure 5 - Housing site preferences



Map 6 - Land south of Bury Road

6.21 As a follow up to the March 2020 Drop-in Event, a further assessment was provided through the Government support package that has considered how the two most favoured sites (3 and 4) could be developed. The outcomes of this work are published in the Beyton Masterplanning Report (February 2021) which is available to view on the Neighbourhood Plan pages of the Parish Council website. The proposals have been developed as a compromise between the desire to provide much needed affordable housing, and the desire to restrict the size of developments. The designs proposed would deliver a mix of housing types, and are the surest way of providing affordable housing which was identified as needed by the Residents' Survey and Housing Needs Survey. The house sizes in the designs have a much smaller footprint than the large properties that have previously been proposed, and so it will be possible to meet housing needs without developing large tracts of land. Given that the draft Joint Local Plan housing requirement for the village is a minimum requirement, and to ensure that the village is in a strong position to defend future speculative developments, both sites are allocated in the Neighbourhood Plan, as set out in the paragraphs below.

Land south of Bury Road

6.22 Although the site assessment work identified some limitations to bringing this site forward for development, it did find significant favour with

residents. The Neighbourhood Plan therefore allocates the site, as illustrated on **Map 6**, for housing as long as the identified limitations are overcome as part of the development. Careful consideration has been given to its location and the proximity of existing houses when deciding the scale and type of housing that would be allowed. Consequently, the Neighbourhood Plan takes a proactive approach to identifying what is best for the site in terms of the impact on the village, the amenity of adjoining residents and how the housing would meet local needs. An advantage of this site is that it would not have a detrimental impact on the heritage of the village and Bury Road has a greater capacity to accept additional vehicles.

6.23 It is proposed that around 12 dwellings should be accommodated on the site, of which 35% should be affordable housing, as defined in the Glossary of the Neighbourhood Plan or subsequently redefined by Government or local planning policies.

Development principles

6.24 The allocation of the site has taken into consideration the outcomes of the Masterplanning Report and the development will need to:

- facilitate an extension of the 30 mph speed limit to the western boundary of the site;
- 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;

- minimise the loss of trees and hedgerows on the northern boundary and replace any loss with native species along the back of visibility splays necessary for the access to the site;
- maintain and reinforce existing trees and hedgerows along the eastern and western boundaries of the site;
- provide a hedgerow of native species along the new southern boundary in addition to any hard landscaping provided as part of the development;
- any affordable housing provided on site should be indistinguishable from market housing;
- at least 70% of market houses to have a mix of one, two or three bedrooms, with a preference for two-bedroom homes;
- ensure that floor areas to meet the minimum Government National Space Standards for New Housing;
- provide a mix of housing types which reflect the current housing types in the village including detached, semi-detached, and bungalows;
- design the layout to ensure that it does not enable future expansion of development to the south of the site;
- manage surface water drainage in a suitable manner including, where possible, Sustainable Urban Drainage Systems (SUDS);

6.25 A Site Concept has been prepared as part of the preparation of the Masterplanning Report which is reproduced in Diagram 1. It is expected that the development will be undertaken in accordance with the Site Concept unless it can be demonstrated by more up-to-date evidence that any amendments to the form and mix of the development is justified.

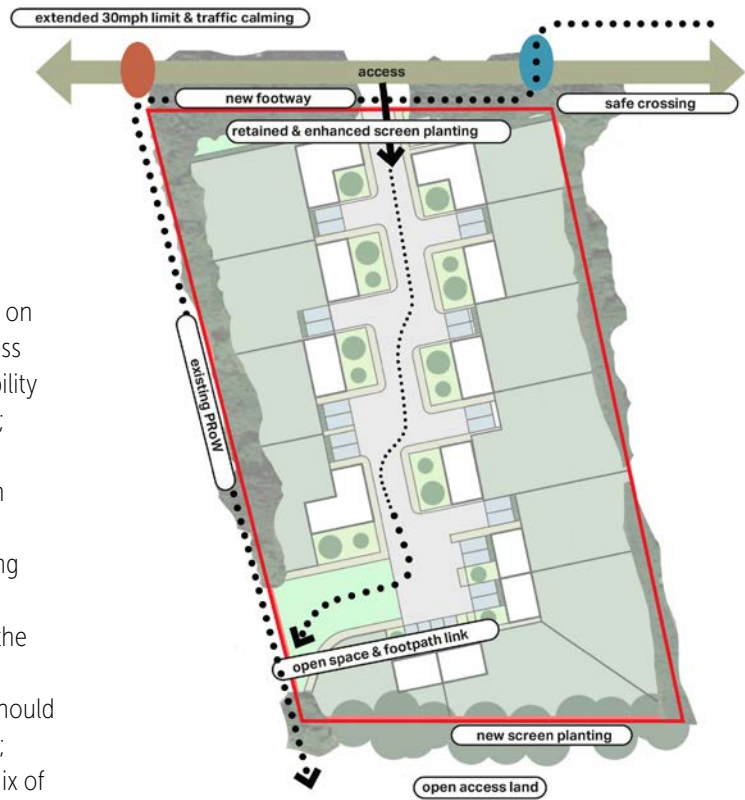


Diagram 1 - Land south of Bury Road - Site Concept

POLICY BTN 4 - LAND SOUTH OF BURY ROAD

A site measuring approximately 1.1 hectares south of Bury Road, as indicated on the Policies Map, is allocated for around 12 dwellings including 35% affordable dwellings. At least 70% of the dwellings shall comprise a mix of one, two and three bedroomed properties (with a preference for two-bedroom homes).

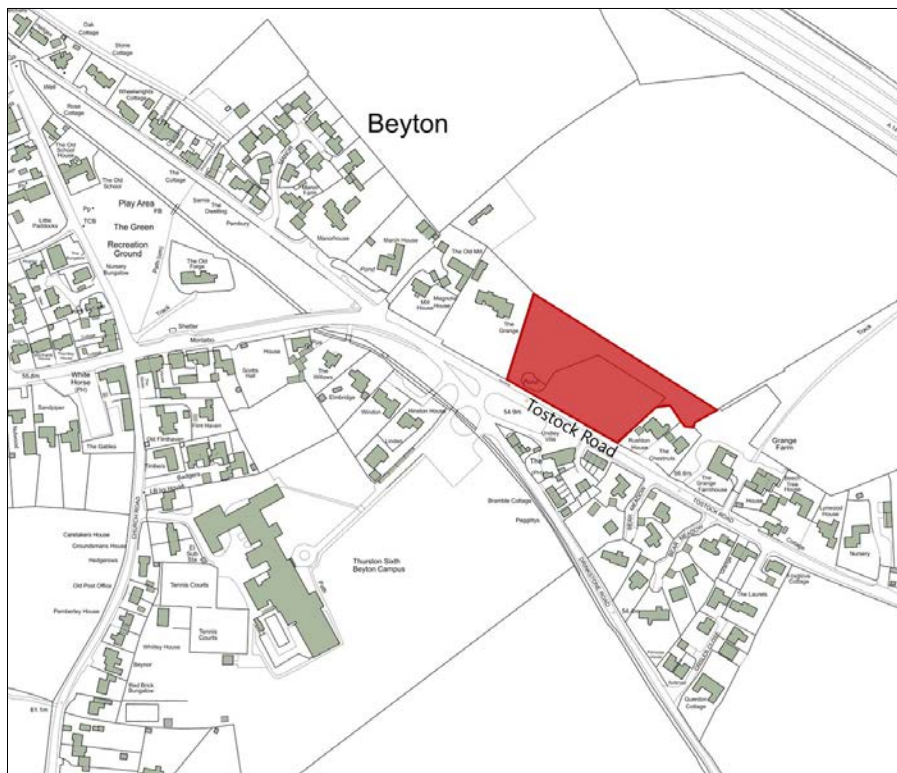
Development of the site shall be undertaken in accordance with the Development Principles set out in paragraph 6.24 of the Plan and the Site Concept illustrated in Diagram 1

All new streets shall be tree-lined in accordance with national guidance (unless demonstrably inappropriate).

Proposals should be accompanied by an archaeological assessment and, where necessary, measures for managing impacts on archaeological remains shall be provided.

Land opposite The Bear public house, Tostock Road

6.26 This site, which has an area of 0.75 hectares, place with was granted planning permission for two dwellings in 2016 which subsequently expired in 2019. With the exception of small elements at the rear of the site, it is wholly within the Settlement Boundary of the emerging Joint Local Plan. The site assessment found that there were no limitations to bringing the site forward for housing and was the favourite site of residents at the Drop-in Event in March 2020. Some 86% of the votes for the site were in favour of it being developed. The site is within the conservation area and development will therefore have to be designed to ensure that it enhances the character of the surrounding area.



Map 7 - Land opposite The Bear public house, Tostock Road

6.27 The site, illustrated on Map 7, is allocated for a net increase of around eight dwellings of which, because the site has an area in excess of 0.5 hectares, 35% should be affordable homes. The footprint of the site is no larger than that of the previous proposals, but it delivers more smaller homes which will help to meet the identified needs.

Development principles

6.28 The allocation of the site has taken into consideration the outcomes of the Masterplanning Report and the development will need to:

- minimise the loss of trees and hedgerows on the northern boundary and replace any loss with native species along the back of visibility splays necessary for the access to the site;
- maintain and reinforce existing trees and hedgerows along the Tostock Road frontage;
- provide a hedgerow of native species along the new southern boundary in addition to any hard landscaping provided as part of the development;

- any affordable housing provided on site should be tenure blind;
- at least 70% of market houses to have a mix of one, two or three bedrooms;
- ensure that floor areas to meet the minimum Government National Space Standards for New Housing;
- provide a mix of housing types which reflect the current housing types in the village including detached, semi-detached, and bungalows;
- design the layout to ensure that it does not enable future expansion of development to the north of the site;
- manage surface water drainage in a suitable manner including, where possible, Sustainable Urban Drainage Systems (SUDS);
- provide a safe and convenient pedestrian crossing of Tostock Road to the satisfaction of the Highway Authority.

6.29 A Site Concept has been prepared as part of the preparation of the Masterplanning Report which is reproduced in Diagram 2. It is expected that the development will be undertaken in accordance with the Site Concept unless it can be demonstrated by more up-to-date evidence that any amendments to the form and mix of the development is justified.



Diagram 2 - Land opposite The Bear public house - Site Concept

POLICY BTN 5 – LAND OPPOSITE THE BEAR PUBLIC HOUSE, TOSTOCK ROAD

A site measuring approximately 0.75 hectares opposite the Bear public house, Tostock Road, as indicated on the Policies Map, is allocated for around 8 additional dwellings including 35% affordable dwellings. At least 70% of the dwellings shall comprise a mix of one, two and three bedroomed properties (with a preference for two-bedroom homes).

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

In addition, proposals shall:

- i. have regard to Policy BTN 13 - Heritage Assets, and not cause harm to the character or appearance of the conservation area;
- ii. ensure that new streets are treelined in accordance with national guidance (unless demonstrably inappropriate); and
- iii. make provision for a safe means of crossing Tostock Road by foot.

Proposals should be accompanied by an archaeological assessment and, where necessary, measures for managing impacts on archaeological remains shall be provided.

Affordable housing

6.30 Affordability of housing remains a significant barrier for many seeking their own homes. Government figures indicate that, in Mid Suffolk, average house prices are more than 10 times the average household income so many newly-formed households are excluded from the housing market. Recent statistics from Zoopla, the house price aggregator, suggests that the average price for a home in Beyton is £361,000; the average for the UK is £232,000. One way that the planning system can address this problem is through the provision of affordable housing as defined by the NPPF and set out in the Glossary. Affordable housing schemes can primarily be delivered through a percentage of a larger development of more than 10 dwellings or on a site of 0.5 hectares, or, as an exception, small-scale schemes, including entry level homes for purchase or "rural exception sites" outside the Settlement Boundary where housing would not normally be permitted. This has the benefit of being on land where there is no "market" development value, thereby reducing the land value and enabling a viable affordable housing scheme. To deliver affordable housing through "exception sites" the following would be required:

- A need established;
- A willing landowner prepared to sell land at a price significantly below the market value for housing land; and
- A registered social landlord (housing association) willing to work with the Parish Council and District Council to fund and manage a scheme.

