



# LITTLE BEALINGS

NEIGHBOURHOOD PLAN 2024-2036



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**Pre-Submission Draft Plan**

**May 2025**

**LITTLE BEALINGS PARISH COUNCIL**

## Neighbourhood planning in a nutshell

The Localism Act 2011 introduced new rights and powers to allow local communities to prepare neighbourhood plans, which establish general planning policies for the development and use of land in the neighbourhood. These Plans, when properly “made” become part of the legal planning framework for the designated area.

A neighbourhood plan is, therefore, a community-led plan for guiding the future development, regeneration and conservation of an area. It concentrates on the use and development of land and can contain planning policies, proposals for improving the area or providing new facilities, and the allocation of sites for specific kinds of development.

Parish councils are encouraged to produce their own neighbourhood plans, enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood area, which contains all or part of the administrative area of a parish council, that council is responsible for the preparation of the Plan.

Neighbourhood plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.

Before a neighbourhood plan can be brought into force it needs to complete the following stages:

### **1 Pre-submission consultation on the Draft Plan by Parish Council**

This is the stage we’ve now reached. Consultation is to be carried out for seven weeks between 10 May and 27 June 2025, allowing residents, businesses, landowners and a range of government bodies and service providers to comment on the Draft Plan.

### **2 Submission of Draft Plan to East Suffolk Council**

All comments received at the “pre-submission” consultation will be considered and reviewed and any necessary amendments to the Plan will be made. The Plan, together with supporting documents will then be submitted to East Suffolk Council.

### **3 Submission consultation on draft Plan by East Suffolk Council**

### **4 Independent examination of draft Plan**

### **5 Parish Referendum**

### **6 Adoption by East Suffolk Council**

Front page illustration by Chris Roe

Produced by Little Bealings Neighbourhood Plan Working Group  
for Little Bealings Parish Council, with support from:

**PLACES4PEOPLE**   
PLANNING CONSULTANCY

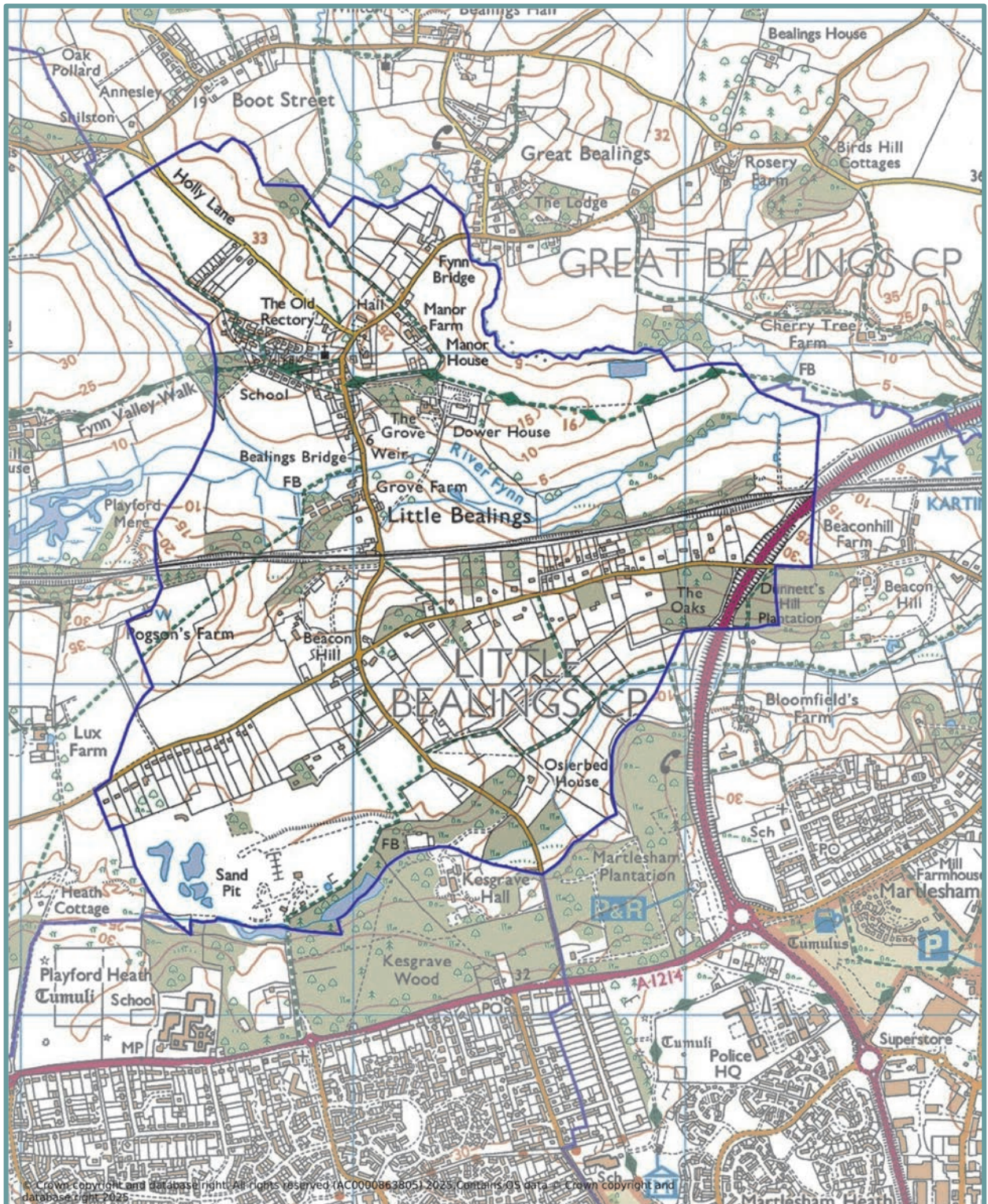
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# 1. Introduction

- 1.1 In July 2023, the Parish Council resolved to create a Neighbourhood Plan for the whole of the Parish. An application to East Suffolk Council to designate the whole of Little Bealings Parish was made and on 9<sup>th</sup> August 2023, the Council formally designated the area as shown on Map 1. The Plan covers the period 2024 to 2036.



Map 1: Designated Neighbourhood Plan Area

- 1.2 The Neighbourhood Plan will, when complete, form part of the statutory “development plan” for East Suffolk, meaning that its planning policies and content will be taken into account when decisions on *planning* applications are made.

- 1.3 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; and
  - be compatible with EU obligations and Human Rights requirements.
- 1.4 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government’s Neighbourhood Planning Regulations and, in particular, has involved the local community to gather evidence for the content of the Plan.

## Community Engagement

### Drop-in events

- 1.5 A well-attended drop in event was held in November 2023, its purpose was to explain what a Neighbourhood Plan is and to gain views from the community to identify what’s important about the village and should be preserved and any opportunities for improvement.
- 1.6 It specifically asked ‘*What do you cherish about living in Little Bealings in 2023?*’ and ‘*What you would like to see changed in Little Bealings?*’.
- 1.7 Following that event and the recruitment of volunteers for the Working Group which now consists of three Parish councillors and four residents, various strands of work were taken forward during 2024, to include:
- Residents’ survey,
  - Preparation of Design Guidelines for Little Bealings (via Government funded consultants),
  - Commissioning of the preparation of a Landscape Assessment again funded by Government grant.
- 1.8 On 21 September 2024 a further event was held to set out progress to date and to provide feedback from the residents’ survey carried out in the summer.

### Residents’ Survey

- 1.9 There were 111 responses to the adult survey and 4 to the youth survey. 52% of the adult responses were aged 60 or over, compared to 34% of the Parish population which is aged 60 and over.
- 1.10 In response to the key questions asked – things highly valued in the village are illustrated in Figure 1

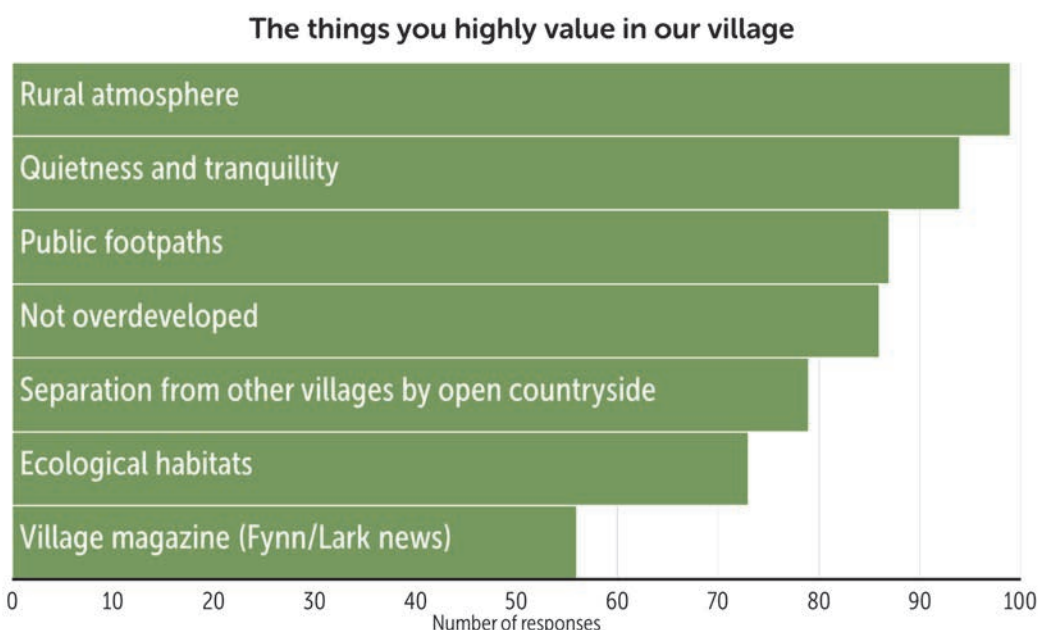
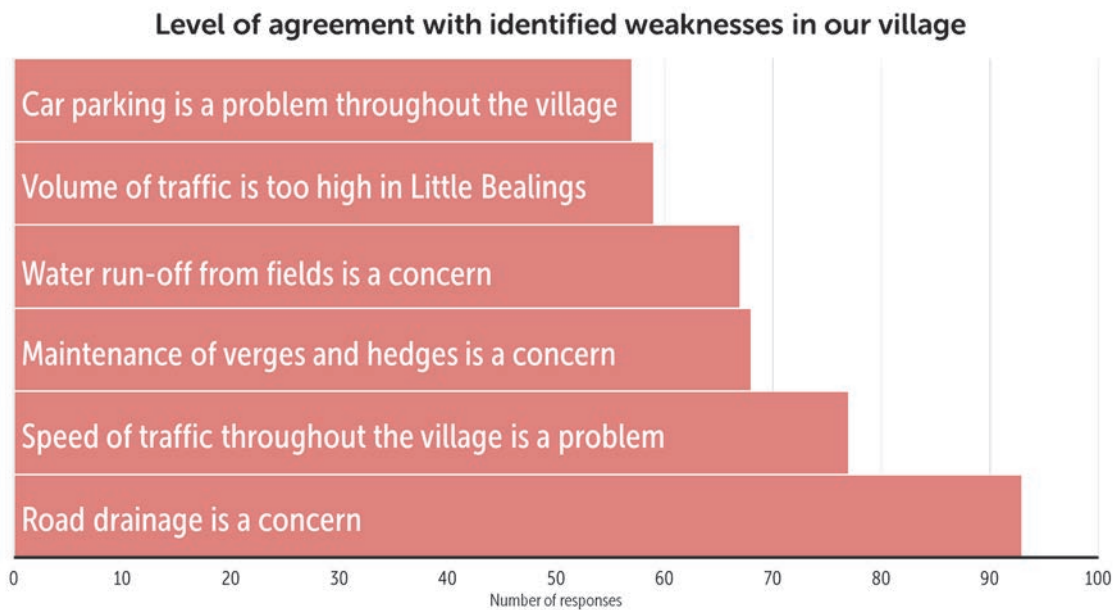


Figure 1: Matters highly valued in Little Bealings

1.11 There was also a level of agreement to identified weaknesses, as illustrated in Figure 2:



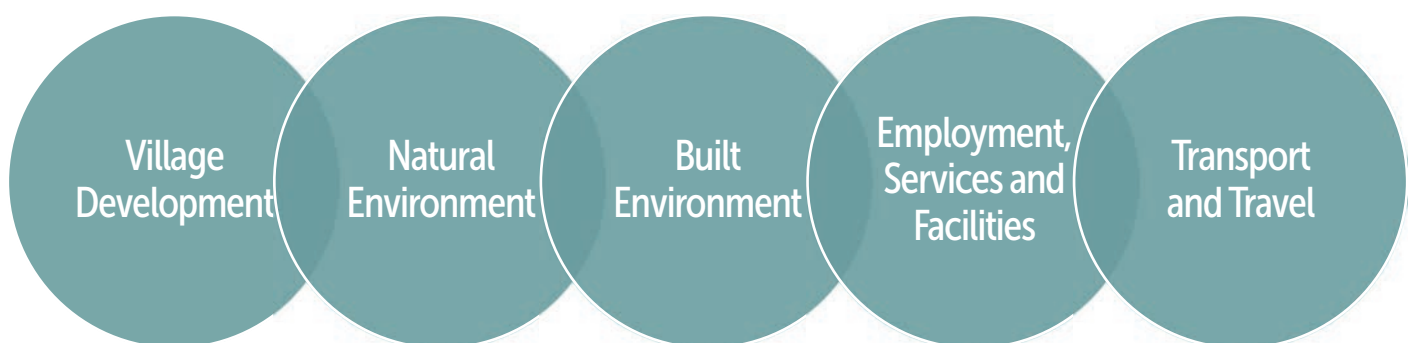
**Figure 2: Identified weaknesses in Little Bealings**

1.12 In addition, the survey sought views on the existing settlement boundary for Little Bealings on the basis that it was not the intention of the Neighbourhood Plan to allocate any sites for housing. Various questions also sought views as to the scale and nature of any new housing. Transport was another key topic, which also received comments via the Youth Survey:

1.13 Given the size and location of Little Bealings the provision of Services and Facilities, were considered important by many, in particular the Village Hall, the Angela Cobbold Hall, the Primary School, the Church and the John Belstead playing field.

### Pre-Submission Consultation

1.14 Having gathered lots of information as set out above, the Neighbourhood Plan has been drafted to include a series of policies covering the following topics:



1.15 The Neighbourhood Plan policies are distinctly identified in coloured boxes with a prefix of LBL (short for Little Bealings). In addition to planning policies, the Neighbourhood Plan contains “community actions” 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 actions are identified differently from the planning policies to avoid confusion.