6.31 The Beyton Housing Needs survey conducted by Community Action Suffolk in 2018 also identified the need for 3-4 affordable houses in Beyton. The emerging Joint Local Plan (November 2020) contains only very limited policy guidance (Policy LP08) for the delivery of affordable housing on rural exception sites and, therefore, this Neighbourhood Plan addresses the matter should a local need be identified during the period up to 2037.

6.32 Where a "rural exception" site is proposed for development, it must be demonstrated that there is an identified local need in the village and its hinterland, and that the site is suitable to meet that local need. In exceptional circumstances, it may be appropriate to permit an element of open market housing to facilitate the delivery of the affordable housing. This is in accordance with paragraph 77 of the NPPF which states that local authorities should consider whether this approach would help to provide additional affordable housing. The exceptional circumstances, where a small number of market homes will be permitted could include, for example, where there is insufficient government grant available, and it is demonstrated, through financial appraisal, that the open market housing is essential to enable the delivery of the affordable housing. In these cases, the applicant would need to demonstrate, to the satisfaction of the District Council, that the inclusion of open market housing is the minimum necessary to enable the delivery of the affordable housing and is not being developed to generate uplift in land values for the landowner. This could be demonstrated through the provision of affordability/profitability modelling data. Where an element of open market housing is proposed as part of an affordable housing exception site, it should be sympathetic to the form and character of the settlement and in accordance with local needs. Local needs can vary, and it could be that smaller market homes are required to meet the needs of first-time buyers or people wishing to downsize to a smaller home. This would need to be established at the time in consultation with the District Council's Housing Service.

POLICY BTN 6 - AFFORDABLE HOUSING ON RURAL EXCEPTION SITES

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 72 of the NPPF) on rural exception sites outside but adjoining or well related to the Settlement Boundaries, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- i. remains affordable in perpetuity; and
- ii. is for people that have a registered housing need on the Councils Choice Based Letting Scheme (or any subsequent scheme) they are unable to buy or rent properties in the village at open-market prices; and
- iii. is offered, in accordance with the local connection criteria set within the deed of nomination attached to the s106 legal agreement. In the first instance, this means to people with a demonstrated local connection to the parish. Where there is no parish need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring parishes.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

To be acceptable, proposals should demonstrate that a local need exists which cannot be met by applying normal planning policy for the provision of affordable homes in association with market housing. Any application for affordable housing in respect of this policy should be accompanied by a detailed need and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

- a. that no other means of funding the construction of the affordable homes is available; and
- b. the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

Housing Mix

6.33 Ensuring that the right mix of housing is available is crucial if the future needs of residents are to be met. 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.

6.34 Locally, we have identified that there is an imbalance in the size of homes in the village. There is a predominance of larger homes and many of those, it could be argued, are under-occupied. The imbalance

is illustrated in Figure 6. Our Residents' Survey also identified a need for smaller homes as well as some need for bungalows.

6.35 In order to redress the balance towards provision of more smaller homes, there would need to be around 50 1, 2 and 3 bedroom new homes built in the village to achieve a similar distribution to that in Mid Suffolk as a whole. This level of growth is, however, not appropriate given Beyton's status in the emerging Joint Local Plan strategy. However, as well as the allocations in Policies BTN4 and BTN5, proposals that are in accordance with Policy BTN3 and which deliver homes of 3 bedrooms and under will be welcomed.

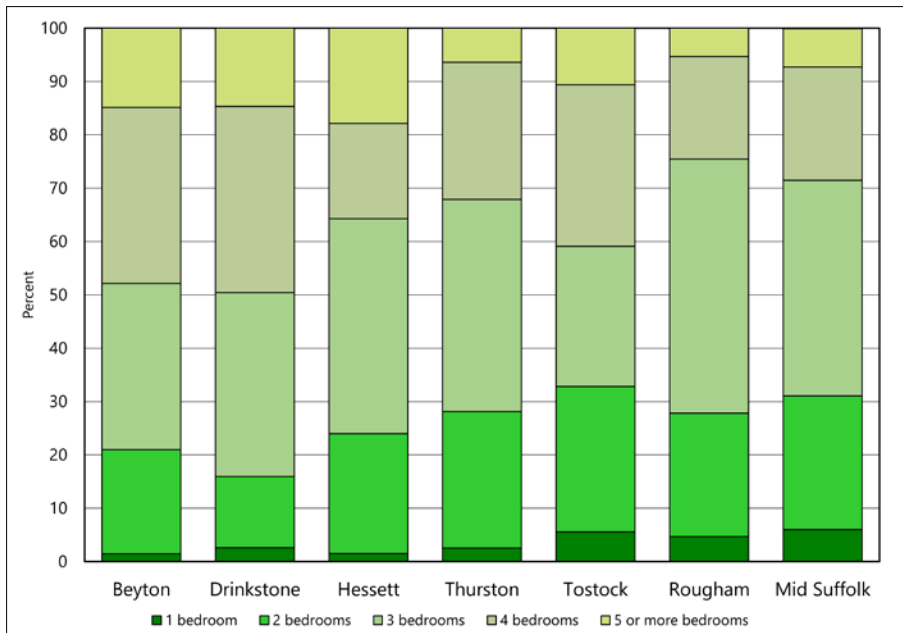


Figure 6 - Comparison of house sizes
Source: 2011 Census

POLICY BTN 7 - HOUSING MIX

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), unless it can be demonstrated that:

- i. the particular circumstances relating to the tenure of the housing dictate otherwise; or
- ii. the latest publicly available housing needs information for the Neighbourhood Plan Area identify a need for a different mix

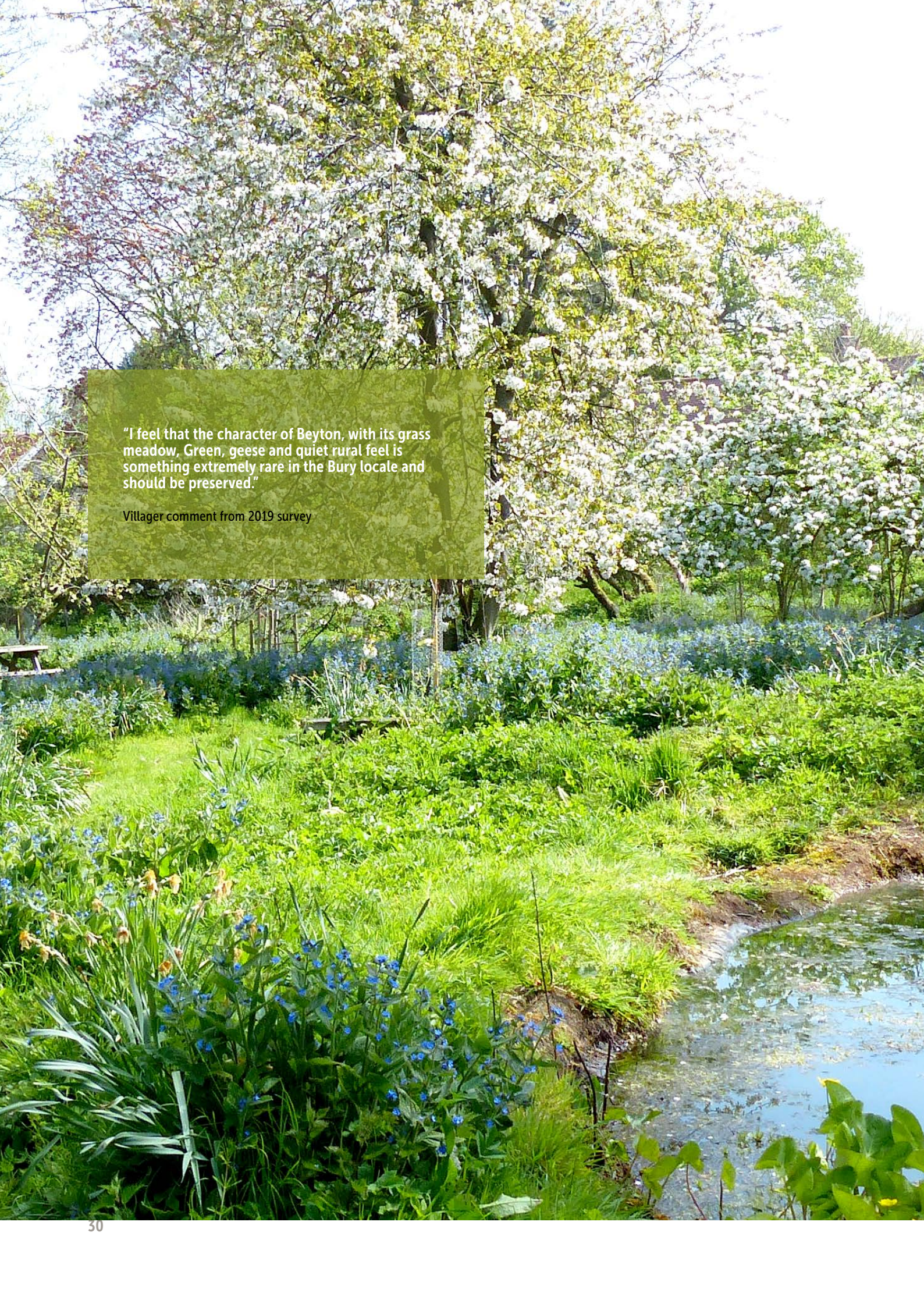
The provision of bungalows will also be supported where the proposal would not have a detrimental impact on the character of the area in the vicinity of the site.

Housing space standards

6.36 In March 2015 the Government introduced a 'Nationally Described Space Standard' for new homes. It sets out a prescription to encourage enough space in homes to ensure that they can be used flexibly by a range of residents. The standards also aim to ensure that sufficient storage can be integrated into dwelling units. It is emphasised that these standards are expressed as minimum standards.

6.37 Externally, it is also important that homes meet modern-day requirements for the storage of wheelie bins and for storing cycles. Without sufficient and appropriate space reserved for these uses, the consequences are added clutter and a deterrent to use cycles as a mode of travel.



A vibrant landscape photograph showing a grassy meadow with a stream on the right. The foreground is filled with green grass and blue flowers. In the background, a large tree with white blossoms stands prominently. A semi-transparent green box with white text is overlaid on the left side of the image.

"I feel that the character of Beyton, with its grass meadow, Green, geese and quiet rural feel is something extremely rare in the Bury locale and should be preserved."

Villager comment from 2019 survey

7. 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

What we know

From the Beyton residents survey:

- 99% of respondents said that The Green should be retained.
- 89% of respondents said that green spaces should be retained.
- 90% of respondents said that if land became available they would prefer it to be used to create open spaces, woodland and wildflower areas.
- When asked which features should be preserved for the future, 94% said existing wildlife sites, 74% said dark skies and 97% said green spaces and trees and hedges.
- 91% of respondents said planting trees and hedges was important for the future, 93% identified management of wildlife habitats as important.
- The Youth Survey responses showed very strong support for retaining wildlife areas.

Beyton's landscape setting

7.1 Beyton is a relatively small parish when compared to surrounding parishes. It covers an area of 264 hectares (1 square mile). Until 1976, a large portion of the centre of the village, between the north and south settlement areas, was a commercial orchard. There is no remnant of the original orchard - the last trees being removed around the turn of the millennium, although clues remain in street and house names, such as Orchard Close and Fruit Farm Cottage.

7.2 The parish sits on the border of areas described as Ancient Rolling Farmlands and Plateau Estate Farmlands in the Suffolk Landscape Character

Appraisal. The description of the latter probably best describes Beyton:

- 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
- (Former airfields)

7.3 The Appraisal identified distinct pressures for change that are taking place across the different landscape typologies. For the Plateau Estate Farmlands the pressures are:

- Settlement expansion
- Conversion and expansion of farmsteads for residential uses
- Large-scale agricultural buildings in open countryside
- New agricultural techniques
- Leisure as a driving force for changes in economic activity

The Neighbourhood Plan has taken account of these pressures in its policies.