1.16 Following this Pre-Submission consultation stage, all comments will be reviewed and any required changes made to the Neighbourhood Plan. It will then be submitted to East Suffolk Council and follow the remaining stages illustrated in Figure 3.

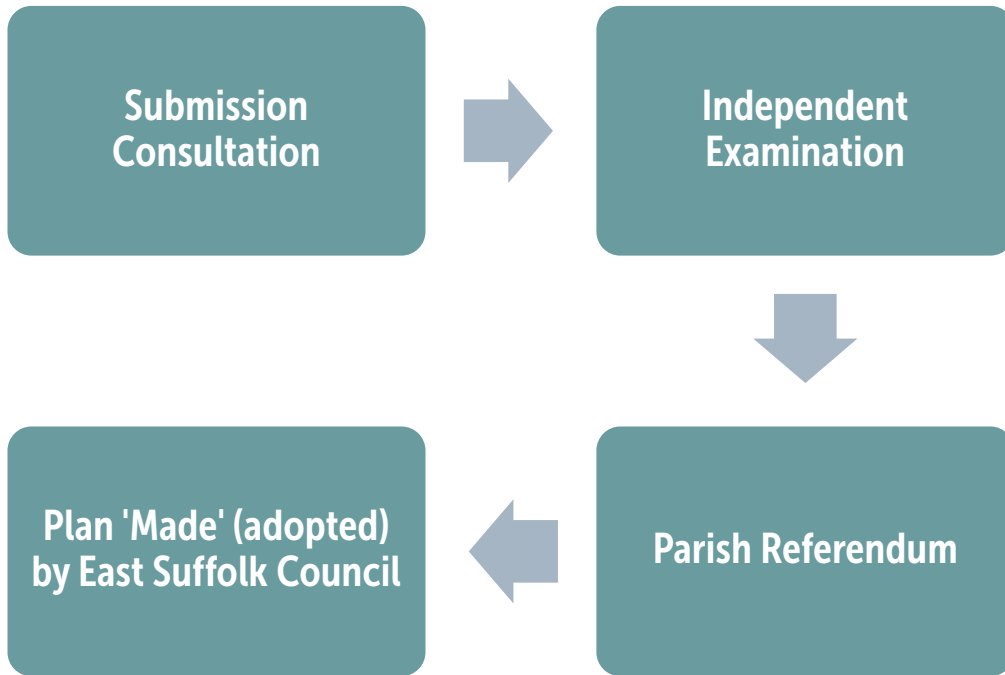


Figure 3: Remaining stages of Plan preparation



## 2. Little Bealings Past and Present

### Past

- 2.1 Little Bealings is a small village lying three miles to the south west of the market town of Woodbridge and five miles to the north east of Ipswich. The old centre of the village lies in the valley of the River Fynn, which flows out through Martlesham creek to the River Deben.
- 2.2 Mentioned in the Domesday Book as *Parva Belinges*, Little Bealings has a long history and the area has been inhabited for many centuries. Some burial sites were discovered in the area of the gravel pits exposing part of an extensive urn-field burial site when the top soils were stripped away. These finds have been dated from the late Bronze Age (1700BC). Other archaeological finds date from the Iron Age (500 BC). The village sign features a 10<sup>th</sup> century Saxon Scramasax (a one-sided sword knife), representing a find in the old ford in 1883. A hoard of some 500 Roman bronze coins was discovered in 1936 near the site of the present Village Hall and as recently as 2018, an archaeological dig discovered the foundations of a Roman villa just inside the village boundary.
- 2.3 The village's highest point lies at the site of a post medieval beacon, shown on a 1675 map, close to the road junction now known as Beacon Hill crossroads.
- 2.4 In the early 20<sup>th</sup> century considerable expansion took place as new housing was built to the south of the old village centre, along Martlesham Road and Playford Road.
- 2.5 In common with other villages throughout the country, Little Bealings suffered the loss of many young men during the First and Second World Wars. The village war memorial stands in All Saints churchyard. Dedicated in 1920 and paid for by money raised from public subscription, it lists the names of thirteen Little Bealings men lost – nine from the 1914-18 war and four from the 1939-45 war.
- 2.6 The route of the Ipswich to Lowestoft railway line, known as the East Suffolk line, runs through the village. This opened in 1859, and for many years there was an active station in Little Bealings. Declining use resulted in the closure of the station for passenger use in 1956, followed by the closure of the goods yard in 1965.
- 2.7 The village school, opened in 1877, was briefly threatened with closure during the 1980s due to falling pupil numbers but survived owing to strong local support.

### Present

- 2.8 The population stood at 458 in the 2021 census. After considerable growth during the early 20<sup>th</sup> century, the population reached a peak of 470 residents in 1971. The village population has remained relatively unchanged in recent decades as have the size of households.

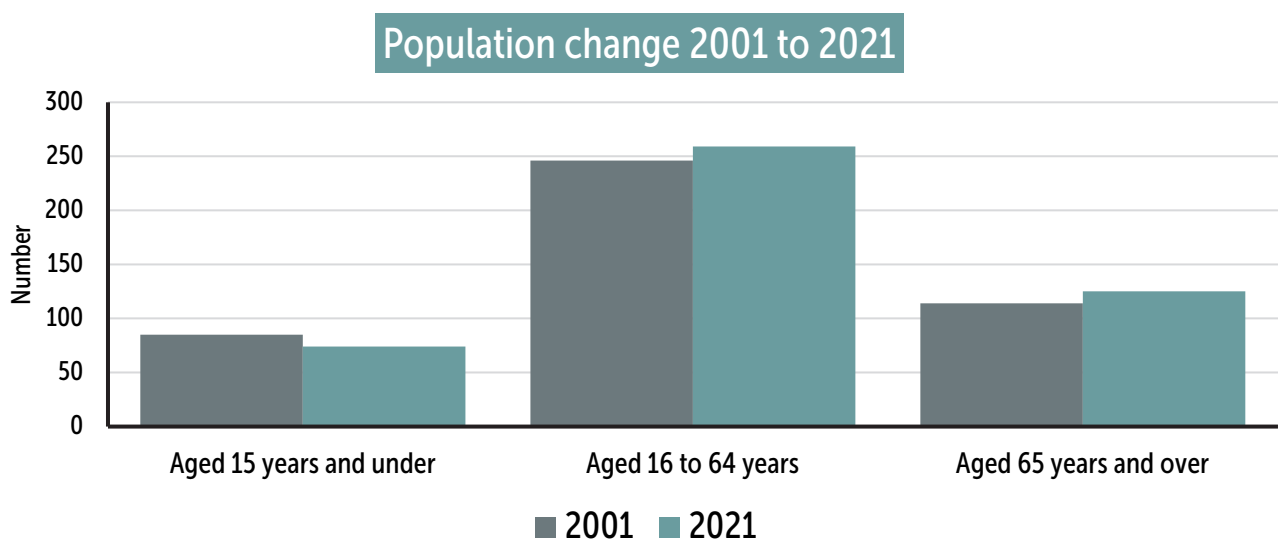


Figure 4: Population change 2001 to 2021 (source - Office for National Statistics)

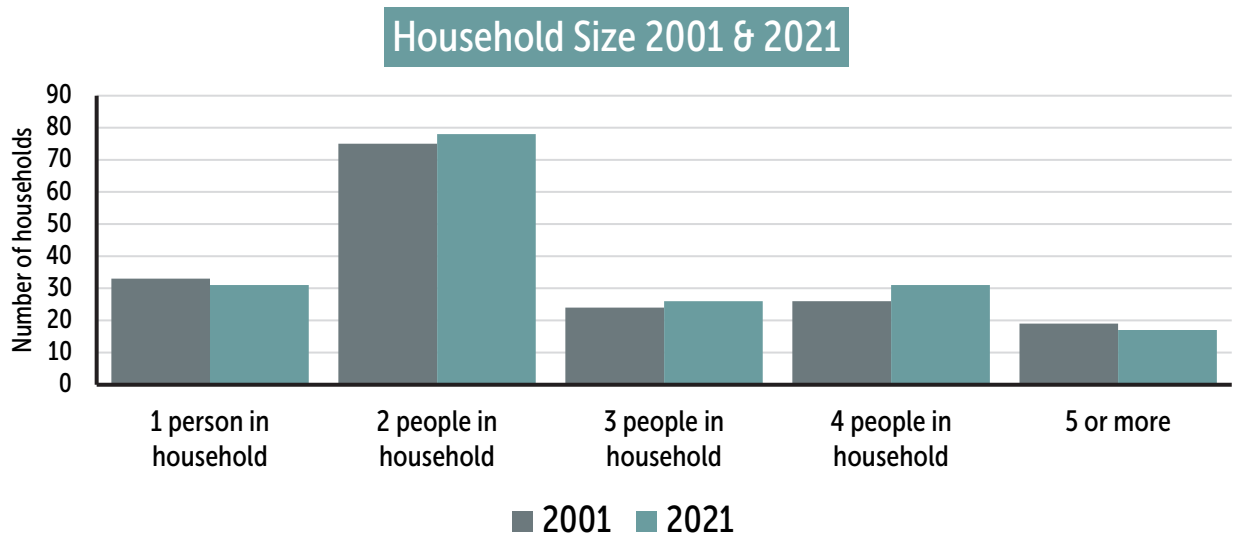


Figure 5: Household size change 2001 to 2021 (source - Office for National Statistics)

- 2.9 In common with many villages of similar size, Little Bealings no longer has a shop or pub – the former having closed in 1972, while the village pub, the Admirals Head, closed in 2012. In terms of employment, the Mallard House Business Centre, situated in the former railway station, currently provides office accommodation for a number of small businesses.
- 2.10 The village does, however, still have three active community venues in the shape of Bealings Village Hall, the Angela Cobbold Hall and All Saints Church (the only listed building in the Parish), all of which provide various opportunities for entertainment, socialising and/or worship. Bealings Village Hall and the adjacent playing field are both shared with the neighbouring village of Great Bealings. Having originally opened in 1970, the playing field was extensively remodelled and re-named the John Belstead Playing Field in 2008. The Village Hall itself was renovated during 2024. All of these venues have benefitted over the years from the contributions of many village volunteers who continue to help run them.
- 2.12 Bealings Primary School is still thriving and now attracts a large proportion of its pupils from outside the catchment area. In November 2024 it had a capacity of 105 pupils and was at capacity.
- 2.13 The village and surrounding countryside is very popular with walkers and cyclists. The Fynn Valley path, a popular 9-mile walk, runs through Little Bealings and the village has an active weekly walking group.
- 2.14 To the south of the main village, near the border with Kesgrave, there is an old landfill site which is popular with walkers. This is bordered by a former quarry, which now houses an aggregate and heavy plant business.



## 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 relevant Local Plan documents that cover the Parish. The Plan must have regard to the content of the NPPF and be in general conformity with 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 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 December 2024 the Government published a Revised NPPF which 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 The NPPF acknowledges that neighbourhood plans can "shape, direct and help to deliver sustainable development" but that they "should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."

### The Local Plan

- 3.4 The Neighbourhood Plan has been prepared in the context of the strategic policies in the Suffolk Coastal Local Plan, which was adopted in September 2020. Some 121 policies in the Local Plan are noted by East Suffolk Council as meeting the NPPF definition of strategic.
- 3.5 Throughout the topic sections that follow, reference is made to the Local Plan strategic policies, which are not repeated in the Neighbourhood Plan but which, as appropriate, should be taken into consideration when proposing development.
- 3.6 To complement the adopted Local Plan, a number of Supplementary Planning Documents have been adopted. Of particular relevance to the Neighbourhood Plan are:
- Housing in Clusters and Small Scale Residential Development in the Countryside Supplementary Planning Document – adopted November 2022
  - Affordable Housing Supplementary Planning Document – adopted May 2022
  - Sustainable Construction Supplementary Planning Document – adopted April 2022
  - Custom and Self-Build Housing Supplementary Planning Document – adopted May 2024
  - Rural Development Supplementary Planning Document – adopted April 2024
  - Healthy Environments Supplementary Planning Document – adopted June 2024

## Minerals and Waste Local Plan

- 3.7 In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan which is part of the strategic policy framework for the area. The Parish lies within a Minerals Consultation Area and the East Suffolk Council is required to consult the County Council on planning applications that fall within this area. In addition, the TruMix concrete batching plant in the south of the Parish, together with a safeguarding buffer, is identified in the Plan and proposals should not compromise their operation. The Minerals and Waste Local Plan notes that buffers are identified to avoid potential sterilisation issues arising because of conflicts with potentially sensitive land-uses such as proposed residential development.



## 4. The Neighbourhood Plan Vision and Objectives

### Vision

- 4.1 Looking ahead to 2036, it is envisaged that Little Bealings stands as a testament to the enduring values of rural living, where the preservation of its unique character and natural beauty is paramount. Being a community that respects its heritage while thoughtfully embracing the future, ensuring that Little Bealings remains a special place for all who call it home. The vision for the Neighbourhood Plan area is therefore:

In 2036, Little Bealings will remain a village cherished for its rural charm and picturesque countryside views. It will have retained the enduring values of rural living, where the preservation of its unique character, improved services and natural beauty is paramount. Our built heritage will have been respected while thoughtfully embracing the future, ensuring that Little Bealings remains a special place for all who call it home.

### Objectives

#### Village Development Locations

1. New Development will be carefully managed and thoughtfully planned to preserve the village's character and environment.
2. Growth will be in harmony with our rural setting, ensuring that the essence of Little Bealings remains unchanged.
3. Smaller, more affordable housing will facilitate younger people moving into the village.

#### Natural Environment

4. Protect and enhance the natural environment and rural character of Little Bealings.
5. Protect important views and links to the wider countryside.

#### Built Environment, Heritage and Design

6. Ensure that the rural character and setting of Little Bealings is maintained, through the application of design and development criteria for new developments.
7. Maintain and enhance a strong rural identity and sense of place for the Parish.
8. New buildings should incorporate the latest energy efficiency technology and minimise the use of fossil fuels.

#### Employment, Services and Facilities

9. Existing facilities, including Bealings Village Hall, the Angela Cobbold Hall, the church, the primary school and the playing field will be retained and continue to be supported by all in order to maintain their survival.
10. Local employment sites will be retained and, where impact is acceptable, enhanced.

#### Transport and Travel

11. Development in the village will have regard to the safety of drivers, pedestrians, horse riders and cyclists.
12. Public transport to nearby services should be supported and maintained.
13. Existing public rights of way will be maintained to the benefit of residents and visitors alike.



## 5. Village Development Locations

### Objectives

1. New Development will be carefully managed and thoughtfully planned to preserve the village's character and environment.
2. Growth will be in harmony with our rural setting, ensuring that the essence of Little Bealings remains unchanged.
3. Smaller, more affordable housing will facilitate younger people moving into the village.

### Planning Policy Context

- 5.1 The adopted Local Plan categorises Little Bealings as a "small village" due to the minimal level of services and facilities. For small villages, the type and scale of development that would be supported in such settlements is identified as:

#### Employment

- Development within existing Employment Areas
- Development of employment uses appropriate to the scale of the settlement

#### Retail

- Protection of local shops

#### Housing

- New housing allocations
- Small groups of new housing and infill within Settlement Boundaries

The Local Plan does not allocate any sites for housing development.

- 5.2 Given the Local Plan category, Policy SCLP5.2 is especially relevant, stating:

*'Residential development will be permitted within defined Settlement Boundaries where it is:*

- a) A small group of dwellings of a scale appropriate to the size, location and character of the village; or*
- b) Infill development (in accordance with Policy SCLP5.7).*

*Residential development will be permitted on Exception Sites adjacent or well related to defined Settlement Boundaries in accordance with Policy SCLP5.11.'*

- 5.3 The Local Plan identifies a Settlement Boundary, as illustrated on Map 2. In terms of future development, Policy SCLP3.3 of the Local Plan states that:

*"New development within defined settlement boundaries will be acceptable in principle, subject to consideration of other relevant policies of the development plan.*

*New residential, employment and town centre development will not be permitted in the Countryside except where specific policies in this Local Plan or Neighbourhood Plans indicate otherwise.*

*Proposals for new residential development outside of the Settlement Boundaries and outside of land which is allocated for development will be carefully managed in accordance with national planning policy guidance and the strategy for the Countryside."*

- 5.3 The Local Plan also includes a policy that allows for Housing in Clusters in the Countryside (Policy SCLP5.4), which states:

- "a. The proposal is for up to three dwellings within a cluster of five or more dwellings;*
- b. The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides;*



## Residents' Survey

- 5.5 49% of respondents to the residents' survey indicated that they would not like to see the existing Settlement Boundary extended. Feedback also indicated no overwhelming support for the identification of clusters and the definition of separate settlement boundaries.



Figure 6: Residents' opinion on additional Settlement Boundaries

## Neighbourhood Plan Policies

- 5.6 As the Local Plan Policy SCLP 3.3 allows for small groups of new housing and infill within Settlement Boundaries, it is not considered necessary for the Neighbourhood Plan to allocate sites for development. Accordingly, within the Settlement Boundary there will remain a presumption in favour of sustainable development, in accordance with National and Local Planning Policy, but it is essential that any proposals have regard, as appropriate, to:
- the presence of heritage and natural assets;
  - the landscape character and its sensitivity;
  - the capacity of services and infrastructure, including highways; and
  - the impact of development on important views
- 5.7 Outside the Settlement Boundary, there may be situations where it can be adequately demonstrated that it is necessary for development to take place. In addition, defining additional settlement boundaries around potential clusters in relation to Martlesham Road/Beacon Lane, Playford Road/Hall Road and Holly Lane/Holly Close, would require a detailed assessment of the areas and application of the prescriptive criteria set out in the Supplementary Planning Document (SPD) "Housing in Clusters and Small Scale Residential Development in the Countryside."
- 5.8 Existing development along Playford Road and Martlesham Road is characterised by larger dwellings in substantial plots and this area is also covered by an area Tree Preservation Order. Holly Lane/Close is more contained, and could offer potential through application of the criteria through the SPD. On this basis it is not considered necessary for the Neighbourhood Plan to define cluster boundaries, as an existing Local Plan policy allows for appropriate development (Policy SCLP 5.4).
- 5.9 National and Local Planning policy allow for Affordable Housing on Exception Sites, that is where there is a demonstrable local need for affordable housing, which cannot be met within the Settlement Boundary then there may be an opportunity for a small scale scheme to be considered in accordance with Local Plan Policy SCLP5.11
- 5.10 Other acceptable development outside settlement boundaries will be limited to that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside. This approach does not restrict the conversion of agricultural buildings to residential uses where proposals meet the government regulations and local planning policies for such conversions. There may also be occasions where the

expansion of an existing business use will be supported where it can be demonstrated that such a proposal would not have a detrimental impact on the landscape and the infrastructure required to support it.



## Policy LBL 1: Spatial Strategy

In the period 2024 to 2036 the Neighbourhood Plan area will accommodate development commensurate with the Parish's designation in the adopted Local Plan settlement hierarchy as a Small Village.

New development will be focused within the defined Settlement Boundary, as identified on the Policies Map, where proposals for housing development on infill plots will be supported where they do not have a detrimental impact on residential amenity, the natural and historic environment, infrastructure and highways.

Outside of the Settlement Boundaries, priority will be given to protecting and enhancing the countryside from inappropriate development. Proposals will be supported in principle for:

- agriculture, horticulture or forestry development;
- affordable housing on a rural exception site that meets a proven local need;
- equine related activities;
- small scale facilities for outdoor sport and recreation, leisure and tourism;
- an agriculture, forestry or equine business key worker dwelling where an essential need is proven;
- the replacement of an existing dwelling on a one for one basis of a similar scale and floor area and small-scale residential development in accordance with other policies on housing in the countryside.

Proposals for new buildings outside the Settlement Boundary will be required to be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence, that demonstrates how the proposal can be accommodated in the countryside without having a detrimental impact, by reason of the building's scale, materials and location, on the character and appearance of the countryside.

### Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP3.1: Strategy for Growth

Policy SCLP3.2: Settlement Hierarchy

Policy SCLP3.3: Settlement Boundaries

Policy SCLP5.2: Housing Development in Small Villages

Policy SCLP5.4: Housing in Clusters in the Countryside

Policy SCLP5.11: Affordable Housing on Exception Sites

Policy SCLP12.1: Neighbourhood Plans

## Affordable Housing

- 5.11 Whilst the Neighbourhood Plan does not allocate any new housing sites, the topic of housing was considered through the community engagement and suggestions included the need for affordable homes for both first time buyers and to encourage young families into the village, as well as opportunities for people to downsize and remain in the village.
- 5.13 On the basis that Little Bealings needs a variety of ages living in the village to be an inclusive and vibrant community now and in the future.

## Community Action 1: Housing Needs – Affordable Housing

The Parish Council will consider carrying out a housing needs survey to establish whether there is a need for affordable housing in the village in accordance with the Local Plan "rural exception site" policy (Policy SCLP5.11: Affordable Housing on Exception Sites).



## 6. Natural Environment

### Objectives

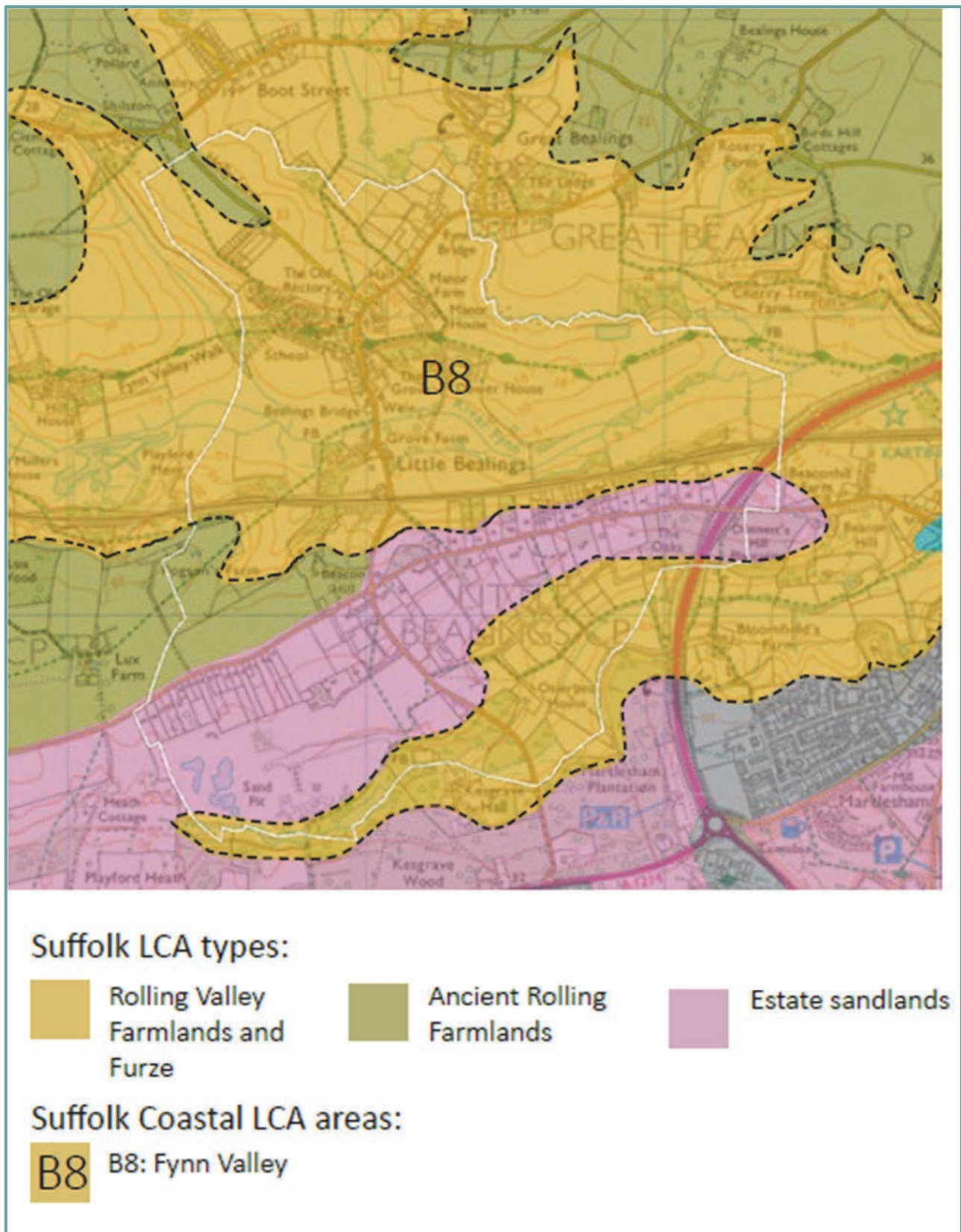
4. Protect and enhance the natural environment and rural character of Little Bealings
5. Protect important views and links to the wider countryside

### Context

- 6.1 The character of Little Bealings Parish is one that is dominated by how it spreads across three shallow valleys which converge to the east and beyond the Parish boundary. The main water course is the west to east running River Fynn which passes through the centre of the Parish (The Fynn Valley). It is a small river that rises near Witnesham and winds its way east to flow into the Deben at Martlesham Creek, where the landscape becomes a National Landscape (formerly known as an Area of Outstanding Natural Beauty).
- 6.2 The A12 Martlesham bypass was completed in 1987/1988, raised on embankments, clipping the eastern edge of the Parish and reducing the sense of rural tranquillity in the east side of the Parish. Despite all the changes, the strong rural character and slightly off the beaten track feel of the Parish prevails.
- 6.3 The Parish has few designated sites for wildlife. Land use along the river is often arable farming, and there is less wet woodland and fewer traditional grazed meadows. The soils are lighter in Little Bealings, avoiding the peaty tracts found higher up the valley, which are more valuable for farming.
- 6.4 The area offers notable amenity and recreation opportunity from the walks available through the scenic landscape. There is a network of footpaths and narrow lanes, providing access through the countryside, including the 10 mile route of the 'Fynn Valley path'. The area also offers recreation opportunity from National Cycle Route Number 51 that runs through the Parish and on to Great Bealings and beyond.
- 6.5 The historic settlement cluster of Little Bealings is located on the northern side of the Fynn. The highest point in the Parish, is the low interfluvial finger that is marked out by the Playford/Martlesham Road. Built development is also found here, in a long linear arrangement along this route, with large dwellings on substantial plots.

### Planning Policy Context

- 6.6 The Local Plan notes that the area's high quality natural environment is important to many local communities as it positively contributes to quality of life, quality of place and mental health. Across the former Suffolk Coastal area there are number of internationally, nationally and locally important sites of natural importance. Policy SCLP10.1: Biodiversity and Geodiversity seeks to protect and habitats and designated sites of national and enhance local biodiversity and geodiversity importance.
- 6.7 East Suffolk Council commissioned the Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018) of the former Suffolk Coastal District and the fringes of Ipswich in support of the Local Plan, this identifies the bulk of the Parish falling within the Fynn Valley.



Map 3: Landscape Character Area (LCA) – county and district level assessments (source: Little Bealings Landscape Value Statement 2025).

6.8 Paragraph 10.42 of the Local Plan notes that “Neighbourhood Plan groups may choose to produce local landscape character assessments to supplement the Local Plan landscape evidence at the Town or Parish level.” To compliment this, Policy SCLP10.4: Landscape Character states that ‘Neighbourhood Plans may include local policies related to protecting and enhancing landscape character and protecting and enhancing tranquillity and dark skies.’

- 6.9 In addition to landscape character, the 2018 Ipswich Fringe Sensitivity Assessment, explored landscape sensitivity within parishes around the periphery of Ipswich which included Little Bealings. The study summarised the aspects of sensitivity and value in Little Bealings’s rural area as : *‘The sensitivity of this area lies in its small scale intimate character, cultural and natural heritage interest. Its value lies in its role as a recreational corridor close to Ipswich and in its intact landscape patterns’*. The study goes on to state; *‘This landscape is highly sensitive to residential / commercial development.’*
- 6.10 In terms of the area covered by LBL 2 its sensitivity is due to its proximity and visibility from the Fynn Valley and historic lanes which access the area, where the landscape is sensitive to residential development as a result of the narrow rural lanes which are seen as a key constraint. In areas between existing development the landscape is less sensitive and topography flatter, such that development could be mitigated with appropriate planting, and where care should be taken to avoid visual and physical intrusion in the Fynn Valley, with urbanisation of the historic lanes.