Area of Local Landscape Sensitivity

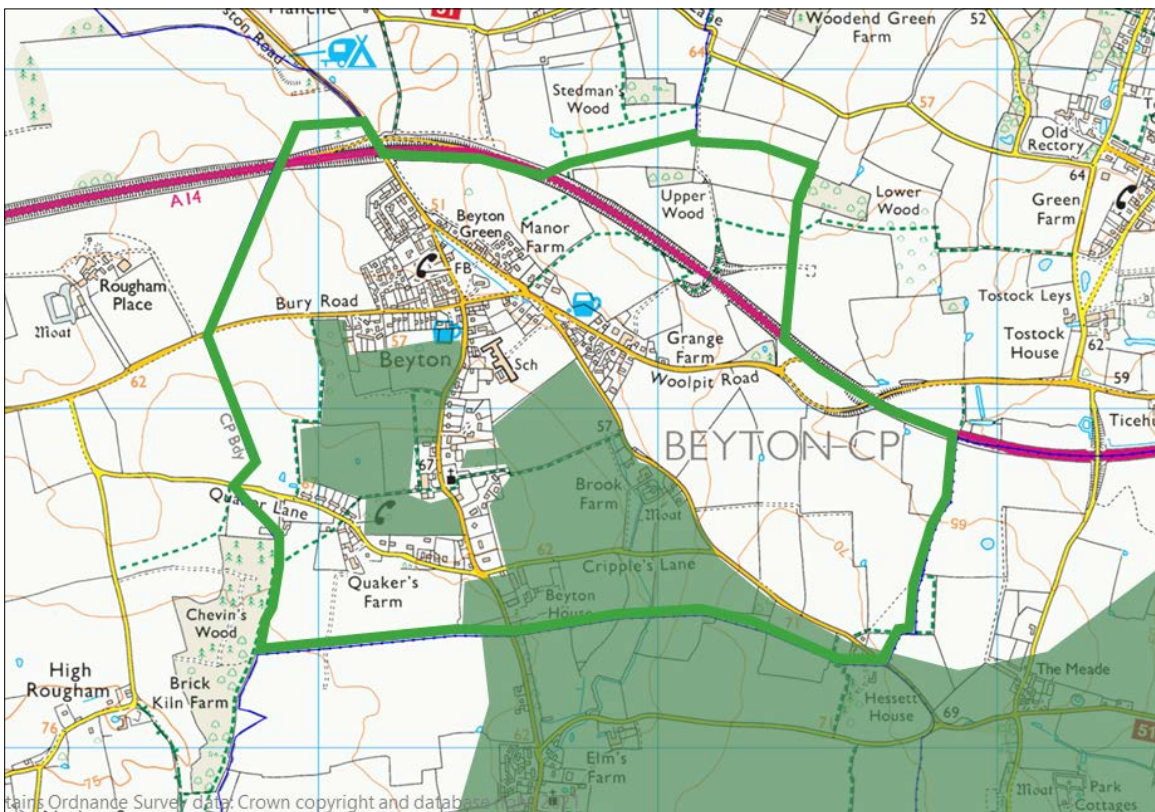
7.4 A large proportion of the parish is designated as "Special Landscape Area" in the adopted Local Plan. Special Landscape Areas have been designated in Mid Suffolk District Council's Development Plan for a number of years after they were initially designated in the Suffolk County Structure Plan in the 1980s. They tend to relate to historic parks and river valleys or other areas of undulating topography and natural vegetation, particularly broadleaved woodland. In such areas these landscape elements combine to produce an area of special landscape and quality, in contrast to the more intensively farmed areas of Suffolk where trees and hedgerows have been removed. The Joint Mid Suffolk and Babergh Local Plan (November 2020) has not carried forward the Special Landscape Area designation.

7.5 Paragraph 174 of the NPPF July 2021 states that: Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)

It does not define what is meant by a Valued Landscape. However, the Guidelines on Landscape and Visual Impact Assessment (GLVIA) defines landscape value as:

'The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.'

7.6 The Special Landscape Area in Beyton is part of a larger area that extends to the South and East into Hesselst and Drinkstone parishes as illustrated on Map 8.



Map 8 - Mid Suffolk Core Strategy - Special Landscape Area

7.7 A separate Special Landscape Area Appraisal has been prepared assessing the landscape against the relevant criteria set out in the Guidelines for Landscape and Visual Impact Assessment (GLVIA 3rd Edition). The Appraisal concludes that the existing Special Landscape Area is considered to constitute a valued landscape and it is appropriate to designate it as an "Area of Local Landscape Sensitivity" within the Neighbourhood Plan. Its designation provides continuity with the designation in the Drinkstone Neighbourhood Plan Area of Local Landscape Sensitivity.

POLICY BTN 8 - AREA OF LOCAL LANDSCAPE SENSITIVITY

Development proposals in the Area of Local Landscape Sensitivity, as identified on the Policies Map, will be permitted only where they:

- i. protect and enhance the special landscape qualities of the area, as identified in the Beyton Special Landscape Area Appraisal; and
- ii. are designed and sited so as to harmonise with the landscape setting.

Biodiversity and natural habitats

7.8 Work undertaken in the preparation of the Neighbourhood Plan identified a number of 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.) These features, although small, are important in increasing habitat diversity in an otherwise open farming landscape.

7.9 Lines of trees present significant landscape features including:

- the poplars on the school field,
- the oak trees along Bury Road,
- the lime trees, bordering The Gabbles and Kings Field, and
- the bat willows on the village green.



7.10 Central to the parish is the village green. The stream that runs through the parish from south to north and runs through the village green brings a variety of plant and animal wildlife to the landscape. Further north, the A14 runs on a large embankment and brings considerable noise and pollution to the entire parish. The noise level is particularly intrusive under certain weather conditions. However, the neighbouring embankments and rough meadows provide a rich habitat for wildlife species including birds such as treecreeper and woodcock.

7.11 Other significant natural habitats are small areas of scrub which are rich in invertebrates and birds. Together with the woodland, they provide hunting and nesting opportunities for a variety of birds of prey, including tawny, little and barn owls, kestrels, sparrowhawks and buzzards. Of particular importance is the area of set-aside land between Church Road, Quaker Lane and Bury Road. This area not only provides open grassland in the centre of the village, but is also a good habitat for further species including meadow pipit, linnet, yellowhammer and stock dove.

7.12 The parish contains a number of veteran, historic and significant trees. They are important features within the village landscape, are invaluable for many species and, together with the hedgerows, form important wildlife corridors between the areas of scrub, woodland and meadow. These features could be further developed through community action. Other features, such as hedgerows fronting properties, also make a significant contribution to the character of the village.



7.13 Beyton Environmental Group (BEG), established in 1993, manages three wildlife sites:

The Churchyard, which supports around 95 plant species, including locally uncommon ones, such as meadow saxifrage, quaking grass, and black spleenwort.

Oak Tree Pond, consisting of pond, woodland and wildflower meadow with some species-rich farmland border.

Beyton Old Orchard, part of the school grounds, includes old fruit trees, a pond and open glades.

Surveys carried out by the BEG site warden have identified over 300 species of insects on this site, including some nationally rare species.

Surveys carried out by BEG in the village have identified that gardens with mature trees and shrubs provide a very important habitat for birds as shown by regular bird surveys. The presence of silver birch is especially valuable in attracting birds in winter.

7.14 Loss of natural habitats can have a significant detrimental impact on the wider landscape and on opportunities for maintaining and improving the biodiversity of the area. Habitat features can also make a significant contribution to the character of the village. Any loss of features such as trees, hedgerows or ponds as part of a development will therefore be resisted unless it can be clearly demonstrated that the resultant benefits of the development outweigh such a loss. In such circumstances, a mitigation scheme will be required as part of the proposal that provides the equivalent or better features on site.

POLICY BTN 9 - BIODIVERSITY

Development proposals should avoid the loss of, or substantial harm to trees, hedgerows, scrub and other natural features such as ponds and watercourses. Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.

It is expected that the mitigation proposals will form an integral part of the design and layout of any development scheme, and that development will be landscape-led and appropriate in relation to its setting, context and ongoing management.

Where new access is created, or an existing access is widened, through an existing hedgerow, a new hedgerow of native species of local provenance shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

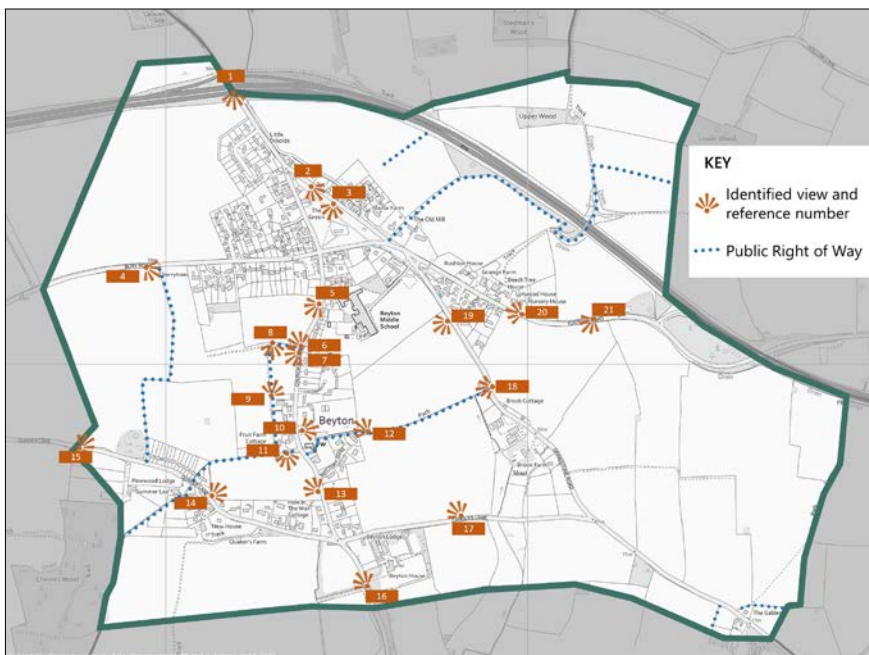
Development proposals should demonstrate how a net gain in biodiversity will be delivered through, for example:

- the creation of new natural habitats including ponds;
- the planting of additional trees and hedgerows of local provenance (reflecting the character of the locality's hedgerows); and
- restoring and repairing fragmented biodiversity networks through, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs.

7.15 The nature of the landscape around Beyton means that there are a number of distinct views into, out of and within the village that are of high importance to its character and sense of rurality. Proposals for development that do not consider their potential impact on these views could have a significant detrimental impact on the setting of the village. During the preparation of the Plan, a separate Assessment of Important Views from public areas was undertaken and the most significant views that need protection are identified on Map 9, as well as the Policies Map

POLICY BTN 10 - PROTECTION OF IMPORTANT VIEWS

To conserve the essential landscape, heritage and rural character setting of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they will ensure that there is no detrimental impact on the key features of important views identified on Map 9 and the Policies Maps.



Map 9 - Important views

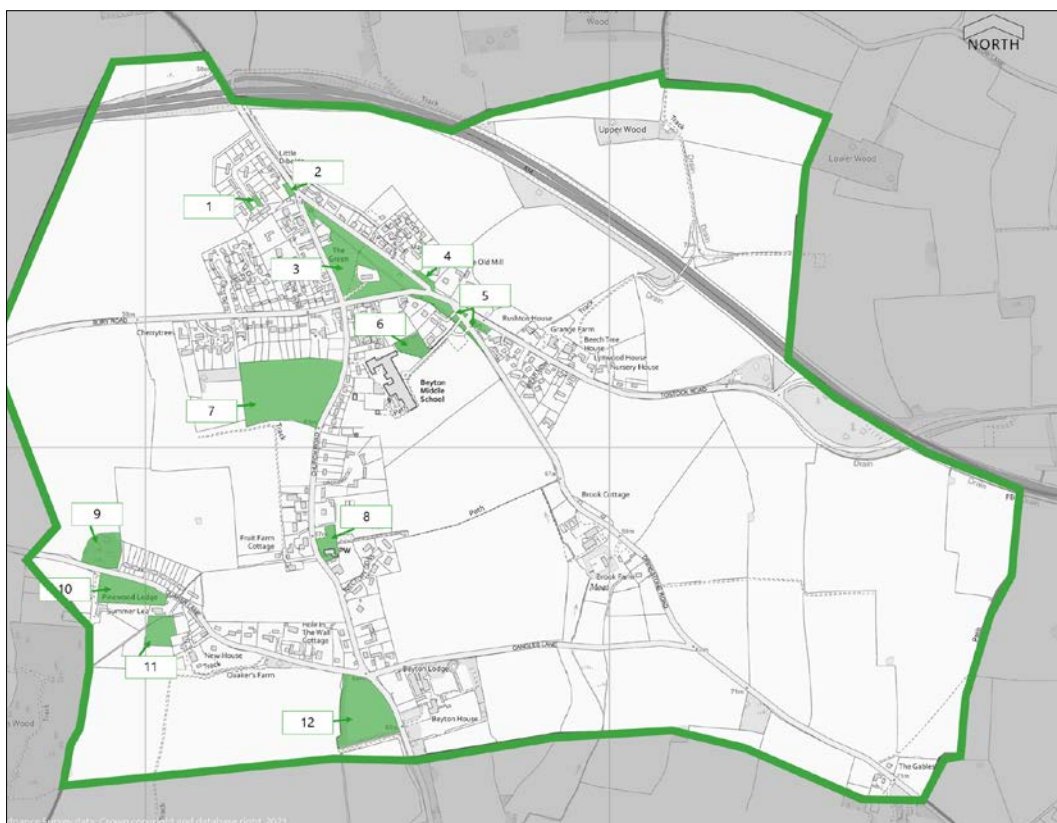
Local Green Spaces

7.16 There are a number of open areas within the village that make important contributions to the character and setting of the built environment. The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances. Paragraph 102 of the NPPF states that the designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;
- Demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

- Where the green area concerned is local in character and is not an extensive tract of land. It is recognised that the designation of Local Green Spaces should not be used simply to block development.

7.17 A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraph 102 of the NPPF. The spaces that meet the criteria are identified in Policy BTN 11 and are illustrated on Map 10 and the Policies Map. The identification of these spaces as LGS means that development is restricted to that which has to be demonstrated as being essential for the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.



Map 10 - Local Green Spaces

POLICY BTN 11 - LOCAL GREEN SPACES

The following Local Green Spaces are designated in this Plan and identified on Map 10 and the Policies Map.

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

Development in the Local Green Spaces will be consistent with national policy for Green Belts.

Community aspirations and actions

7.18 There was overwhelming support in the village survey to improve the quality, quantity and variety of wildlife habitats in Beyton. Consequently, community action to boost biodiversity throughout the parish will be actively pursued by Beyton Environmental Group, supported by the Parish Council. BEG will seek to improve the connectivity for wildlife by increasing wildlife corridors. They will seek to establish more areas of scrub, ponds, meadows, hedgerows and woodland, when and where the opportunities arise. They will be alert to the need to safeguard veteran trees and other established trees and hedgerows currently within the parish. They will also encourage more gardening for wildlife and planting of native species.





8. HISTORIC ENVIRONMENT

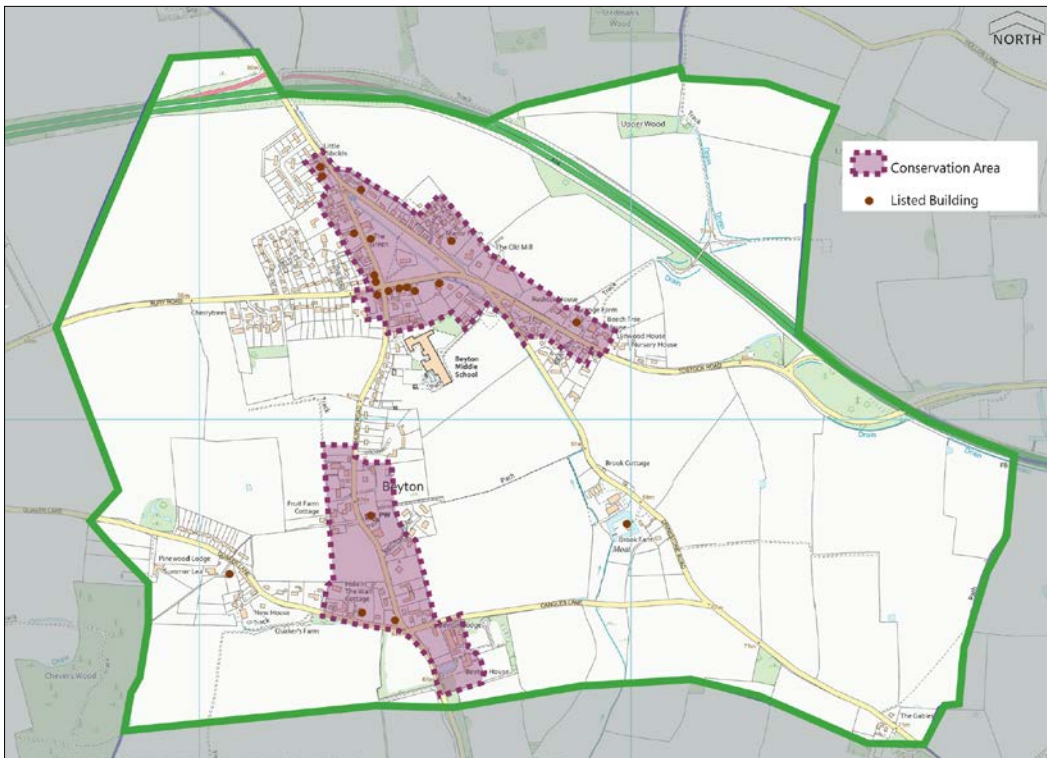
Historic environment objectives

- 6 Ensure new development has regard to the historic character of the village
- 7 Protect existing heritage assets

What we know

8.1 As outlined in Section 2, Beyton's history can be traced back to the Domesday Book and its built character has contributed to the designation of a conservation area covering two distinct areas of the village, as illustrated in Map 11. In addition, there is a cluster of listed buildings around The Green that are listed as being of special architectural and historic interest. There are currently 20 Listed Buildings in the parish, as detailed in Appendix 2. In addition, there are archaeological finds and records across the parish and Suffolk County Council's Historic Environment Record provides details of finds and should be

consulted at the earliest stages of preparing a planning application.



Map 11 - Conservation Areas and Listed Buildings

- 8.2** A Conservation Area Appraisal was carried out by Mid Suffolk District Council in 2009. It states that:
- “The spread out nature of Beyton means that the quality of the conservation area is nowhere particularly concentrated;
 - The omission from the conservation area of the modern infill link between The Green and church areas is felt still to be correct;
 - Smaller bits of similar modern infill within the two areas designated are not always of the highest standard and often accompanied by foreign tree species;
 - Some of the more recent development around The Green could be better screened, so that The Green itself has a greater sense of enclosure rather than seeming to be someone’s front lawn. Some additional walling or hedging here would help, maybe along with some strategically placed native tree planting;
 - Modern development has also brought with it modern apparatus in the form of incongruous overhead wiring. Although this has recently been put underground at the west end of The Green, it still remains along the north side of the old main road through and in places along Church Road. This should be undergrounded if at all possible; and
 - The area around the church has been relatively well looked after, although along the lane heading west from it, and just inside the conservation area there is a wire fenced compound full of cars attached to Beyton Garage. This is fortunately not visible from the church although it can be seen across the field from the road to the south.”

Heritage Assets

- 8.3** Listed buildings, conservation areas and scheduled monuments are collectively known as “heritage assets” and are protected from harm by Government legislation. In many areas there are buildings, structures or features of local heritage interest that are not statutory heritage assets but make an

important contribution to the historic environment and character of their location. Historic England recognises that neighbourhood plans provide an opportunity for a community to develop a positive strategy for the area’s locally important heritage assets that aren’t recognised at a national level through listing or scheduling. These are known as non-designated heritage assets. The NPPF explains that the significance of a non-designated heritage asset should be taken into account in the determination of any planning application. A balanced judgement will be needed, having regard to the scale of any harm or loss and the significance of the asset.

- 8.4** 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 are identified in the separate Assessment of Buildings of Local Significance (June 2022) as well as on the Policies Map. A brief description of the buildings and maps to show their location is noted in Appendix 3. Any development proposed at or in the setting of the property should take into account its special character as detailed in the Assessment. We will pursue their registration with Mid Suffolk District Council.
- 8.5** Whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application.

POLICY BTN 12 - BUILDINGS OF LOCAL SIGNIFICANCE

The retention, protection and the setting of the following Buildings of Local Significance, as identified on the Policies Map, will be secured:

1. Beyton House, Hessett Road
2. Beyton Lodge, Cangles Lane
- 3a. Nos. 1 – 6 Cottage Row, Quaker Lane
- 3b. Old Forge, Quaker Lane
4. K6 Telephone Kiosk, Quaker Lane
5. Mulberry House, Quaker Lane
6. Old Rectory, Church Road
7. Beyton Cottage, Church Road
8. Fruit Farm Cottage, Church Road
9. Field House, Church Road
10. Marl Cottage, Church Road
11. Old Post Office, Church Road
12. The Old Forge, The Green
13. Pump on The Green
14. Old School, The Green
15. School House, The Green
16. Rose Cottage, The Green
17. Vine Cottage, The Green
18. Cottage Row, Thurston Road (The Green)
- 19a. The Old Mill, Thurston Road
- 19b. Magnolia House, Thurston Road
20. Mill House, Tostock Road
21. The Bear Inn, Tostock Road
22. Workers Cottage Row, Drinkstone Road

Proposals for any works that would cause harm to the significance of these buildings and features should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.

The separate Assessment of Buildings of Local Significance (June 2022) describes their significance.

- 8.6 The adopted Local Plan policies for the consideration of development affecting Heritage Assets are significantly out of date and Policy LP21 of the emerging Joint Local Plan has yet to be considered at examination. A planning policy is, therefore, included in the Neighbourhood Plan to ensure that development proposals affecting heritage assets are given appropriate consideration.

POLICY BTN 13 - HERITAGE ASSETS

To ensure the conservation and enhancement of the village's heritage assets, proposals must:

- a. preserve or enhance the significance of the designated heritage assets of the village, their setting and the wider built environment, including views into, within and out of the conservation area as identified on the Policies Map;
- b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;
- c. contribute to the village's local distinctiveness, built form and scale of its heritage assets, as described in the AECOM Design Guidelines for Beyton, through the use of appropriate design and materials;
- d. be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and setting, in line with the AECOM Design Guidelines for Beyton;
- e. demonstrate a clear understanding of the significance of the asset and the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- f. provide clear justification, through the submission of a heritage statement, for any works that would lead to harm to a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposals benefit.

Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on the heritage asset. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on the significance and/or setting of the asset.



“Any development needs to be chosen wisely so as not to spoil the beautiful natural settings of the village.”

Villager comment from 2019 survey

9. SERVICES AND FACILITIES

Services and facilities objective

8 Maintain and improve the existing community services and facilities

What we know

9.1 Community services and facilities in the village make an important contribution towards maintaining the needs of residents and in reducing the need to travel. At the time of the preparation of this Plan, the following services and facilities were located in the village:

- Thurston Community College Beyton Sixth Campus
- The Bear Public House
- The White Horse Public House
- Beyton Garage
- Bottle bank / recycling facilities
- Weekly Mobile library

9.2 The Residents' Survey asked how often people used village services. As illustrated in Figure 7, the most used on a daily or weekly basis were the local pubs and the bottle bank.