## Residents’ Survey

- 6.11 Protection of the environment and rural surroundings was supported by the majority of respondents to the survey. There was support for a number of matters in relation to the natural environment as indicated in Figure 7. In summary there was strong support for:
- value of the wildlife and biodiversity across Little Bealings which should be protected
  - open views across the fields and woods are important assets to the village
  - green space, open areas, hedgerows and mature trees need to be protected
  - accessible green spaces with clearly marked footpaths
  - the night sky being an asset to the village due to low light pollution



## Whether residents agreed or disagreed with these statements

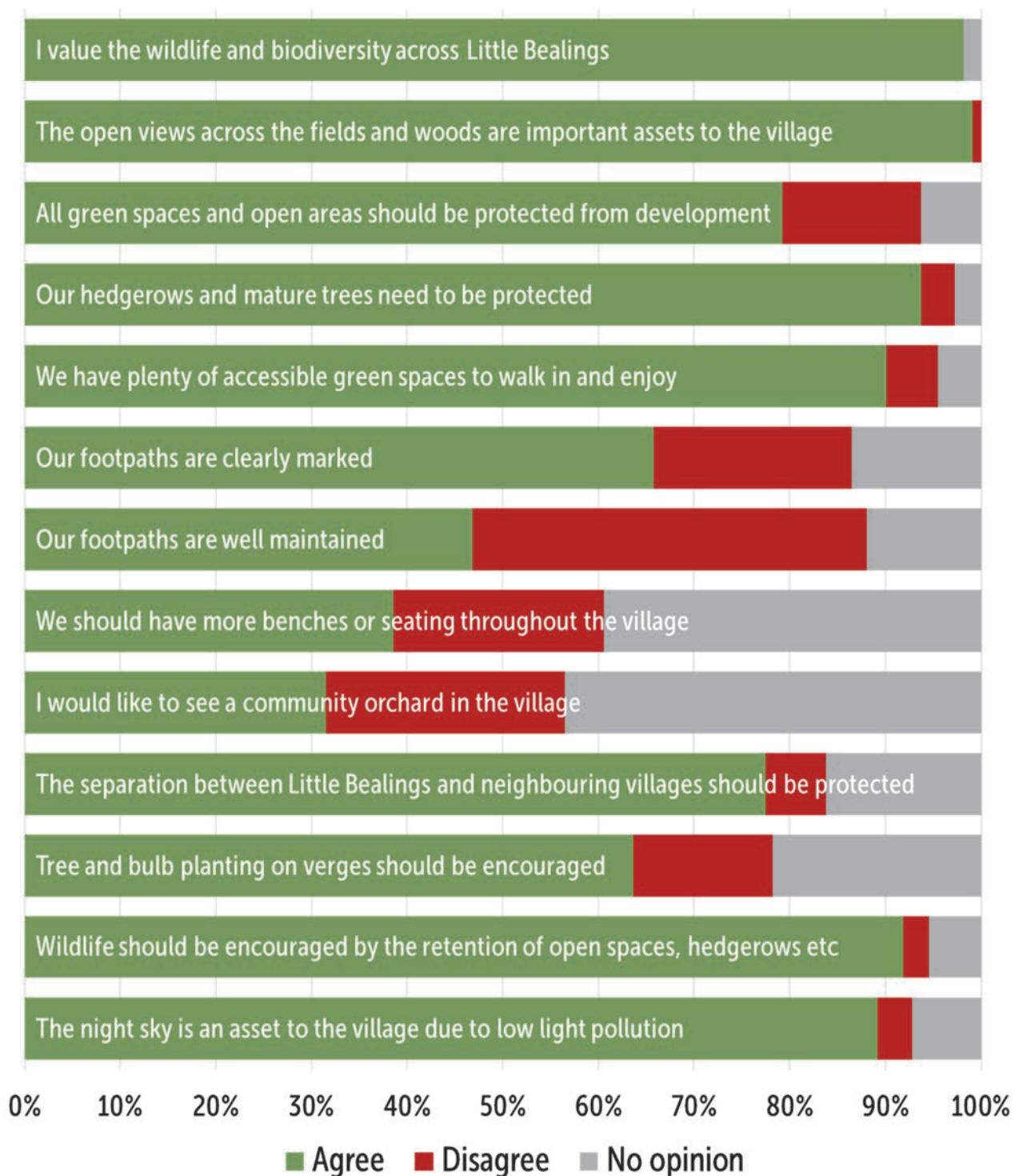
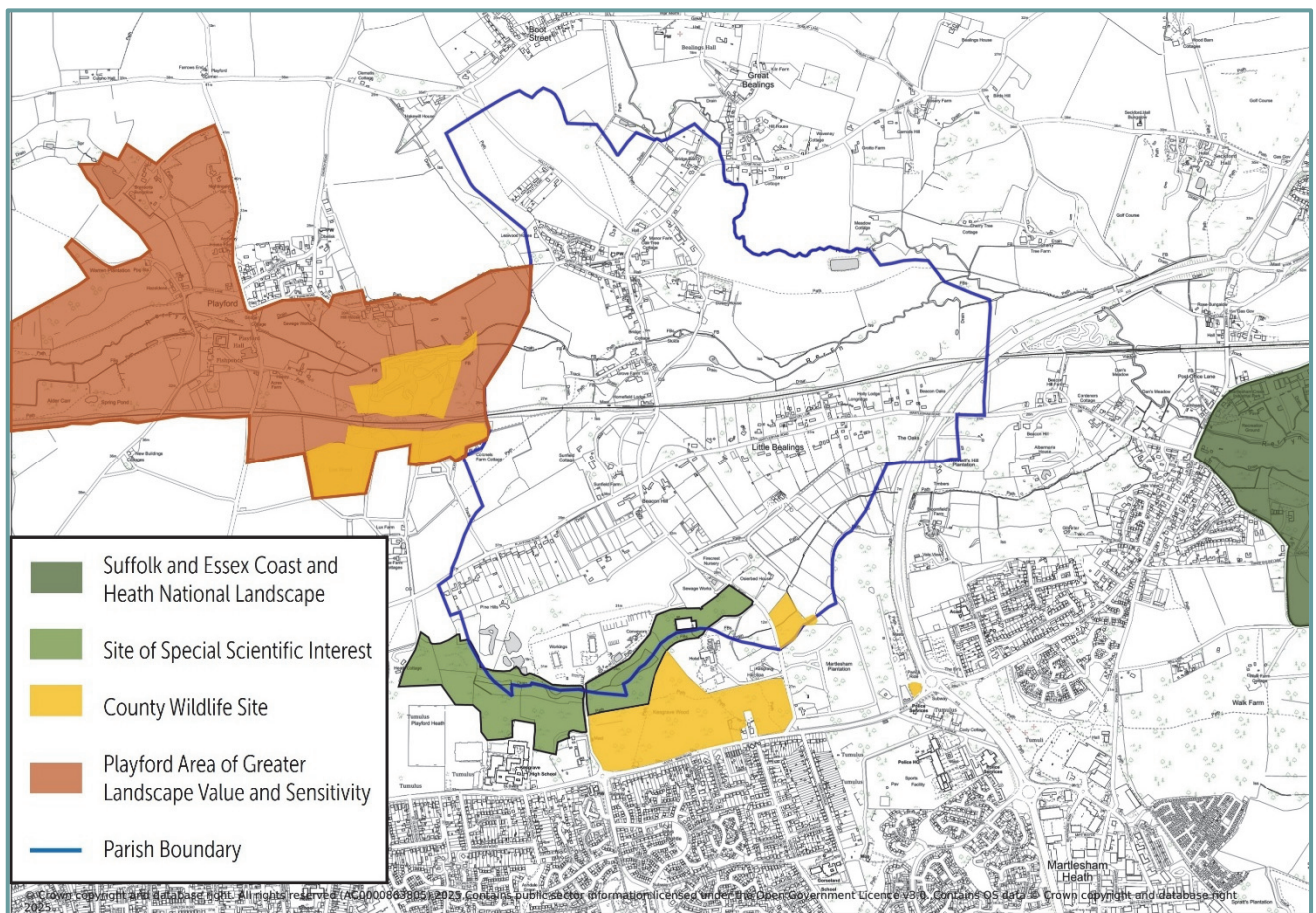


Figure 7: Residents' opinions on natural environment statements

## Neighbourhood Plan Policies

### Landscape Value and Sensitivity

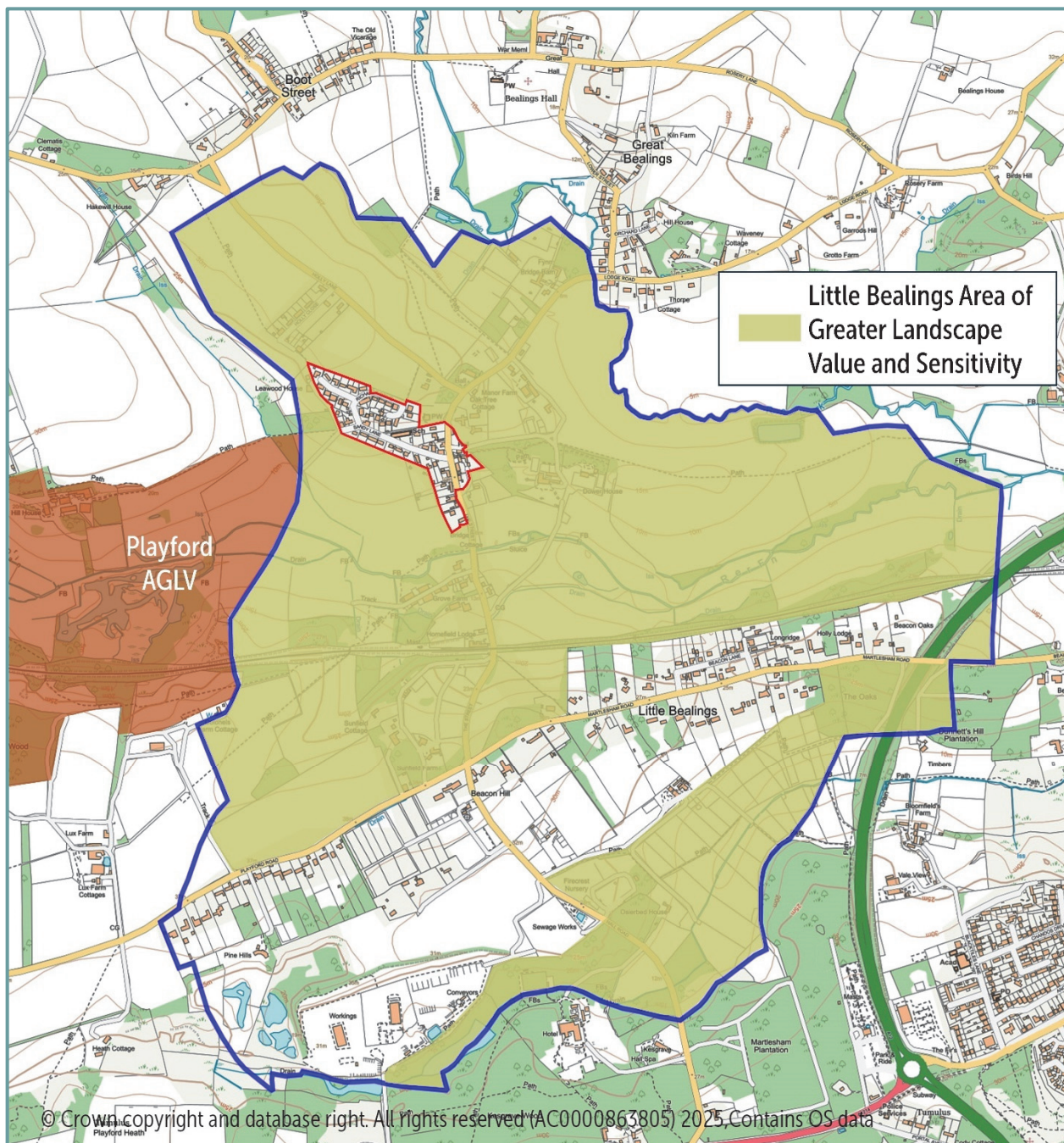
- 6.12 Whilst there are few natural environment designations within the Neighbourhood Plan area, as shown on Map 4, the landscape is sensitive due to the risk of the urbanisation of the rural lanes and potential visual and physical impact of development on the Fynn Valley.



**Map 4: Environmental designations within the Neighbourhood Plan area and surroundings**

- 6.13 Previous local plans have defined the low-lying Fynn Valley as a 'Special Landscape Area', this designation was not however carried forward in the more recent adopted local plan. The Little Bealings Landscape Value Statement was specifically commissioned to inform the Neighbourhood Plan, to identify policy opportunities so that the special character of the village is recognised, conserved and enhanced.
- 6.14 The Statement's objectives included:
- *review the extent of the old Special Landscape Area;*
  - *define and map aspects of value in the landscape within the Neighbourhood Plan area;*
  - *provide understanding about the area's special qualities, scenic value, biodiversity assets and cultural features which contribute to the value of the landscape;*
  - *identify the sensitivities of the landscape to future development or change management.*
- 6.15 In summary the Statement concludes that:
- "the landscape character of the Parish is varied, it features three shallow east-west valleys, which comprise lightly wooded farmland, and two wooded ridges that contain and separate them. The landscape is scenic, due to the variation in topography and frequency of the woodland. From elevated points, views over the valley are often very scenic and long ranging. The tree cover is often dominated by pines to the south, indicating the sandier soils on what was the edge of a once extensive heath, with jagged canopies shaping the skyline and adding to local distinctiveness."

6.16 Given the above, and the findings of the 2018 sensitivity assessment, the Landscape Value Statement suggests that a significant portion of the Parish should be defined as an Area with Greater Landscape Value and higher sensitivity, more specifically, most of the area defined as the Rolling Valley Farmlands and Furze' landscape type and accordingly recommends the designation of an Area of Greater Landscape Value and Sensitivity, as identified on Map 5.



Map 5: Area of Greater Landscape Value and Sensitivity

## Policy LBL 2: Area of Greater Landscape Value and Sensitivity

An Area of Greater Landscape Value and Sensitivity is identified on the Policies Map and Map 5.

Development proposals in the Area of Greater Landscape Value and Sensitivity will be supported only where they:

- i) protect and enhance the special landscape qualities of the area, as identified in the Landscape Value Statement (2024); and
- ii) are designed and sited so as to harmonise with the landscape setting of the site; and
- iii) provide suitable landscape impact mitigation measures as part of the proposal.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP10.4: Landscape Character

## Important Views

- 6.17 The Landscape Value Statement describes views in the Parish as being *'intimate and contained by the valley form and by regular woodland'*, this is due to the traditionally managed landscapes with remnant patches of heathland to the south. The Fynn Valley Long distance walk which goes from Witnesham to Woodbridge, offers long and attractive views of tree fringed meadows as it passes through the villages. Areas of field amalgamation have also created longer views of a rolling lightly wooded countryside.
- 6.18 The Little Bealings Landscape Value Statement identifies a number of views with a focus on those within the landscape, when experienced from some of the public rights of way within the Parish. Consequently, the nature of the landscape is such that there are opportunities for extensive views into and out of the both the village and the dispersed development along Playford Road and Martlesham Road from publicly accessible points.
- 6.19 The most significant are identified on Map 6 and described in detail in the Landscape Value Statement. There could be circumstances where a development proposal would have a significant detrimental impact on that view.