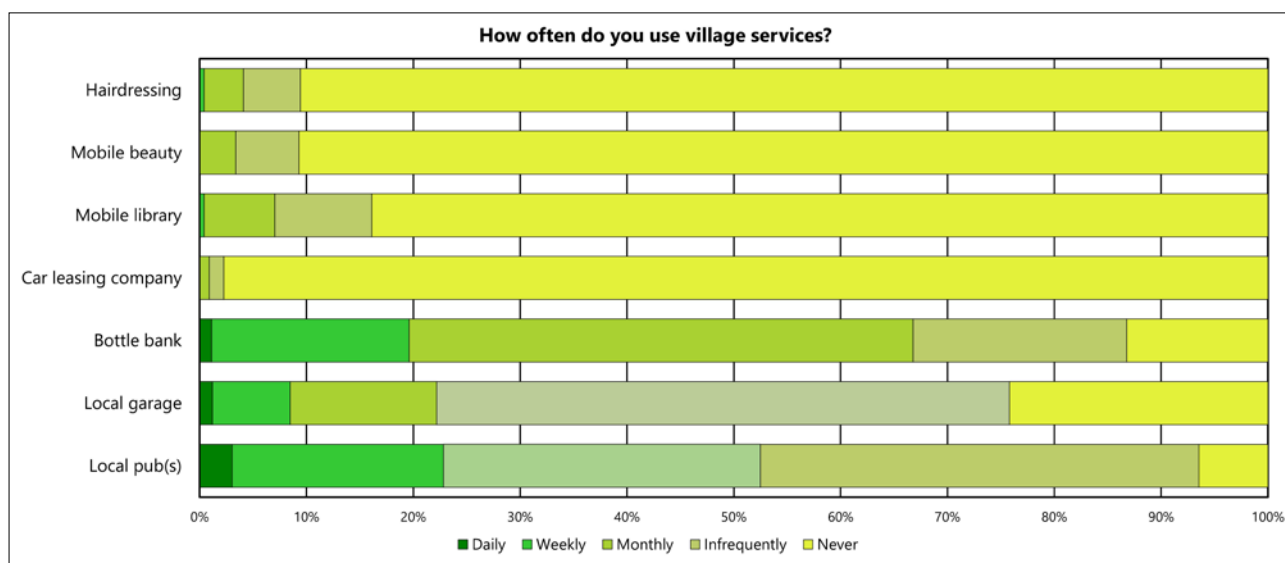


Figure 7 - Use of village services

9.3 40% of respondents would welcome a shop as an additional village service, however with the growth of nearby Thurston and the major supermarkets relatively close by, a village shop is unlikely to be viable but initiatives to provide something will be welcomed. It is vital that existing services and facilities are protected and enhanced for the use of current and future residents. However, it is recognised that demands change over time, and it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them. In such circumstances, it might be appropriate for those uses to be lost where specific criteria can be met.

9.4 In some instances, the loss of a service might have a significant detrimental impact on the village and its sustainability. The 'Assets of Community Value' / 'Community Right to Bid' scheme was introduced by the government in the Localism Act 2011 and came into force in September 2012. The aim was to give community groups time to make realistic bids to buy land or buildings that are of importance to the local community when they come up for sale. Under the Community Right to Bid, community groups are able to nominate non-residential buildings or land within their area as 'Assets of Community Value' which cannot be sold without the community group being given the opportunity to put together a bid to purchase the asset. A building or other land is an asset of community value if its main use has recently been, or is presently used, to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act 2011 states that 'social interests' include: cultural, recreational and sporting interests. It may be appropriate during the lifetime of the Beyton Neighbourhood Plan to seek to get the District Council to designate land or buildings as Assets of Community Value.

Sport and recreation facilities

9.5 Opportunities to exercise are important for the health and wellbeing of residents and help to reduce pressures on the National Health Service. The Neighbourhood Plan can play an important role in making sure that there are services in the village to meet the needs of current and future residents.

POLICY BTN 14 - PROTECTING EXISTING SERVICES AND FACILITIES

Proposals that would result in the loss of valued facilities or services which support a local community (or premises last used for such purposes) will only be permitted where:

- a. it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
- b. it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/ site is not needed for any alternative social, community or leisure use; or
- c. alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

9.6 Beyton does not have any formal sport or recreation facilities other than the playing fields, swimming pool and tennis courts associated with the TCC Sixth Form Campus. Currently there is no general access to these facilities for residents. Residents commenting in the Village Survey were enthusiastic to forge better links with the TCC Sixth Form Campus and, if possible, access facilities on site. Villagers were keen for classes, such as yoga, pilates and the like to be available, possibly using the school buildings. Many cited an interest in using tennis and gym facilities. There is an opportunity for interested groups or individuals to pursue this in future. Young people who responded to the Youth Survey would like to make use of fitness and swimming facilities in particular.

- 9.7 It is important that the Sixth Form TCC Campus recreation facilities are protected unless there are demonstrable reasons that their loss can be justified.

POLICY BTN 15 - OPEN SPACE, SPORT AND RECREATION FACILITIES

Proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space or facilities will be permitted subject to compliance with other Policies in the Neighbourhood and Local Plan.

Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be allowed unless:

- a. it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for the particular location, and the proposed loss will not result in a likely shortfall during the plan period; or
- b. replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the current and future needs of users of the existing space or facility.

Any replacement provision should take account of the needs of the settlement where the development is taking place and the current standards of open space and sports facility provision adopted by the local planning authority.


Where necessary to the acceptability of the development, the local planning authority will require developers of new housing to provide open space including play areas and amenity open space or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate. These facilities will be secured through the use of conditions and/or planning obligations.

Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas.

Proposals which give rise to intrusive floodlighting will not be permitted.

- 9.8 There is a well-equipped children's play area on The Green which is within a 15-minute walk for much of the village. However, many of these routes along roads that do not have pavements and so it is not a safe walk to the facilities. The Parish Council is investigating the provision of sport/recreation equipment for young people – this is most likely to be located on the green.

- 9.9 The village is unusual in not having any allotments - all surrounding villages have them. There are currently no known opportunities to create such facilities though one-third of respondents to the Village Survey expressed an interest in allotments. It might also be appropriate for other initiatives to be introduced such as sharing unwanted garden space with those that would like garden space. This may be a scheme which arises out of the increased community involvement resulting from the Neighbourhood Plan process.



"I wouldn't want to see Beyton turn into a big village like Thurston and Elmswell. The big appeal of being here is that it is still feels like a community of people that care."

Villager comment from 2019 survey

10. DEVELOPMENT DESIGN

Development design objectives

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

What we know

- 10.1 In 2009 Beyton residents produced a Design Guide for the village in order "to influence the people involved in future development, so that there is a positive contribution and enhancement to Beyton's distinctiveness and character". Much of what was written then still holds good and is taken forward in the policies on the Neighbourhood Plan.
- 10.2 As part of the government-funded Neighbourhood Planning Technical Support package, Design

Guidelines have been prepared by AECOM Consultants (Beyton Design Codes). The Guidelines are published as supporting evidence to the Neighbourhood Plan and seek to inform the design that any future development should follow to retain and protect the rural, tranquil nature and scenic beauty of the area. Supporting this overall objective are a number of principles which, where appropriate to the development, proposals in the Neighbourhood Plan Area should have regard.

Mobility

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

The mobility scheme should enhance and develop public rights-of-way, including bridleways and cycle paths that cater for the different user requirements.

A special effort should be made to ensure that the impact of the car on the development is minimised by the use of conscious street design that incorporates traffic calming measures to reduce speed and noise.

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



Character & landscape

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

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

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



Community

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

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



Environment

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

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



Housing mix

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

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



Housing standards

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



Energy

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

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



- 10.3** The Design Guidelines provide a development design checklist which development proposals should seek to respond to. The checklist is attached as Appendix 4 of the Plan.

POLICY BTN 16 - DESIGN CONSIDERATIONS

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area and create and contribute to a high quality, safe and sustainable environment.

Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4 of the Neighbourhood Plan, as appropriate to the proposal.

In addition, proposals will be supported where they:

- a. 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;
- b. maintain the village's sense of place and/or local character;
- c. do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- d. taking mitigation measures into account, do not affect adversely:
 - i. any historic, architectural or archaeological heritage assets of the site and its surroundings, including those identified Buildings of Local Significance set out in Appendix 2 and the Listed Buildings set out in Appendix 3;
 - ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
 - iii. identified important views into, out of, or within the village as identified on the Policies Map;
 - iv. sites, habitats, species and features of ecological interest;
 - v. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- e. do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- f. produce designs that respect the character, scale and density of the locality;
- g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- h. wherever possible ensure that development faces on to existing roads;
 - i. do not result in water run-off that would add-to or create surface water flooding;
- j. where appropriate, make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards;
- k. include suitable ducting capable of accepting fibre to enable superfast broadband; and
- l. provide one electric vehicle charging point per new off-street parking place created.

Responding to the climate crisis

- 10.4** Energy use in the construction and operation of development is a major contributor to greenhouse gas emissions. In 2019, Mid Suffolk District Council voted to support Suffolk's county-wide aim of becoming carbon neutral by 2030.
- 10.5** Minimising energy demands from development and increasing the generation of energy from renewable sources can make a significant contribution to reducing carbon emissions. The starting point for minimising energy use is to maximise energy efficiency, both in new developments and through the retrofitting of existing buildings. This can have a direct economic benefit in terms of significantly lowering the running costs of new and existing buildings, helping to address fuel poverty, as well as tackling the climate crisis. Exceeding the minimum energy efficiency requirements of Building Regulations will be necessary if emission reduction targets are to be met.

- 10.6** Where energy use is necessary, then priority should be given to utilising the most sustainable sources. Many energy-saving initiatives can be installed on homes within permitted development rights (when full planning permission is not required) but there may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity of nearby residents. Beyton does have mains gas, but not all properties are connected and oil is used for heating, delivered by tanker. Oil is unsustainable and polluting in its production, shipping, distribution and use. In line with national government policy, the long-term aim should be to reduce the overall use of all fossil fuels – gas, oil and coal.
- 10.7** Many respondents to the Youth Survey identified 'eco-friendly' housing as an important priority.

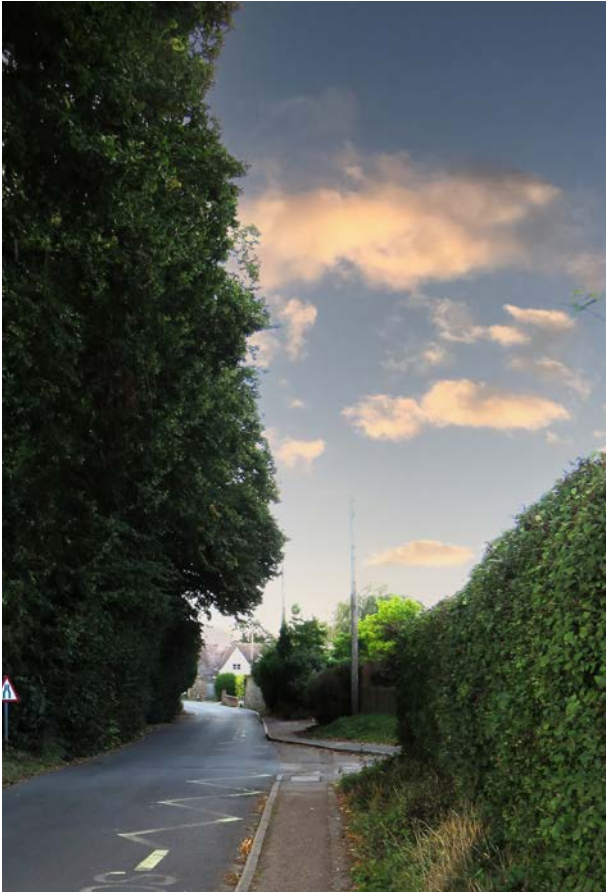
POLICY BTN 17 - SUSTAINABLE BUILDING

This policy only applies to non-residential development

Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.

Proposals should:

- a. incorporate best practice in energy conservation, and be designed to achieve maximum achievable energy efficiency through, for example, the use of high quality, thermally efficient building materials;
- b. maximise the benefits of solar gain in site layouts and orientation of buildings;
- c. incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey water recycling, rainwater and storm water harvesting; and
- d. avoid fossil fuel-based heating systems.



Dark skies

10.8 There is currently minimal street lighting in Beyton and any change could have a significant detrimental impact on the rural character of the village and add to light pollution. A village survey conducted about 20 years ago voted against the installation of street lighting. Paragraph 185 (c) of the NPPF states that planning policies and decisions should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”. Artificial lighting of development, while increasing a sense of security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. Aspects such as poor design, location or the expulsion of unnecessarily high levels of light can also have a harmful impact. When asked in the Village Survey, 75 per cent of respondents consider Dark Skies to be an asset to the village.