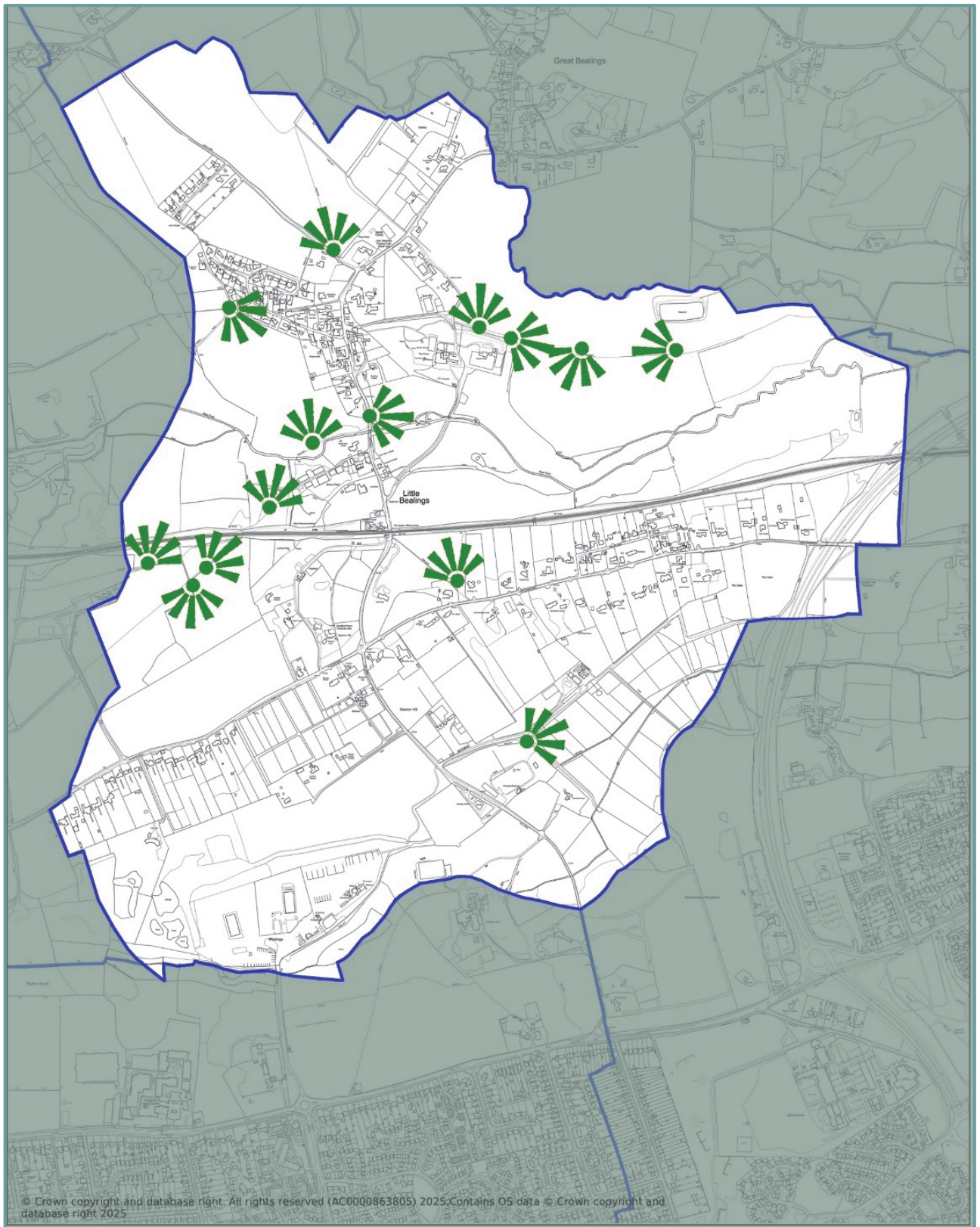
## Policy LBL 3: Protection of Important Views

**Important views from public vantage points, either within the built-up area or into or out of the surrounding countryside, are identified on Map 6.**

**The scale, nature, layout, and height of development proposals should respond positively to the key landscape and built development features of any affected Important Views as identified in the Landscape Appraisal.**

Relevant Suffolk Coastal Local Plan Policies:

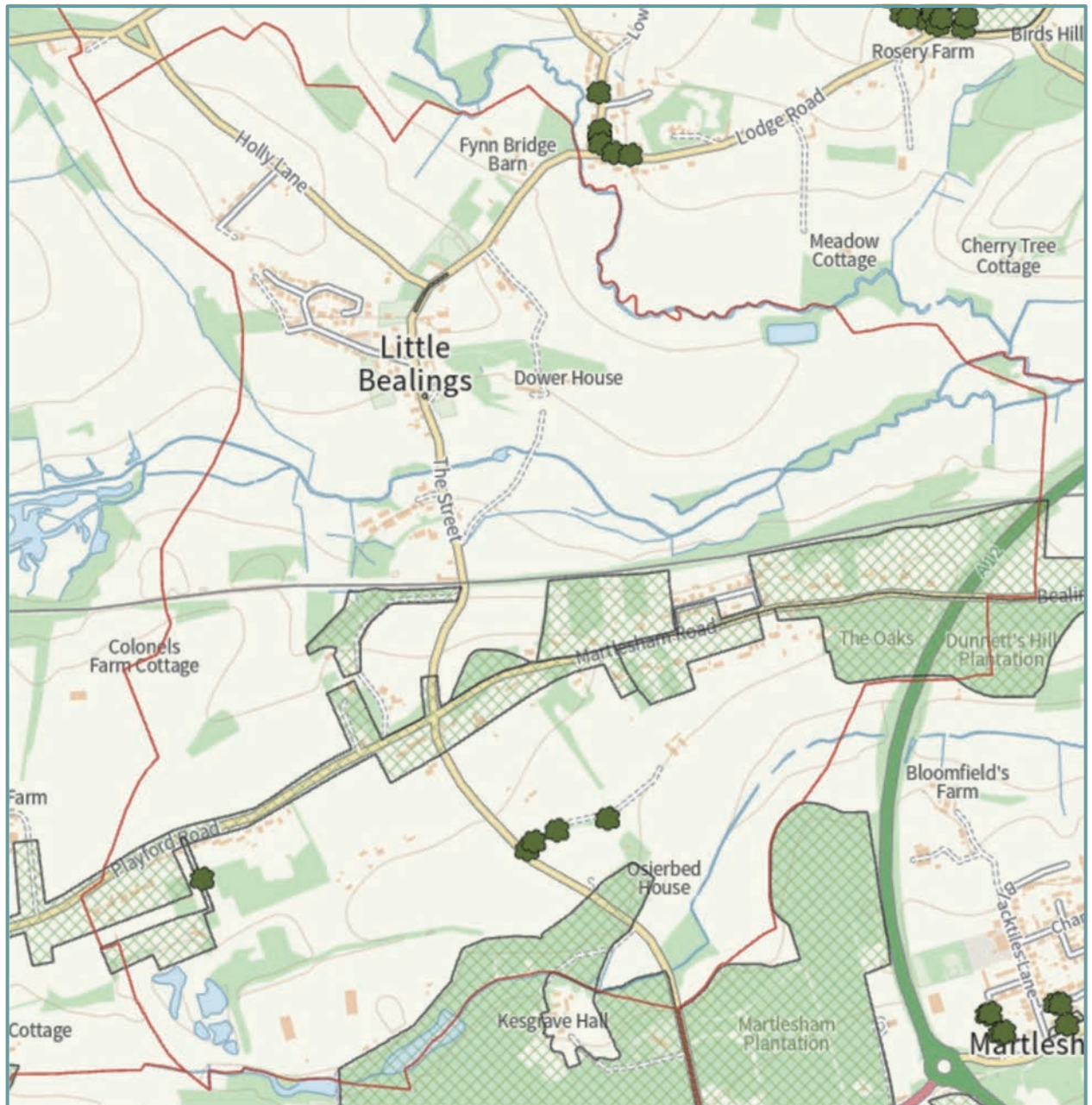
Policy SCLP10.4: Landscape Character



Map 6 Important Views from Public Rights of Way (source: Landscape Value Statement)

## Woodlands, Trees and Hedgerows

6.20 Responses to the residents' survey highlight the value of trees and hedgerows which form a key part of the amenity and character of the Parish. Map 7 indicates the extent of the Area Tree Preservation Orders in the Parish at the time the neighbourhood Plan was prepared, including the extensive coverage of the Playford Road and Martlesham Road corridor.



Map 7: Extent of Area Tree Preservation Order – source: East Suffolk Council May 2025

- 6.21 The extent and coverage of trees and hedgerows across the Parish is also reflected in the Landscape Value Statement. It refers to woodland trees, hedgerows and field boundaries being distinctive elements within the landscape, in addition to their function as ecological corridors. Hedges are typically hawthorn and elder and elm, with trees of oak, ash and field maple.



## Policy LBL 4: Protection of Trees, Hedgerows and other Natural Features

As appropriate to their scale, nature and location, development proposals should demonstrate that they have addressed the following matters:

**Trees and woodland:**

- i. there should be no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development. If notable trees must be removed, they should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.
- ii. where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife must be used.
- iii. appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/ or hedgerows.
- iv. where arboricultural work is required to a veteran/mature/notable tree (as defined by the Woodland Trust), the tree should be safeguarded and maintained in a way which responds positively to the condition of the trees and its location within the overall development.

**Hedgerows**

- v. natural boundaries (i.e. hedgerows in preference to fencing) are supported.
- vi. avoid the loss of, or deterioration in the quality of, hedgerows.

Development proposals which otherwise comply with development plan policies will be supported where they provide a net gain in biodiversity through, for example:

- the creation of new natural habitats including ponds;
- the planting of additional native trees and hedgerows of local provenance (reflecting the character of Little Bealings' traditional woodland and 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.

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

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP10.1: Biodiversity and Geodiversity

- 6.22 The Landscape Value Statement, acknowledges that the river corridors and in particular parts of the Fynn Valley are in poor condition, where nettles are becoming established, and there is a lack of tree cover, in comparison to the Lark where trees are planted along the banks.

## Community Action 2: Landscape Enhancement Plans

**In partnership with local landowners the Parish will support landscape enhancement plans along the channel of the River Fynn, to improve the condition of the river corridor.**

## 7. Built Environment, Heritage and Design

### Objectives

6. Ensure that the rural character and setting of Little Bealings is maintained, through the application of design and development criteria for new developments.
7. Maintain and enhance a strong rural identity and sense of place for the Parish.
8. New buildings should incorporate the latest energy efficiency technology and minimise the use of fossil fuels.

### Context

- 7.1 The historic settlement cluster of Little Bealings is located on the northern side of the Fynn, with 'The Street' being the focus of the historic settlement. Little Bealings is believed to be of Saxon origin, meaning the area where the Beda or Bela people lived. As well as its neighbour Great Bealings to the north, Little Bealings identity is also closely related to Playford. All three villages are similar geographically and share the same valley systems, water meadows, heathland fringes and farmlands. The ancient small village had established around a manor hall, the church, and some dispersed farmsteads and cottages. All Saints Church is the Parish's only listed building.
- 7.2 The construction of the East Suffolk railway line through the Parish in the mid 19th century would have had a big impact, cutting the Parish in half almost exactly. The line was opened in 1859 and Little Bealings had its own station until the lack of patronage saw it close in 1956. The station building and platforms still survive.
- 7.3 Inter-war, a second area of settlement started to develop along the Martlesham Road. These houses, were added in a piecemeal way, built on what was once the old heathlands. During the 1960's some old cottages were demolished and Richards Drive and Michaels Mount were created. The junction with Sandy Lane and The Street now forms the 'centre' of the village and is defined by a settlement boundary in the Local Plan.
- 7.4 The design and construction of any new development can, if not considered carefully, have a significant detrimental impact on the environment, the amenity of existing residents and the local infrastructure. Although planning policies do not support the construction of significant additional development in Little Bealings, even one new dwelling or the inconsiderate design of an extension needs to be afforded careful consideration in terms of location and design.

### Residents' Survey

- 7.5 The provision of new buildings in a small rural community can often generate divided opinions, consequently the survey specifically asked about what principles should guide the design of new houses. There was a strong preference for these to be in keeping with the look and feel of the village and to be energy efficient.



## What principles should guide the design of new houses?

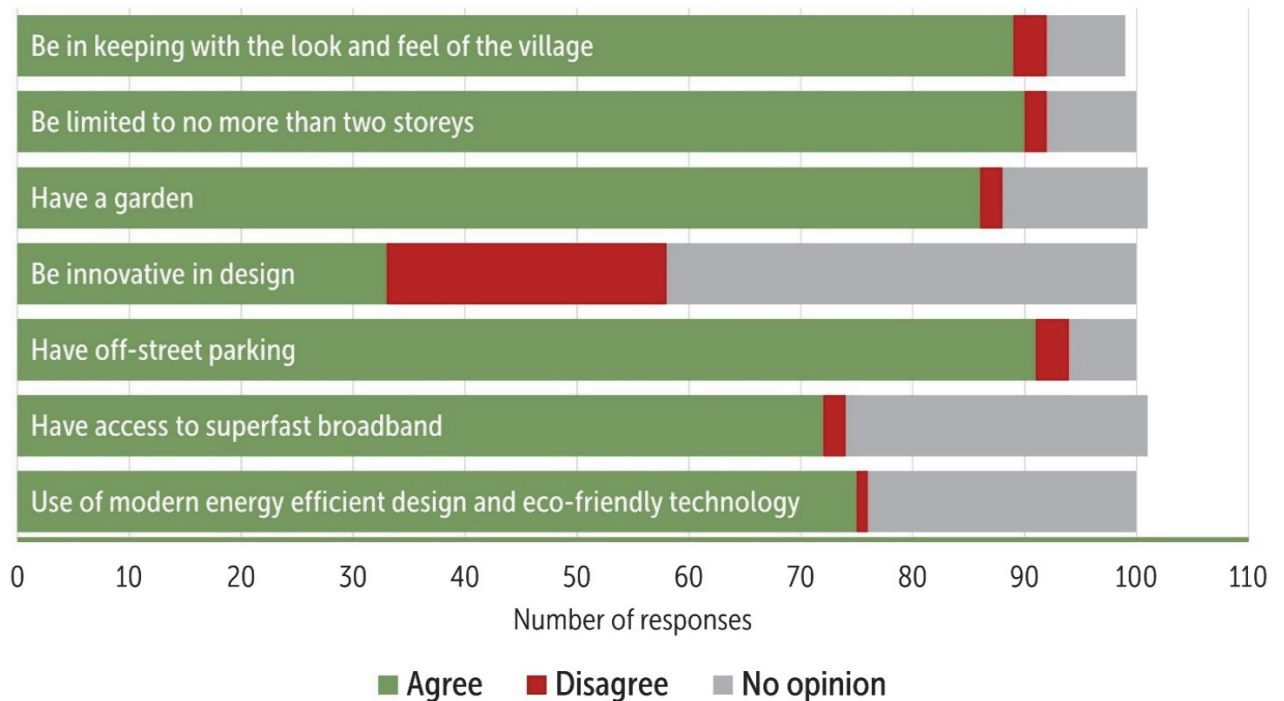


Figure 8: Residents' opinions on what new homes should have

7.6 The survey specifically sought views as to 'What principles should guide the design of new houses?' the results set out below indicate a strong preference for new development to reflect existing character, and to include gardens and off-street parking rather than be innovative.

7.7 Other comments included:

- Any property built or redeveloped in The Street to be constructed of red brick and red clay roof tiles with the main properties.
- Little Bealings needs to retain its rural character, look and feel.
- New housing on brownfield sites or repurposed buildings, not on greenfield sites.
- A beautiful rural village

### Planning Policy Context

7.8 The NPPF makes it clear, in paragraph 131, that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' In January 2021 the Government published the National Design Guide to illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It 'provides a structure that can be used for the content of local design policies, guides and codes, and addresses issues that are important for design codes where these are applied to large scale development on single or multiple sites.' This was followed up in July 2021 by the more detailed National Model Design Code which sets out guidance for what could be included in a Design Code for sites and places.

7.9 Where development is proposed that would impact on a heritage asset or its setting, including the Conservation Area, applicants should refer to the Historic Environment Section of the Local Plan (and adopted SPD Historic Environment 2021) and seek advice from East Suffolk Council's Design and Heritage Team.

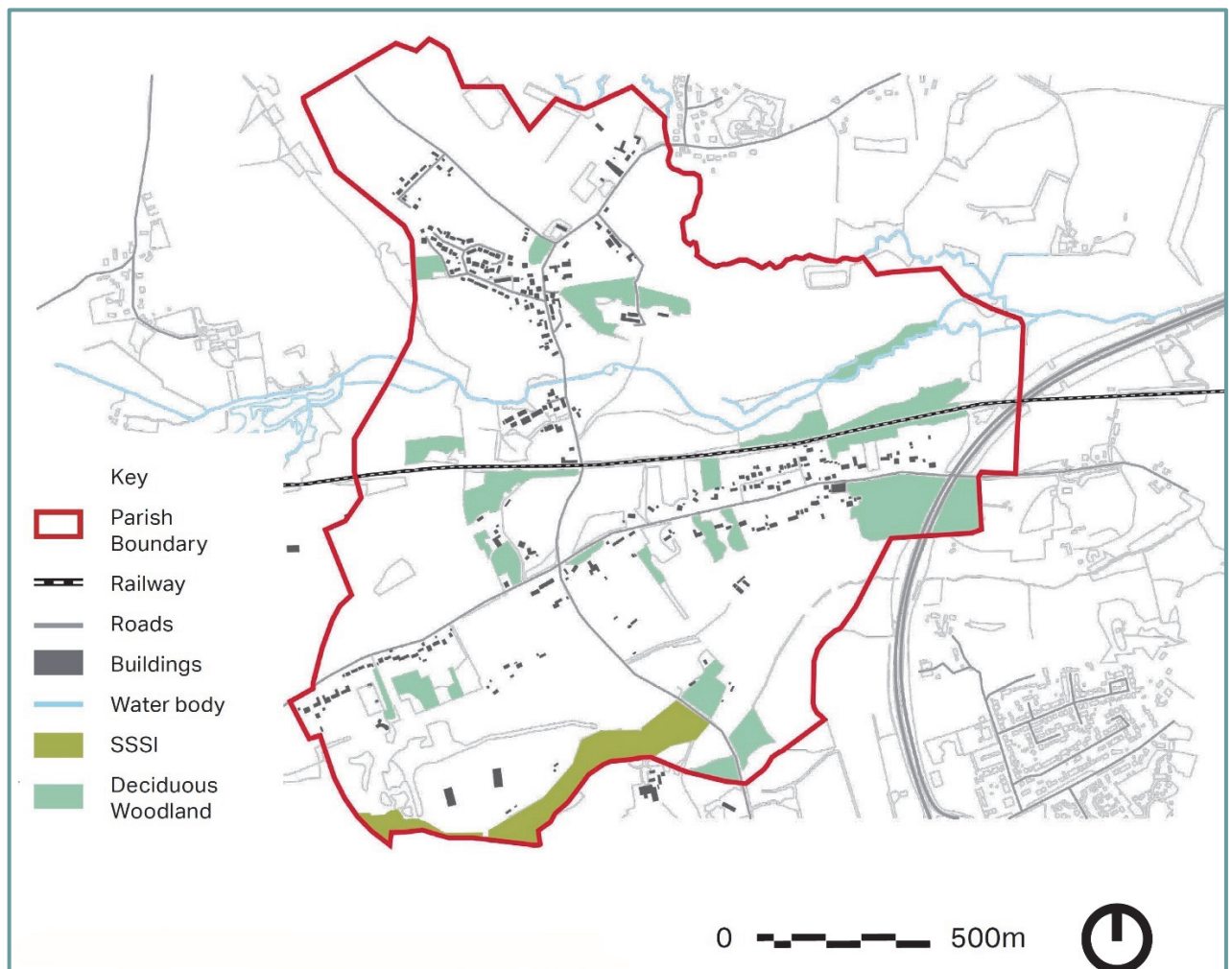
- 7.10 In terms of the design of new development, the Local Plan Policy SCLP11.1 Design Quality, supports proposals that create a sense of place and acknowledges local form and character. It also encourages neighbourhood plans to include “*design policies which respond to their own local circumstances.*” The Local Plan also notes that new development needs to be designed and located in order to minimise harm on existing and future residents. It identifies that harmful effects “can include those arising from overlooking, loss of privacy, noise, odour and light pollution and overbearing development.”
- 7.11 In April 2022 East Suffolk Council adopted a Sustainable Construction Supplementary Planning Document (SPD) which focuses on delivering new developments that:
- reduce demand and use of finite resources and which result in lower carbon emissions or are ‘zero carbon’;
  - avoid or reduce unnecessary harm to the natural environment and wildlife and which support people’s good health and wellbeing; and
  - adapt the built environment to the impact of climate change through design
- 7.12 In November 2022, the Council adopted a further SPD entitled “Housing in Clusters and Small Scale Residential Development in the Countryside”, this is particularly pertinent to the situation in Little Bealings Parish, as it is small scale infill and redevelopment opportunities that are more likely to come forward for development. This SPD recognises that in rural areas, *‘the development of a small number of dwellings can have a substantial impact on the character of the local area. High quality design can enhance the character of settlements as well as take advantage of modern sustainable methods to reduce the impact on the rural character. However, clear guidance is required to ensure that development does not have a detrimental impact on local character. Proposals which harm the character of the local area will not be supported.’* The SPD requires :
- The scale and design of any scheme should be appropriate to the existing character and appearance of the ‘Cluster’ or ‘Settlement in the Countryside’.
  - The site being proposed must allow for a suitable layout, orientation and density of new dwellings that is appropriate to the character to the existing development
  - New dwellings themselves should be of a high-quality design that clearly demonstrate a detailed understanding of local landscape features, the built environment and open space that contribute to the character of the ‘Cluster’ or ‘Settlement in the Countryside’. The proposed new dwellings should respond to these local features through their overall scale, character, height and massing.
  - The design and features of the curtilages of the new dwellings must also show an understanding of the existing character of the area. The curtilage and the boundary treatments of the site should help integrate the new dwellings into the area and the wider landscape.
- 7.13 The SPD goes on to refer to the particular needs to take care with ‘development that takes place within or in the setting of Conservation Areas. Conservation Areas and their unique features contribute significantly to the character of their local area and any new development must acknowledge this’. The SPD also refers to landscape with reference to ‘including design elements such as lighting and consideration of dark skies’.
- 7.14 More recently in June 2024 a ‘Healthy Environments’ SPD was adopted, which reflects not only the ageing population but also the need to address the challenges of obesity and inactivity in the population. This builds upon the Building for A Healthy Life (2020) (previously Building for Life) the government endorsed industry standard for well-designed homes and neighbourhoods.

- 7.15 The guidance is intended to promote design approaches to new development that:
- meet needs for and improve the availability, access to, and quality of each of the essential elements of healthy environments for people of all ages, levels of ability, and for those with additional barriers to engagement, such as those on lower incomes;
  - provide homes, schools and workplaces that support healthy lifestyles and high environmental quality;
  - encourage healthier choices and support healthy lifestyles by making the healthier choice the easiest (or at least an easy) choice;
  - discourage behaviours by making the least healthy choice the least or less convenient choice, and;
  - respond effectively to identified health and wellbeing challenges in the district/locality of the development, with ambitions to create health net gain in the area over time.

## Neighbourhood Plan Policies

### Development Design

- 7.16 National planning policy states that “neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers. Consequently, AECOM were commissioned to provide design support to the Parish Council as part of the national neighbourhood planning support programme.
- 7.17 The Design Guide commenced with a baseline study to establish the local context and key characteristics of the Parish relating to built form, heritage, built environment, streetscape, land use and green infrastructure, with the latter as shown on Map 8.



Map 8: Green Infrastructure in the Parish (source: Little Bealings Design Guide AECOM)

7.18 The Design Guidance and Codes provides general design guidelines for new development which development proposals should seek to respond to.

### General Design Guidelines for Little Bealings

1. Integrate with existing paths, streets, circulation networks and patterns of activity;
2. Reinforce or enhance the character of streets, greens, and other spaces;
3. Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
4. Reflect, respect, and reinforce local architecture and historic distinctiveness;
5. Retain and incorporate important existing features into the development;
6. Respect surrounding buildings in terms of scale, height, form and massing;
7. Adopt contextually appropriate materials and details;
8. Provide adequate open space for the development in terms of both quantity and quality;
9. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
10. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
11. Positively integrate energy efficient technologies;
12. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
13. Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
14. Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

7.19 More specifically there are ten topics covered by the guidelines and these are further broken down into a series of Design Codes as set out in Appendix 1.

7.20 In addition to the Design Principles and Codes, the Development Checklist (Appendix 2) provides a number of questions based on established good practice and against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.



## Policy LBL 5: Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as identified in the Little Bealings Design Guidelines and Codes, and create and contribute to a high quality, safe and sustainable environment.

In addition to having regard to the National Model Design Code, all planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist of the Design Guidelines and Codes, as appropriate to the proposal.

In addition, and as appropriate to their scale, nature and location, proposals will be supported where:

- a. the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area are maintained and enhanced;
- b. they 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;
- c. designs respect the character, scale and density of the locality;
- d. development faces on to existing roads wherever possible;
- e. they do not result in water run-off or add-to or create surface water flooding, through the incorporation of above ground open Sustainable Drainage Systems (SUDS) that are multifunctional and provide amenity and biodiversity, in accordance with the Suffolk Flood Risk SuDS Local Design Guide 2023 and the Suffolk Coastal Local Plan Policy SCLP9.6 Sustainable Drainage Systems.”; and
- f. as appropriate to the nature of the proposal, adequate provision for the covered or screened storage of all wheelie bins.

### Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP 9.5: Flood Risk

Policy SCLP 9.6: Sustainable Drainage Systems

Policy SCLP 9.7: Holistic Water Management

Policy SCLP 11.1: Design Quality

Policy SCLP 11.2: Residential Amenity

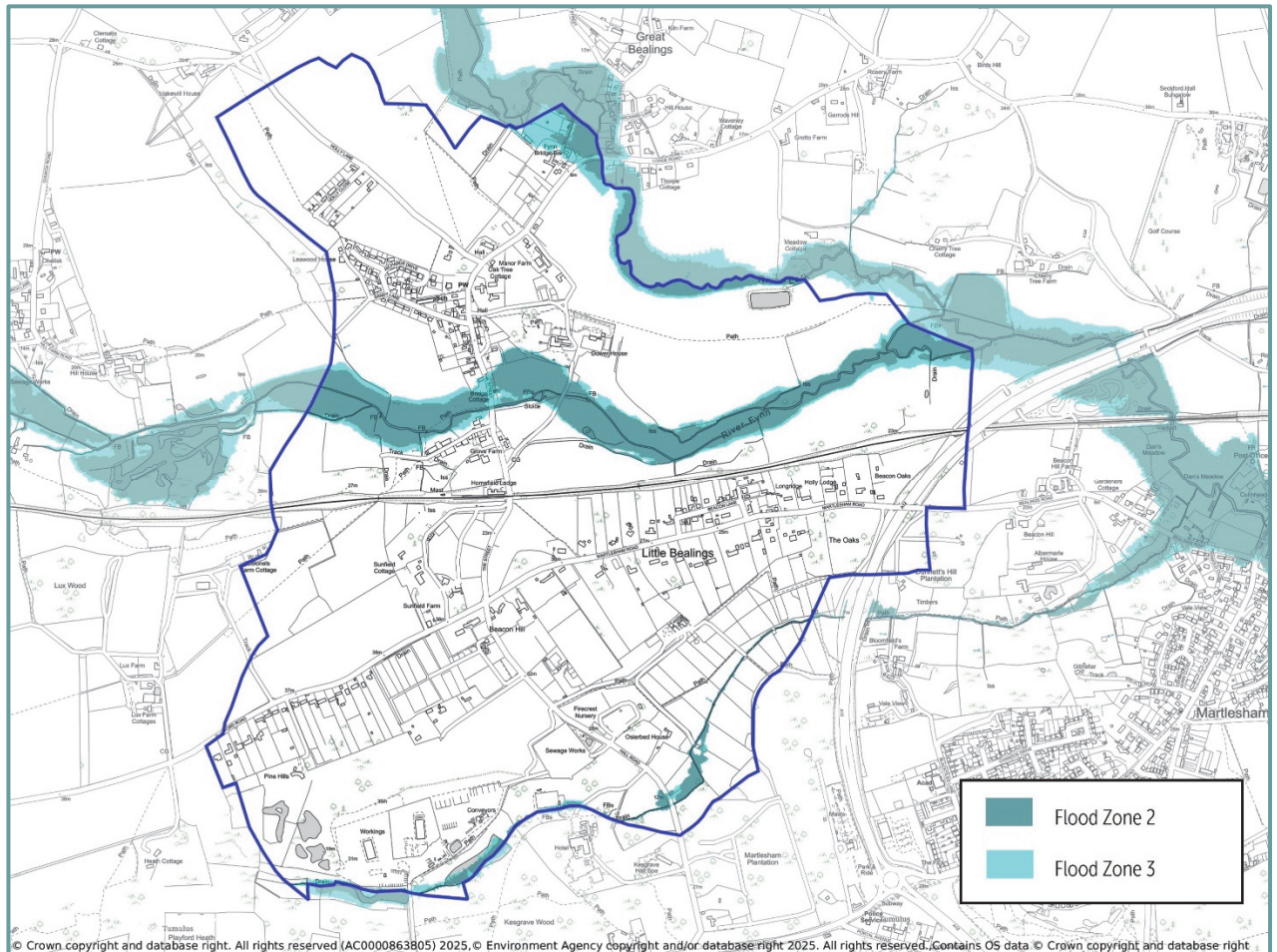
- 7.21 The Residents' Survey raised issue with broadband speed in relation to working from home or running a business and the lack of broadband fibre. Broadband speeds, within the village are variable. It will be important to ensure future broadband provision keeps pace with improvements to technology and improves for the village.