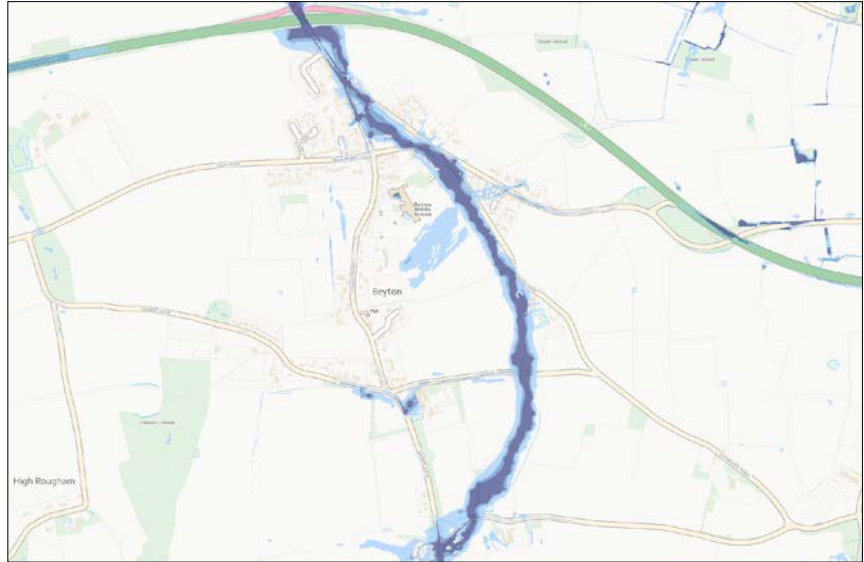
POLICY BTN 18 - DARK SKIES

Dark skies are to be preferred over lighting while ensuring that new developments are secure in terms of occupier and vehicle safety. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.



Flooding issues and aspirations

10.9 Areas around Drinkstone Road, The Green and, in particular, Thurston Road are prone to flooding arising from the stream that passes from south to north through the village and towards Thurston. This is an area of particular concern for the respondents to the 2019 survey. In this location very little ditch maintenance is carried out by the riparian owners at present. Elsewhere, surface water flooding is also a problem and it is essential that any new development does not make the flooding problem worse.



Map 11 - Surface water flooding locations - Source: Environment Agency

10.10 New development will be required, where appropriate, to make provision for the retention and recycling of surface water and rainwater to reduce the potential for making the flooding situation as a direct result of the development any worse.

10.11 The Parish Council will continue to liaise with external agencies and landowners responsible for the existing flood mitigation measures in order to minimise the amount of flooding in the village.



POLICY BTN 19 - FLOODING AND SUSTAINABLE DRAINAGE

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.

Proposals should, as appropriate, include the use of above ground open Sustainable Drainage Systems (SuDS), which could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas and biodiversity benefits; and
- rainwater and stormwater harvesting, and greywater recycling; and
- other natural drainage systems where easily accessible maintenance can be achieved.

11. TRANSPORT AND TRAFFIC

Transport objectives

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

11.1 The Neighbourhood Plan has noted that, prior to 1978, the then A45 (now A14) trunk road used to pass through the village. It is now Bury Road and Tostock Road. The bypassing of the village was especially welcome at the time, but access to and from the A14 for east-west journeys is not straightforward as illustrated in the diagram. The situation is made worse for people living north and south of the village who have to come through the village centre to access or return from the A14.

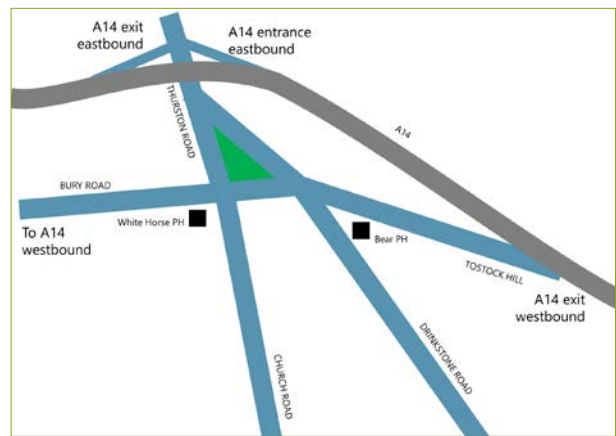


Diagram 3 - A14 junctions

11.2 The consequences of the restrictions to the A14 are exacerbated by the level of planned growth in Thurston, a mile to the north of Beyton. There are currently more than 1,000 homes in the pipeline at Thurston which, along with recent development, will mean that the village is double its 2011 size. Regrettably all this development is taking place without the cumulative effects of the impact of this traffic increase on Beyton being taken into account. All vehicles travelling from the east and going to Thurston currently have to travel through the village via Tostock Road, The Green and Thurston Road, causing significant effects on the amenity of residents and the historic and natural environment. This impact is compounded when there is an accident or road closures on the A14 resulting in traffic diverting through the village along the route of the old A45.

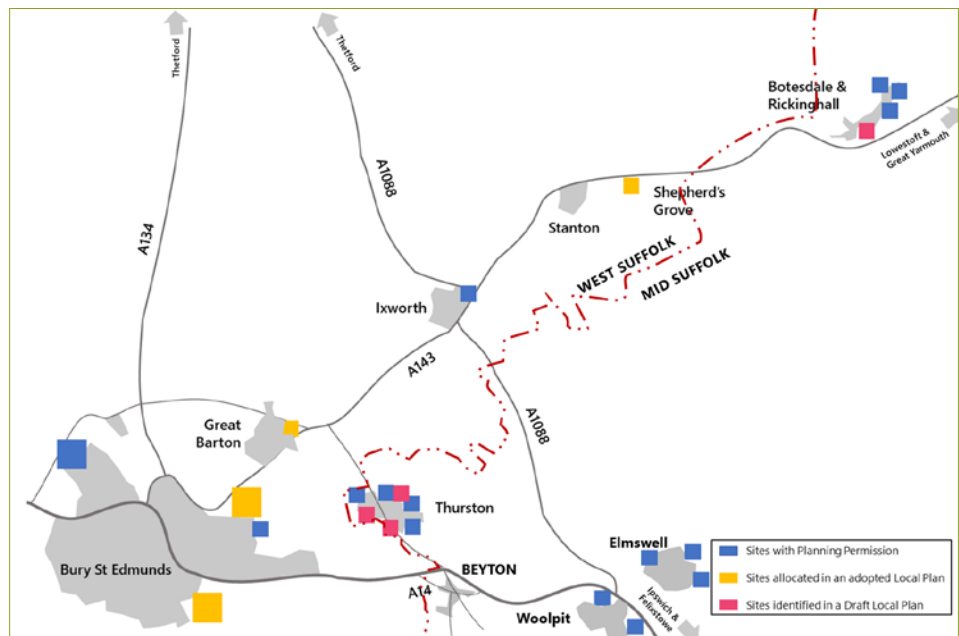


Diagram 4 - Planned development in the area

11.3 Traffic counts undertaken in conjunction with the Parish Council's "Speedwatch" initiative have identified that, on an average weekday just over 6,000 vehicles enter the village from all directions – that equates to 11000 trips in and out of Beyton every weekday. While Tostock Road, The Green and Thurston Road is the primary route, Church Road also has high levels of traffic and results in vehicle/ pedestrian conflict where there are narrow or no footways. This is especially the case between the 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. The Speedwatch data, collected at a typical monitoring site, shows that the 85th percentile speed (a speed at which 85% of traffic will be travelling at, or below) is 35.4 mph (in a 30 mph zone). 15% is 40-50mph, and speeds up to 75mph have been recorded.

11.4 It is clear that traffic and the ability of the road infrastructure to cope with it is a problem in Beyton. The 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. Likewise, the fact that the former A45 has never been narrowed means that it dominates this part of the village, especially as there are no pedestrian crossing points. The growth of on-street parking, particularly around The Green, was cited by some in the Village Survey as a growing issue.

Our highways aspirations

11.5 The Neighbourhood Plan is limited in what it can deliver through planning policies to improve the highways infrastructure. However, it can set out aspirations for improvements that, through lobbying for investment, will improve the situation for residents. The current planning permission for development at the former Nursery on Tostock Road (Policy BTN 3) will deliver a traffic calming "pinch point" at the nearby entrance to the village. But this measure alone will not resolve the issues identified.

The following aspirations are therefore put forward:

- Mini-roundabout at the junction of Tostock Road and The Green
- 20mph zone across the built-up area of the village
- Environmental enhancements around The Green to reduce speeds
- Traffic calming measures in Church Road
- Improved pedestrian crossing points on Tostock Road and Bury Road

11.6 Given the presence of the Conservation Area, numerous historic buildings and important green spaces, it is essential that any traffic calming respects the quality of the environment. Traditional highways solutions including, say, a proliferation of signs and white lines would not be acceptable in our historic environment.

11.7 The "Traffic in Villages" toolkit, developed by the internationally recognised urban design consultants, Hamilton-Baillie Associates in conjunction with Dorset Area of Outstanding Natural Beauty Partnership, offers examples of how traffic can be managed in ways sensitive to the character of the villages, such as illustrated. The approach is recommended by Historic England and the implementation of measures based on this approach would be welcomed in Beyton.



Traffic calming example from Dorset

11.8 A long-term aspiration that would significantly improve the situation and environment would be the construction of on and off slip roads to the A14 westbound carriageway. This would remove all traffic travelling to Thurston and further north from passing through the village centre. Of course, this is a major infrastructure cost and that the potential for this to be delivered in the short to medium term is unlikely. However this solution should remain an aspiration - particularly given the growth of Thurston - and ongoing lobbying should commence to highlight the issue and desire to achieve a complete junction.

11.9 The noise pollution from A14 should be mitigated by the provision of noise barriers in the elevated section, especially the Thurston Road bridge where there are no trees to act as a noise screen.



Public rights of way

11.10 The parish has nine well used public footpaths providing important links within the village and enabling links to the wider public rights of way network. These are supplemented by permissive access to fields west of Church Road. Opportunities for additional paths to supplement the network should be explored, especially if these would facilitate circular walks. This would support the Government's drive to ensure the population is getting adequate exercise and fresh air in this new Covid-19 world. It is to be hoped that committed individuals in the community will be prompted by these findings to effect further change.

Provision of cycle routes

11.11 The Village Survey showed an appetite among respondents for more cycle routes in and around Beyton. More than 50% of Youth Survey respondents indicated that they would make use of improved and safer cycle routes. The 2020-21 Covid-19 pandemic increased that desire and the Beyton Parish Council is pursuing a number of routes to funding such a scheme.