## Community Action 3: Broadband Speed

**The Parish Council will actively monitor, influence and lobby communication companies, to improve broadband speed.**

## Flooding

- 7.22 There are tracts of flood zone 2 and 3 crossing through the Parish in alignment with the Fynn Valley, and to the north of the Parish along the Lark Valley, as illustrated on Map 9.



- 7.23 Both at a national and local level, policies are in place for the assessment of proposals in terms of all forms of flooding and the need for the development in terms of the sequential approach to development is set out in the NPPF.
- 7.24 Adopted Local Plan Policy SCLP9.6: Sustainable Drainage Systems, provides a comprehensive framework for the implementation of measures to manage surface water run-off including requirements for Sustainable Drainage Systems. Technical implementation of Sustainable Drainage Systems proposals should use Lead Local Flood Authority guidance document "Suffolk Flood Risk Management Strategy Appendix A - SuDS Local Design Guide" published in 2023.
- 7.25 The events of late 2023 showed that the village is susceptible to flooding if the appropriate action isn't taken by landowners and villagers, in particular the maintenance of drains and culverts to protect homes and the village infrastructure. Due to the fact that the village is on sandy soil, drains and culverts will silt up from run-off if not they are not maintained.

### Community Action 4: Maintenance of drains, waterways and culverts

The Parish Council will seek to work with landowners and Suffolk County Council Highways Department to ensure that drains, waterways and culverts are maintained to minimise flooding instances.

## Sustainable Construction

- 7.26 Energy use in the construction and operation of development is currently a major contributor to greenhouse gas emissions. Minimising energy demands from development and increasing the generation of energy from renewable sources, together with battery storage can make a significant contribution to reducing carbon emissions as well as reducing demand from the grid. 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. The Building Regulations set minimum energy efficiency requirements for new development but exceeding the minimum requirements will be necessary if emission reduction targets are to be met by using proven new technology and smart systems.
- 7.27 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) and residents are encouraged to implement such measures. 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. The Neighbourhood Plan has limited powers to require developments to meet energy saving standards, especially in the construction of new homes. However, that does not stop the encouragement of the incorporation of measures in development that meet the energy hierarchy (in order of preference) of:
1. Minimising energy demand;
  2. Maximising energy efficiency;
  3. Utilising renewable energy and energy storage;
  4. Utilising low carbon energy; and
  5. Utilising other energy sources including passive solar.
- 7.28 The Environment Agency has identified the area as having 'serious water stress' and Anglian Water's "Resources Management Plan" (2015) recognises that lowering demand is one way in which this can be addressed. Requiring the optional standard to be met will contribute towards lowering demand for water use. The Government has introduced an optional technical standard, requiring new housing to go further than the Building Regulations standard of a maximum 125 litres per person per day and to be designed to consume 110 litres per person per day.
- 7.29 Local Plan Policy SCLP 9.2 : Sustainable Construction, sets out specific requirements for new developments to achieve higher energy and water efficiency standards, including the water efficiency standard of 110 litres per person per day. In terms of energy efficiency, the policy only applies to those developments of more than 10 dwellings. Given the development strategy for Little Bealings is for limited infill and redevelopment opportunities, the energy efficiency requirements of Policy SCLP9.2 are unlikely to come into effect.

## Policy LBL 6: Sustainable Construction Practices

For all appropriate 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.

Development proposals should demonstrate how they:

- a. maximise the benefits of daylight and passive solar gain in site layouts and through the orientation of buildings;
- b. incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- c. avoid fossil fuel-based heating systems;
- d. incorporate current sustainable design and construction measures and renewable energy measures, such as, where feasible, ground/air source heat pumps, solar panels, thermal and PV systems and energy storage; and
- e. make provision for water efficient buildings including integrated water management measures such as for grey water/rainwater, and/or surface water harvesting and recycling and, where appropriate, incorporate water attenuation areas with biodiversity and landscape diversity that create high-quality public open spaces.

All new development proposals will be required to demonstrate that water efficiency measures have been employed. Water consumption in residential developments will be limited to 100 litres per person per day, (including external water use) using efficient water fittings and appropriate technology such as smart meters, (in line with the government's intention set out in the Plan for Water published in 2023).

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP 9.2: Sustainable Construction

Policy SCLP 9.7: Holistic Water Management



## Artificial lighting and dark skies

- 7.30 A significant proportion of respondents to the residents' survey agreed with the statement *'the night sky is an asset to the village due to low light pollution'*.
- 7.31 Paragraph 198 (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.

### Policy LBL 7: Artificial Lighting and 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.**

Relevant Suffolk Coastal Local Plan Policy:

Policy SCLP11.2: Residential Amenity

### Community Action 5: Reducing Light Pollution

**The Parish Council will aim to ensure, as far as possible, the dark skies are maintained, whilst balancing with sufficient lighting to keep the streets safe.**



## 8. Employment, Services and Facilities

### Objectives

9. Existing facilities, including Bealings Village Hall, the Angela Cobbold Hall, the church, the primary school and the playing field) will be retained and continue to be supported by all in order to maintain their survival.
10. Local employment sites will be retained and, where impact is acceptable, enhanced.

### Context

- 8.1 The village has a limited range of services and facilities, reflected by its small village settlement designation in the adopted Local Plan, this means it is therefore important for existing provision to be retained.
- 8.2 The Parish is however, fortunate to have some employment. There is a small employment hub known as the Mallard House Business Centre, which utilises the former station buildings, offering offices of varying sizes from 1 to 10 desks with flexible leases and no management or service charges. The site lies within easy access of Ipswich with access to the A12 and A14 trunk roads. In addition, there are various activities at Kesgrave Quarry which lies at the southern end of the Parish, with access from A1214 via Kesgrave.
- 8.3 In terms of community facilities existing provision consists of:
  - All Saints Church – offering services on the second and fourth Sundays of every month, a short service each Wednesday morning – there is also a community café which operates out of the Church Hall.
  - Angela Cobbold Hall – a community hall with a large meeting room utilised for various clubs and activities, workshops and charity sales
  - Bealings Village Hall which also provides space for meetings and clubs,
  - John Belstead playground and recreation area, where sports courts can be booked – the location of this in the northern edge of the village means the facilities are shared with Great Bealings
  - Primary School
  - Bowls club
- 8.4 The local pub (Admirals Head) closed several years ago and has since been granted planning permission on appeal for the conversion to residential.

### Local Plan Context

- 8.5 Existing employment provision is limited in the Parish and for the purposes of the Neighbourhood Plan the focus is on provision via the Mallard House Business Centre, given its proximity to the village centre and local opportunities for employment space. Local Plan Policy SCLP 4.4 seeks to retain existing employment uses albeit the focus is on Class B uses, whereas the activities at Mallard House would now fall under Class E (g) due to changes in legislation in 2021.
- 8.6 Local Plan Policy SCLP8.1 recognises that it is important to retain community facilities to support local communities, but also that there is a need for flexibility to allow the change of use or redevelopment in certain circumstances such as lack of community need, lack of viability or re-provision of the building in an equally or more accessible location.
- 8.7 Policy SCLP8.2, supports the protection of open space and recreational facilities in recognition of these areas being vital for the promotion of healthy communities and active lifestyles. The Policy focusses on open space which is accessible which can be provided through formal facilities, such as playing pitches and courts, but also through informal spaces such as village greens and woodlands.

## Residents' Survey

- 8.8 The survey raised a range of topics in relation to the provision of services and facilities varying from 95% of respondents valuing the Fynn – Lark News, and support for shops and restaurants (42/44%), on the basis that a small village shop and/or café would be a valuable asset. Other comments covered:

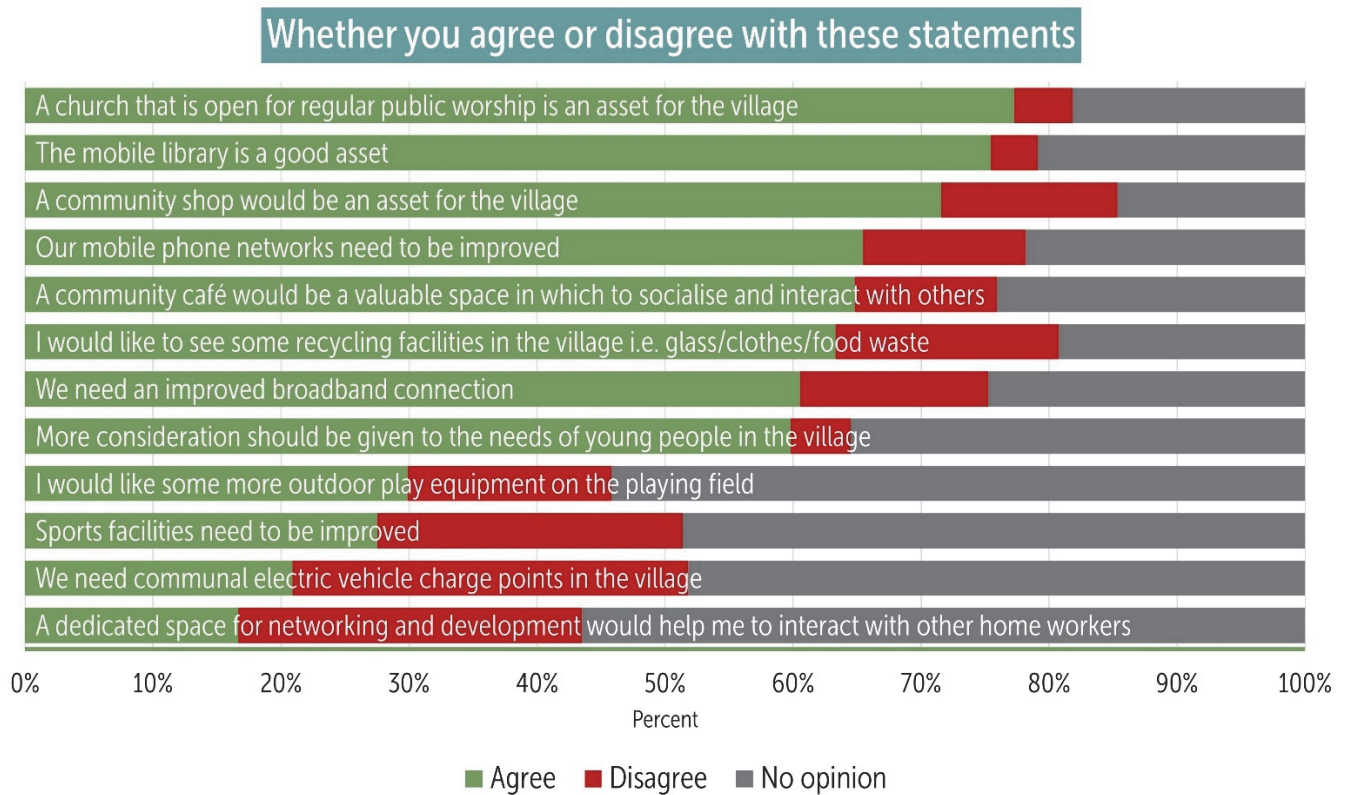


Figure 9 – Residents' opinions on service availability

## Neighbourhood Plan Policies

### Employment

- 8.9 For a Parish the size of Little Bealings to have a dedicated employment centre in the form of small flexible office space is quite unique and this resource needs to be protected both from complete loss but also inappropriate changes and conversions.



- 8.10 The following policy therefore seeks to retain and protect the Mallard House Business Centre for employment uses.

### **Policy LBL 8: Mallard House Business Centre**

**Employment provision at Mallard House Business Centre as defined on the Policies Map will be protected for their established Class E (g) uses, in accordance with the requirements of Policy SCLP4.4 of the Local Plan.**

#### **Relevant Suffolk Coastal Local Plan Policies:**

Policy SCLP4.1 Existing Employment Areas  
Policy SCLP4.3 Expansion and Intensification of Employment Sites  
Policy SCLP4.4 Protection of Employment Premises

### **Services and Facilities**

- 8.11 It is vital that existing services and facilities are protected and enhanced for the use of current and future residents. It is recognised that demands can change over time, however, and it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them. The primary school forms part of the vital infrastructure network of the area.