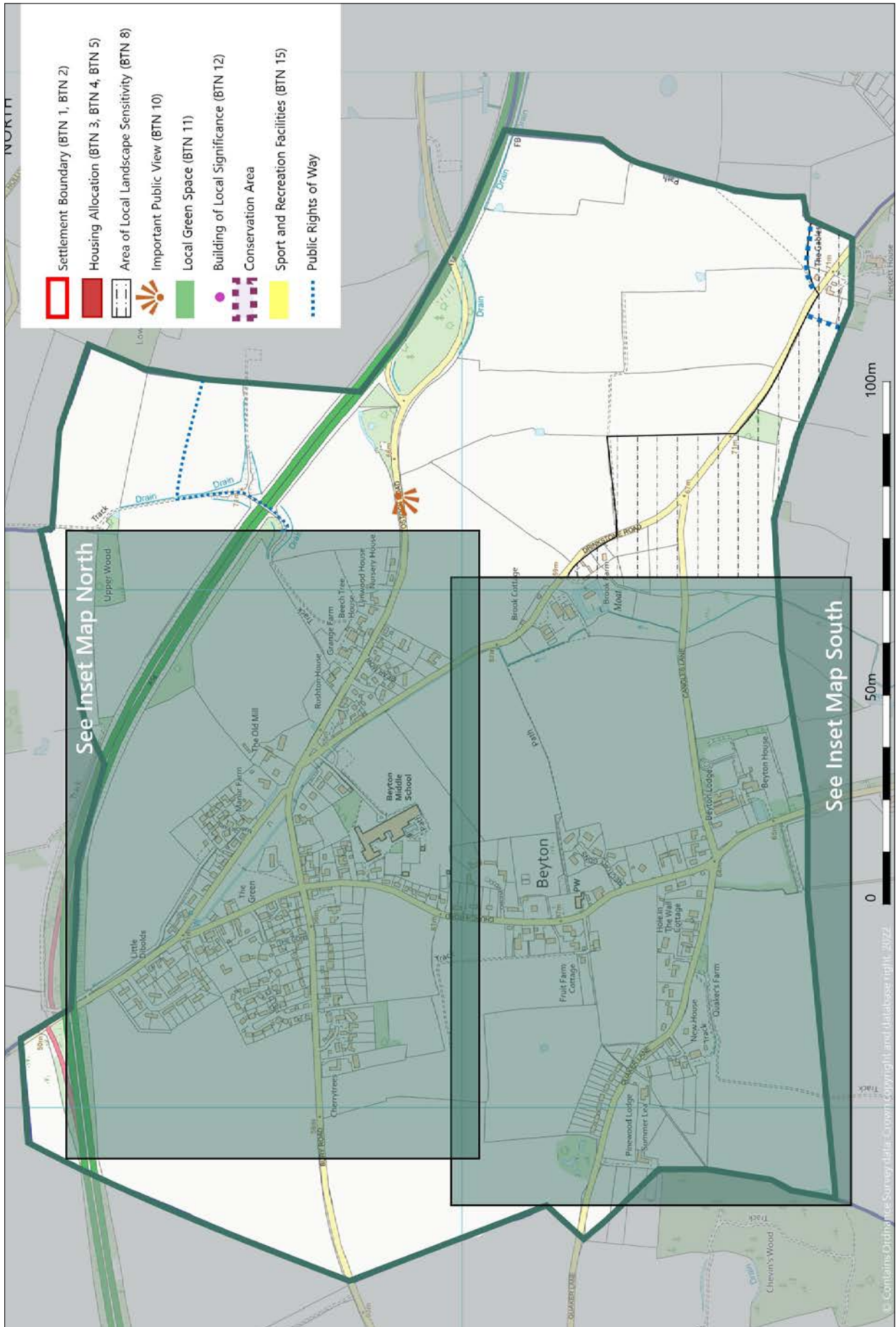
Provision of bus services

11.12 At the moment Beyton has a fairly limited bus service (around hourly during the day) connecting to Bury St Edmunds, Stowmarket and other villages in the immediate area. The Village Survey showed a desire for an increased service which, given the ageing population, would be helpful. This was an area of particular concern to the respondents to the Youth Survey. The reality for most in the village is that you need a car and as the world has a sharper focus on environmental matters, increased public transport would be welcome.

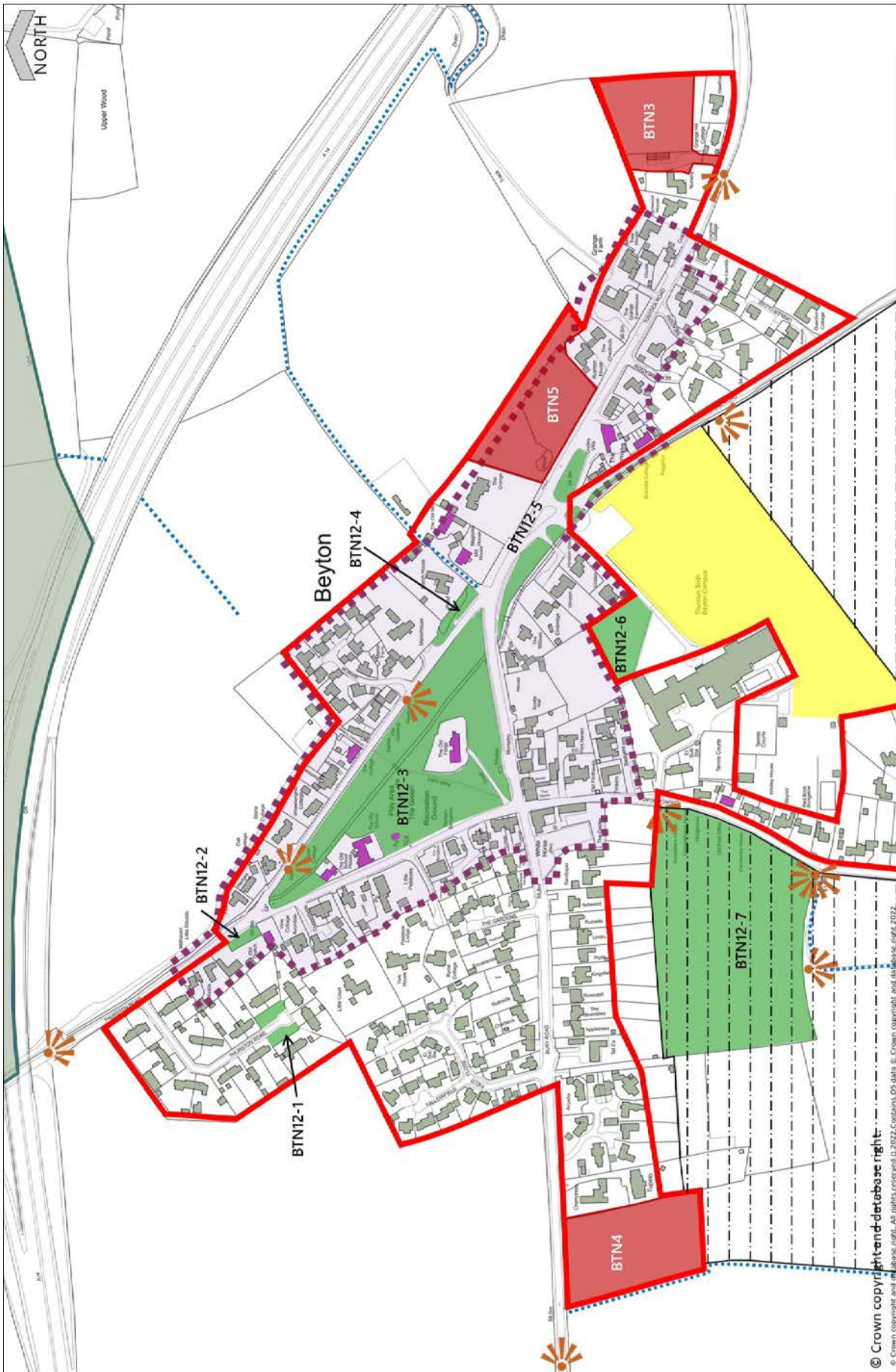




POLICIES MAP



INSET MAP NORTH



APPENDIX 1 - PLANNING CONSENT FOR NEW DWELLINGS

Address	Proposal	Mid Suffolk Reference	Net Dwellings
Permissions not completed at 1 April 2018 as identified in the Mid Suffolk Strategic Housing and Economic Land Availability Assessment – October 2020 (NB – some will now have been built)			
Vacant plot between Pipits and Rivendell, Bury Road	Erection of 1 two storey detached dwelling with basement. Erection of detached double garage. Creation of new vehicular access.	M /2177/15/FUL	1
Land adjacent Fieldgate, Church Road	Erection of a 1 and a half storey 2 bedroom cottage with garaging plus replacement garaging for "Fieldgate" following demolition of existing garage block.	M /2365/16/FUL	1
Land to the east of The Grange, Tostock Road	Erection of 2 detached two storey dwellings each with a single storey double garage.	M /2638/16/FUL	2
Rear garden to 2 Balmedie House, Bear Meadow	Application for Outline Planning Permission including Access for the erection of a detached one and half storey dwelling.	M /3895/16/OUT	1
Land at Guerdon Cottage, Drinkstone Road	Variation of Condition 15 from semi-detached properties to detached properties following grant of planning permission 1540/13: Erection of 2 no. Semi-detached dwellings and detached garage to serve both plots, alterations to existing vehicular access.	M /0833/17/FUL	2
		Total	11

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

APPENDIX 2 - LISTED BUILDINGS

Reproduced from Historic England's register of Listed Buildings – November 2020
Some names might be different to that known locally and are indicated thus []

Grade II*

Church of All Saints, Church Road

Grade: II

K6 Telephone Kiosk, The Green

Scott House, The Green [now known as Scots Hall]

Montalbo, including attached gates and railings along frontage, The Green

Ellesmere House and Beyton Antiques [now known as The Old Stores], The Green

Thimble Cottage and Well Yard, The Green

Little Paddocks, The Green

Oak Cottage, The Green

Dibolds, Thurston Road

Vulcans and Hole in the Wall Cottage, Quaker Lane

Grange Farmhouse, Woolpit Road

Poplar Cottage, Church Road

Old Thatch and attached Stable Range, Thurston Road

Quakers Farmhouse, Quaker Lane

Bridge House, The Green

Hope House, The Green

Corner Cottage, The Green

Manor Farmhouse [now known as Manor House], The Green

The White Horse Public House, The Green Bury Road

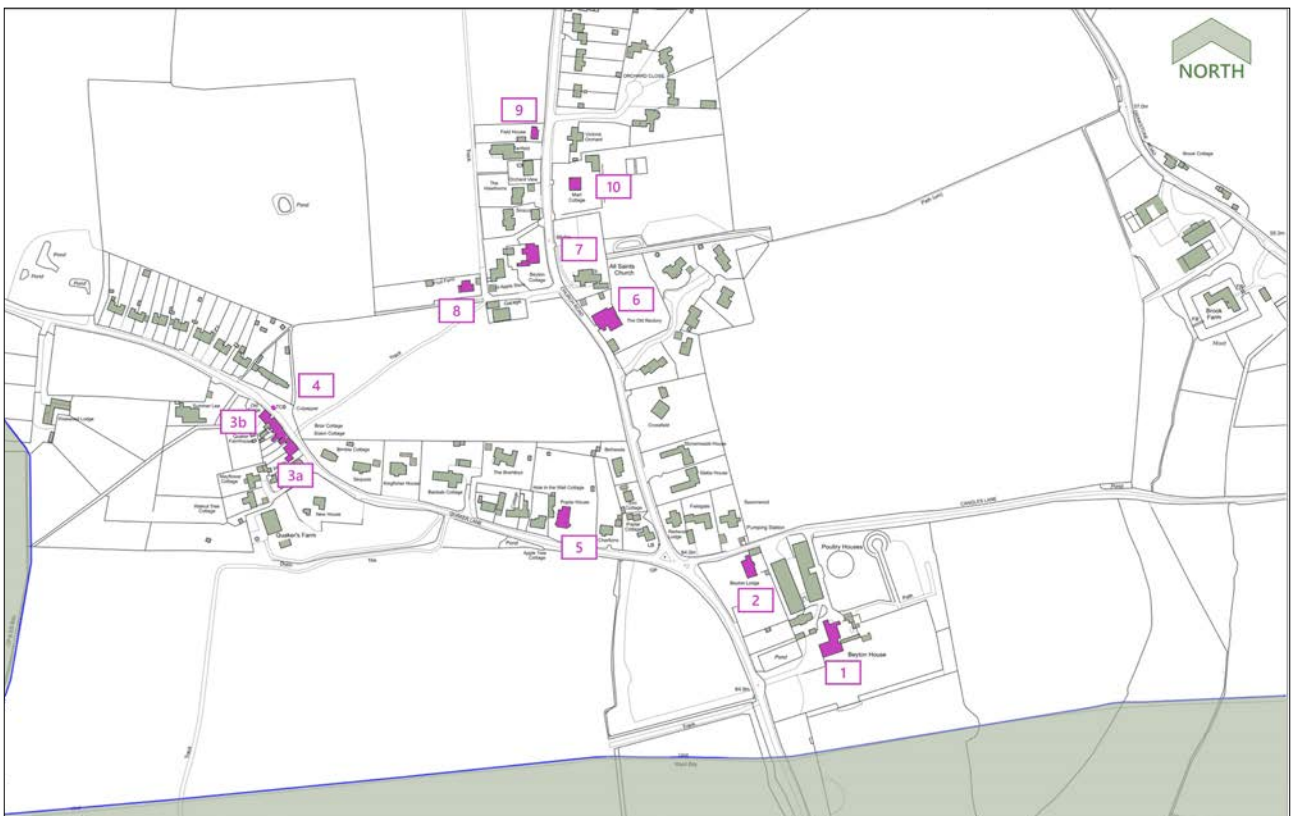
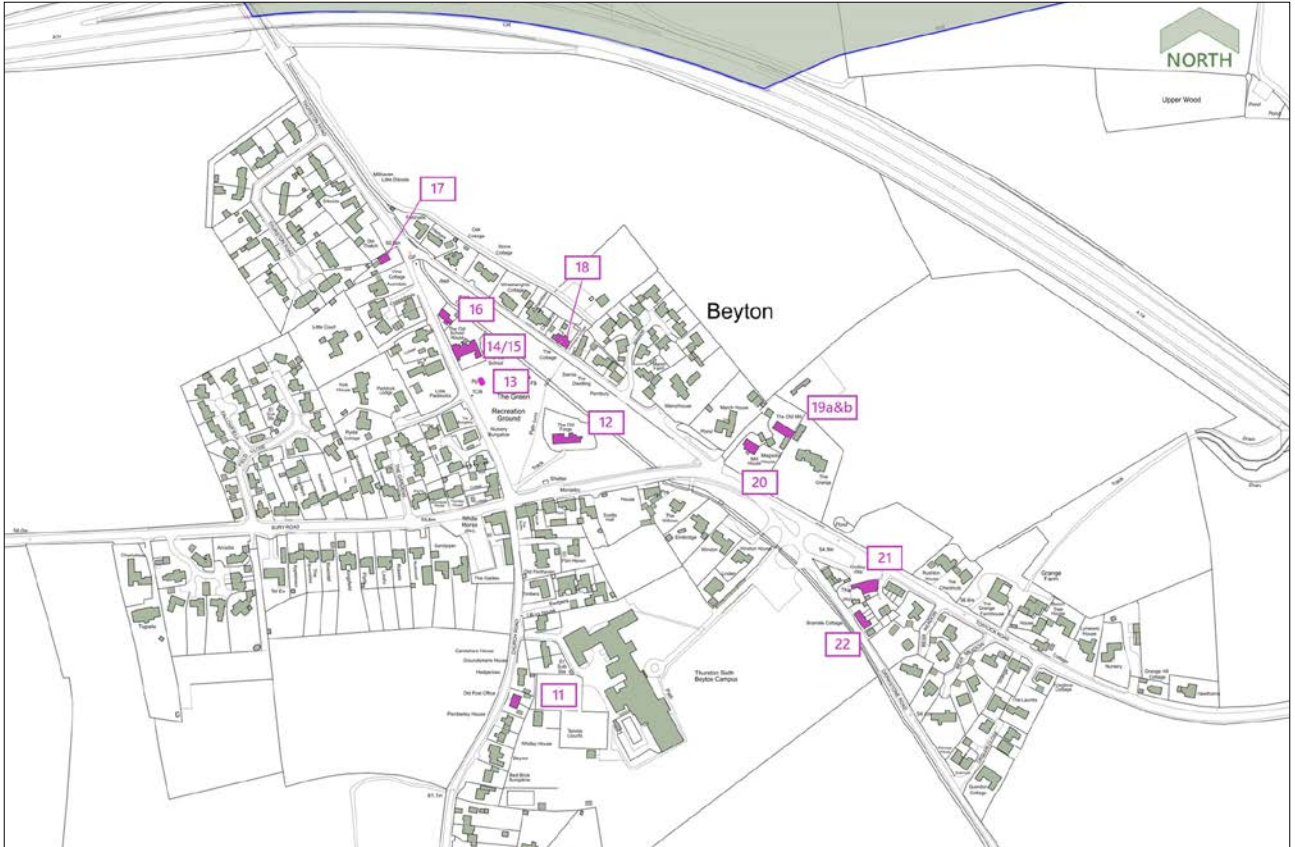
Brook Farmhouse, Drinkstone Road

For more information, please visit:

historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=Beyton+Suffolk

APPENDIX 3 - BUILDINGS OF LOCAL SIGNIFICANCE

The numbers relate to the numbers on the Policies Map. For detailed description of the asset please refer to the separate Assessment of Buildings of Local Significance (June 2022)



APPENDIX 3 - BUILDINGS OF LOCAL SIGNIFICANCE

- 1. Beyton House, Church Road**

Built in 1936 on the foundations of a Queen Anne/early Georgian house that was destroyed by fire. This handsome country house is surrounded by fine flint walls.
- 2. Beyton Lodge, Church Road**

Late Georgian style house, likely constructed 1840s – 1850s, forming a group with Beyton House.
- 3a. Nos. 1 - 6 Cottage Row, Quaker Lane**

18th and 19th Century terraced cottages forming a picturesque group in a range of local vernacular styles.
- 3b. Old Forge, Quaker Lane**

Attached to 3a, this would have been an important service on what was originally the main east-west route through the village. There used to be a pump which was the main source of water for the adjacent cottages.
- 4. K6 Telephone Kiosk, Quaker Lane**

The K6 was designed in 1935 for the coronation of George VI; now considered a design icon.
- 5. Mulberry House, Quaker Lane**

Late Georgian/Regency style country house in Suffolk white bricks with an aesthetically pleasing frontage typical of the period.
- 6. Old Rectory, Church Road**

Late Georgian/early Victorian Rectory, adjacent to the Grade II* listed Church, with fine decorative gothic chimneys.
- 7. Beyton Cottage, Church Road**

Victorian red brick house, originally a nurseryman's cottage and later associated with the local fruit farm.
- 8. Fruit Farm Cottage, Church Road**

Late Victorian red brick cottage, associated with the 20th Century fruit farm, probably the overseer's cottage.
- 9. Field House, Church Road**

Formerly 'Orchard Cottage'; built in 1930s, this largely unaltered house was the Orchard manager's cottage.
- 10. Marl Cottage, Church Road**

Victorian house, built in 1830, and occupied from the mid-20th Century by the owner of the fruit farm/orchard.
- 11. Old Post Office, Church Road**

Late 19th Century red brick cottage with flint side walls, which was the village Post Office until c.1980.
- 12. The Old Forge**

17th Century timber-frame 3-bay cottage, occupying a focal position on the Green. The attached forge, which has been restored to full working order, was on the main route between Bury St Edmunds and Ipswich.
- 13. Pump on The Green**

A prominent historic feature on the Green, dating from the mid-19th Century, built by Thomas and Son of Worcester.
- 14. Old School, The Green**

Victorian red brick school building occupying a focal position on the Green. The school opened in 1878, finally closing in 1976.
- 15. School House, The Green**

Adjoining the Old School, this was the schoolmistress's house. Both these properties are on the site of the former Beyton Townhouse.
- 16. Rose Cottage, The Green**

Built in early/mid-19th Century, this small picturesque cottage is a landmark at the north-west end of the Green.
- 17. Vine Cottage, The Green**

Built in 1849, this elegant Victorian house has a pleasing façade of Suffolk white brick with Georgian style windows.
- 18. Cottage row, Thurston Road (the Green)**

This late-19th Century terrace of three cottages is an example of agricultural workers cottages, of which only a few exist in Beyton.
- 19a. The Old Mill, Thurston Road**

A handsome industrial steam-powered corn mill built in 1852, this is the only example of its type in the village.
- 19b. Magnolia House, Thurston Road**

Built in 1888 as a matching extension to the Old Mill, together they form an imposing building.
- 20. Mill House, Tostock Road**

An early-19th Century white brick Georgian style house, probably built for the mill owner, John Hearn.
- 21. The Bear Inn, Tostock Road**

Built in 1906 on the site of an earlier thatched Inn that burnt down in 1900, it occupies a prominent site on the main Bury St Edmunds to Stowmarket Road.
- 22. Workers Cottage Row, Drinkstone Road**

Late-19th Century Victorian row of four agricultural workers cottages, of which there are very few in Beyton.

APPENDIX 4 - DEVELOPMENT DESIGN CHECKLIST

New developments should, as appropriate to the proposal:

Public rights of way

- Avoid adverse impact on public rights of way or on the areas of urban/ rural transition that act as the setting of settlements in the countryside.
- Strive to protect and enhance the public right of way network by providing access to existing paths from the core of the development or enhancing the connection of the PRoW to the main road / pavement network in the village.

Walking and cycling

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

Parking

- Provide access to car park facilities in accordance with the relevant parking guidance. Unless otherwise stated in the policy, two parking spaces should be allocated per household. The new development should provide one electric car charging point per off-street parking space created.
- Provide access to servicing and emergency vehicles.
- Not be dominated by car parking, and sensitive design solutions should mitigate the presence of cars on the streetscape. Garages should be behind or in line with any new building, not positioned in front of the main building line.
- Use sympathetic materials and surface finishes for parking spaces and should not conflict with their surroundings. Soft verges should be avoided as parking for vehicles in all cases. Hedge planting is encouraged as screening for parking.

Traffic

- Encourage traffic calming, either suggesting active measures such as speed bumps or passive strategies such as appropriate road widths and planting.
- Provide traffic noise screening as an amenity pre-requisite for any future development.

Rural character

- Be sympathetic to the village character and demonstrate high-quality design.
- Provide a high standard of hard and soft landscaping, appropriate for the location. The density of new housing should allow for the planting of trees and hedges for both visual and environmental benefit.
- Protect existing hedgerows, tree lines and individual trees that make an important contribution to the wider context and setting, particularly in edge of settlement locations.

Built form

- Not create dwellings over two levels + pitch roof.
- Contribute to local distinctiveness, respecting the built form and scale of the village, in general, and well received developments, in particular.
- Respond to the wider townscape/landscapes and safeguarding natural and built features of merit.
- Not have an adverse impact on the landscape characteristics and biodiversity of the locality.
- Arrange new dwellings in a way that is typical of traditional villages where buildings are 'organically laid-out', creating pockets between buildings and framing and enhancing distant views when possible.
- On the edge of the settlement, should be enclosed with trees and hedging so that the approaches to the village are softened visually.

Material and elements

- Use traditional brick or rendering in traditional colours or flint. Artificial stone is not desirable. Fences facing the street should be stone or brick walls. Materials to be used in the Conservation Area should respect their surroundings.
- Use windows that are in proportion to the building mass. Large picture windows on main frontages should be avoided.
- Not allow doors and porches to dominate the frontage. Large single doors for two-car garages and carports should be avoided.
- Ensure that roof heights and pitches of any new building visually enhance the surroundings and blend with adjacent buildings. Pantiles, slates or thatch are favoured. Flat and single pitch roofs and plastic tiles should be avoided.

Streets

- Layout well-defined routes, spaces and entrances that provide for convenient movement without compromising security.
- Layout the new development to discourage crime and anti-social behaviour. Lay-out a clear defensive space boundary in the front of the properties and around the block and secure access to back gardens to the side of properties.
- Intensify overlooking to publicly accessible spaces and streets. Main entrances should be located on the main facade over the street.
- Ensure that gable ends include windows to promote natural surveillance and discourage graffiti and nuisance.
- Include windows on the ground floor, resulting in active frontage and unobstructed view of what is happening outside.
- Use planting as a dissuasive measure, to avoid bare walls, whilst maintaining the defensive space and secure ground floors.

GLOSSARY

Affordable housing: The NPPF defines affordable housing as “housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:” Definitions are set out for a) affordable housing for rent; b) starter homes; c) discounted market sales housing; and d) other affordable routes to home ownership.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity: Describes the range and variety of living organisms within an ecosystem. It can include all living organisms, plants, animals, fungi and bacteria and is often used to indicate the richness or number of species in an area. Such an area can be defined at different levels across the globe or be limited to a local area such as a parish.

Buildings of local significance: Locally important building valued for its contribution to the local scene or for local historical situations but not meriting listed status.

Settlement Boundary: This is defined in the Mid Suffolk Local Plan 1998 and the policies in the Mid Suffolk Core Strategy 2008 also refers to it. A Settlement Boundary is a planning term that does not necessarily include all buildings within the boundary.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Development Plan: This includes adopted Local Plans and Neighbourhood Plans as defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitat: The natural home of an animal or plant often designated as an area of nature conservation interest.

Heritage asset: A term that includes designated heritage assets (for example, listed buildings, conservation areas, scheduled monuments, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Infrastructure: The basic physical and organisational structures and facilities (for example, buildings, roads and power supplies) necessary for development to take place.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area which in this case is Mid Suffolk District Council.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

Neighbourhood Plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites for affordable housing: Sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints. Homes can be brought forward on these sites only if there is a proven unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need, and prioritised for those with a strong local connection to the parish.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) that requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Use Classes: The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

Wildlife corridor: A wildlife corridor is a link of wildlife habitat, generally native vegetation, which joins two or more larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations of plants and animals.

Beyton Neighbourhood Plan 2018-2037

Submission Plan

January 2023
Beyton Parish Council