### **Policy LBL 9: Parish Services and Facilities**

**Proposals that would result in the loss of the following services and facilities, as identified on the Policies Map:**

- i. Angela Cobbold Hall**
- ii. Bealings Village Hall**
- iii. John Belstead playground and recreation area**
- iv. Bowls Club**
- v. Bealings Primary School**
- vi. All Saint's Church**

**will only be permitted where:**

- a) it can be demonstrated that there is no community need for the facility and the building or the site is not needed for an alternative community use;**
- b) it can be demonstrated that the current, or alternative community uses are not viable and marketing evidence is provided which demonstrates the premises have been marketed for a sustained period of 12 months in accordance with the Commercial Property Marketing Guidance; or**
- c) development would involve the provision of an equivalent or better replacement community facility either on site or in an alternative location in the vicinity that is well integrated into the community and has equal or better accessibility than the existing facility which meets the needs of the local population.**

#### **Relevant Suffolk Coastal Local Plan Policies:**

Policy SCLP 8.1 Community Facilities and Assets  
Policy SCLP 8.2 Open Space



## 9. Transport and Travel

### Objectives

11. Development in the village will have regard to the safety of drivers, pedestrians, horse riders and cyclists.
12. Public transport services to nearby services should be supported and maintained.
13. Existing public rights of way will be maintained to the benefit of residents and visitors alike

### Context

- 9.1 Little Bealings, despite being a rural Parish, is relatively well connected to the urban area of Ipswich which is only five miles away. The A12 runs along the eastern edge of the Parish, providing links to the A14 in the south and via A1214 straight into the centre of Ipswich. The A12 also runs north to Lowestoft, along the Suffolk coast.
- 9.2 Car ownership has increased in recent years, with the decline of public transport. The number of households with 3 or more cars has increased by over 60% over the last 20 years:

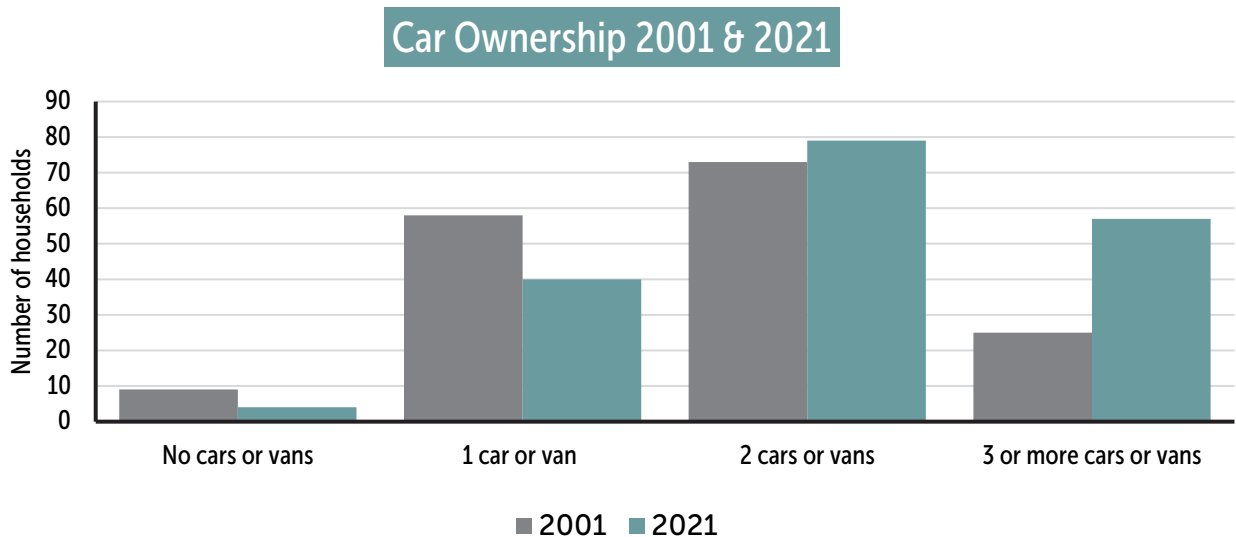
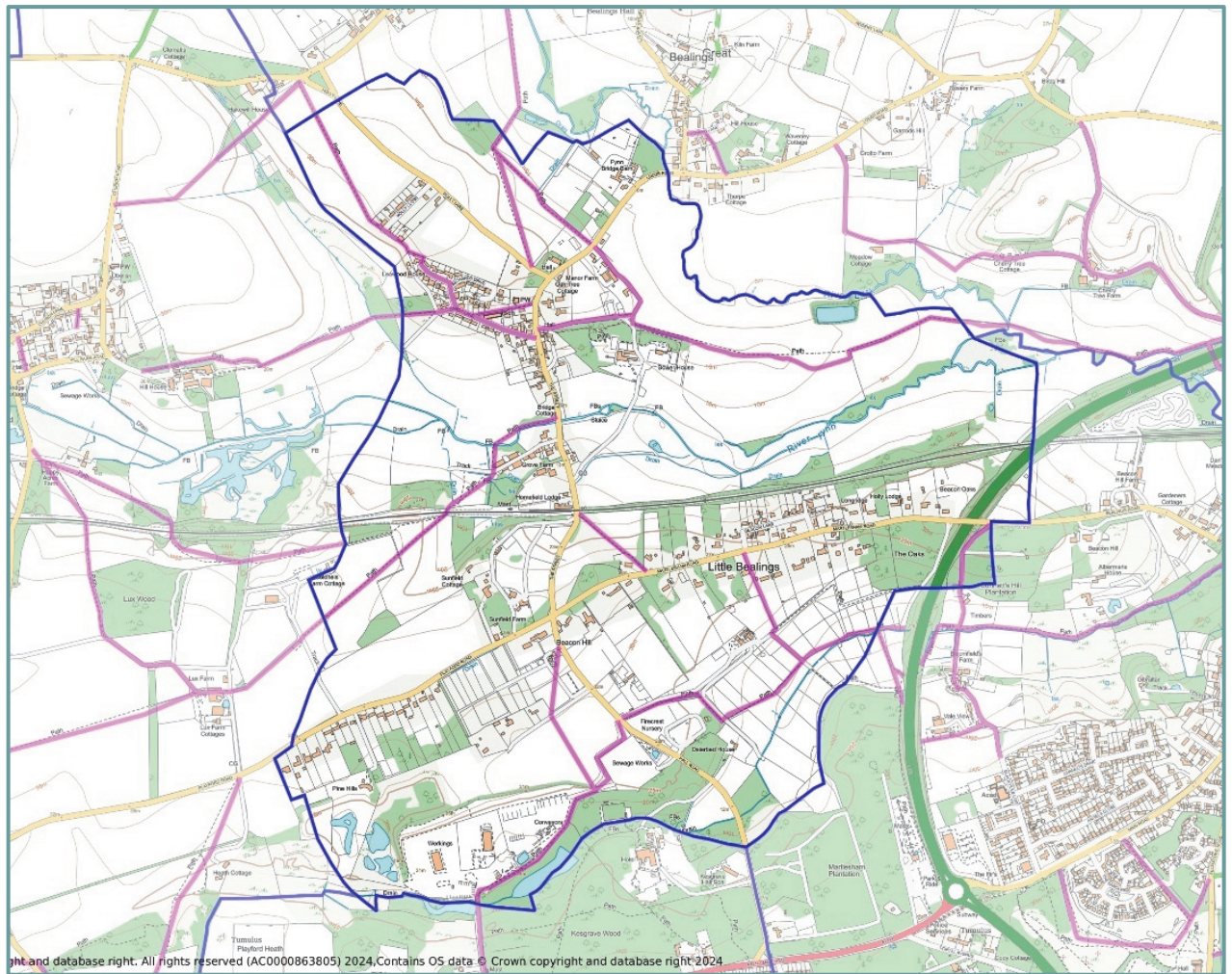


Figure 10: Car ownership change 2001 – 2021 (Source- Office for National Statistics)

- 9.3 Bus services are infrequent, there is a once a day service (Monday to Saturday) to Rushmere St Andrew, where the service then links with Ipswich. Connecting Communities rural transport scheme also operates in Suffolk Coastal, where if there is no public transport available locally, you can request a journey to be collected and connected to an appropriate bus route or train link for onward travel. Consequently car ownership is high.
- 9.4 There are a number of Public Rights of Way within the Parish as shown on Map 10, many of which start in the village / residential areas and lead into the surrounding countryside linking with surrounding settlements such as Martlesham, Great Bealings, Woodbridge and Playford. The Fynn Valley path is especially popular with walkers. However, existing roads are narrow and lack pavements and so it is essential the condition of these is not eroded further and remain safe for pedestrians, cyclists and drivers alike.



Map 10: Public Rights of Way (Source: Suffolk County Council)

## Local Plan Context

- 9.5 Local Plan Policy SCLP7.1 Sustainable Transport, requires 'development proposals to be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities'. However, in a rural setting such as Little Bealings this is more challenging. The Policy also refers to 'Opportunities to improve provision of or access to public transport, in rural and urban areas will be supported.' It is therefore important to ensure existing routes and public rights of way are maintained, existing public transport services are retained, and road safety is not reduced by parked vehicles.
- 9.6 New development should also ensure sufficient off-street parking provision for both occupants and visitors.

## Residents' Survey

- 9.7 Survey responses revealed that:
- 80% of respondents agreed that pedestrian safety is a concern within the village.
  - 73% specifically agreed car parking for the school needs to be improved.
  - 71% of respondents considered traffic speed to be a problem
  - 71% of respondents agreed that Public Transport was inadequate.
  - 71% of respondents agreed that it is not possible to travel safely by foot or bike around the village. This was echoed in the Youth Survey.
  - 66% of respondents agreed that footpaths were clearly marked throughout the village.
  - 62% of respondents would like to see improved cycle routes to neighbouring towns.

## Whether residents agreed or disagree with these statements

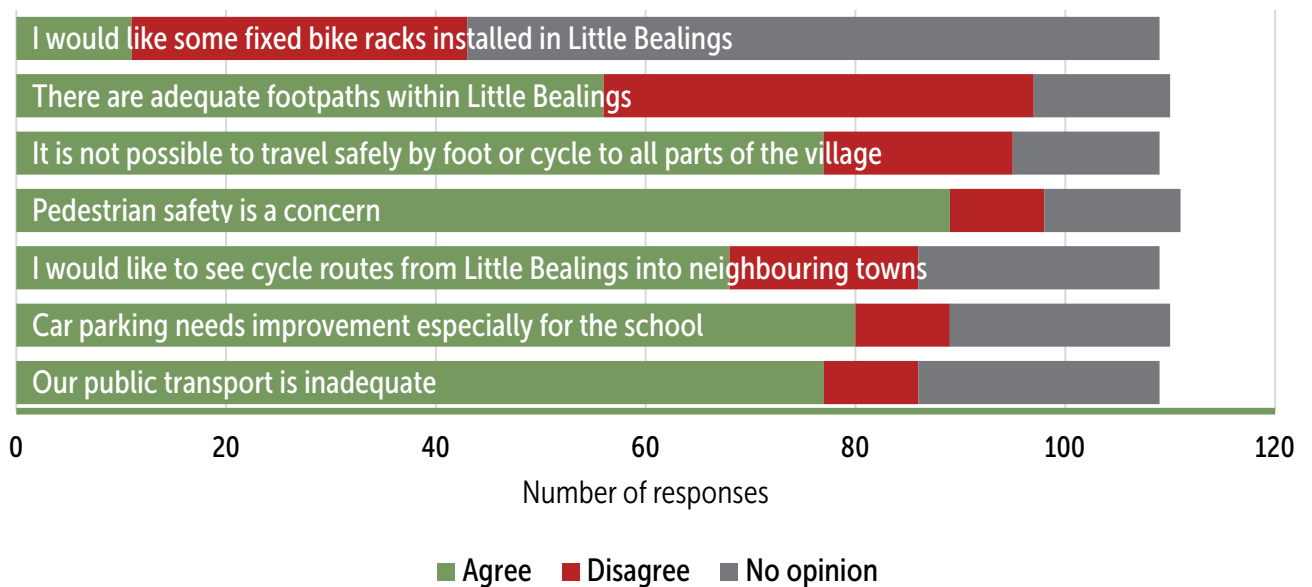


Figure 11: Residents' opinions on transport and travel issues

## Neighbourhood Plan Policies

### Public Rights of Way

- 9.8 The implementation of Policy SCLP7.1 will provide a sufficient policy framework for the determination of planning applications that have an impact on highways in the Parish. Measures to improve and extend the existing network of public rights of way will be supported provided their value as biodiversity corridors is also recognised and protected and efforts are made to enhance biodiversity as part of the proposal.
- 9.9 Policy LBL 10 sets out the Plan's approach to this matter. The policy needs to be read within the wider context set by the development plan. It does not offer opportunities for development which would otherwise enhance footpath links to come forward where such a proposal would be in conflict with the provisions of the Suffolk Coastal Local Plan and other policies in this Plan.

### Policy LBL 10: Public Rights of Way

**Development proposals which improve and extend the existing network of public rights of way will be supported. As appropriate to their scale, nature and location, such development proposals should take account of the existing value of the right of way concerned as a biodiversity corridor and where practicable incorporate measures to enhance biodiversity as part of the proposal.**

#### Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP7.1 Sustainable Transport  
Policy SCLP10.4 Landscape Character

- 9.10 Although not a designated cycle route the footpath from Sandy Lane to Playford is used by cyclists. Consideration should be given to making this route a bridleway, which would create a safer and traffic free route to the edge of Ipswich.
- 9.11 This would help to promote active travel for Little Bealings residents, and also make the route more suitable for wheelchair and pushchair users, as the route is already used by parents from Playford.

## Community Action 6: Upgrading the footpath from Sandy Lane to Playford to a Bridleway

The Parish Council will seek to work with landowners, Playford Parish Council and the County Council to make the public footpath between Sandy Land and Playford a bridleway.

- 9.12 The closure of The Street during the recent works by Anglian Water improved the quality of life for residents who live on The Street. The temporary chicanes slowed traffic down and made it safer for all residents and the schoolchildren.
- 9.13 Installing some form of measures to reduce traffic speeds would enhance road safety, and create a more pedestrian and cycle friendly environment. Ultimately, this would foster a safer and more liveable community.

## Community Action 7: Addressing traffic impact

The Parish Council will seek to work with the Suffolk County Council Highways Department to deliver environmentally sensitive traffic calming measures in the following locations – The Street, Martlesham Road and Playford Road.

- 9.14 The village roads suffer with litter thrown from cars. Providing litter picking equipment and arranging for community events for the village to get together to collect litter would benefit the village and the environment. Such provision would hopefully empower residents to maintain a clean and attractive environment, foster community pride and promote environmental stewardship.

## Community Action 8: Litter Picking Initiative

The Parish Council will establish a litter picking initiative and support volunteers to help maintain a clean and attractive environment.

## Parking Standards

- 9.15 Car parking is an issue in the village. Over 70% of respondents to the residents' survey consider it an issue, especially for the school, whilst 51% felt it was an issue generally in the village. Furthermore, the number of households with 3 or more cars has increased by over 60% over the last 20 years.
- 9.16 The combination of a limited bus service and narrow roads, packaged with increasing car ownership has led to an increased pressure on space both within the grounds of established dwellings and on the roads in the area. Car ownership levels are high when compared with East Suffolk as a whole, with over 30 percent of homes having three or more cars compared with just under 12 percent across the district, as illustrated in Figure 12.

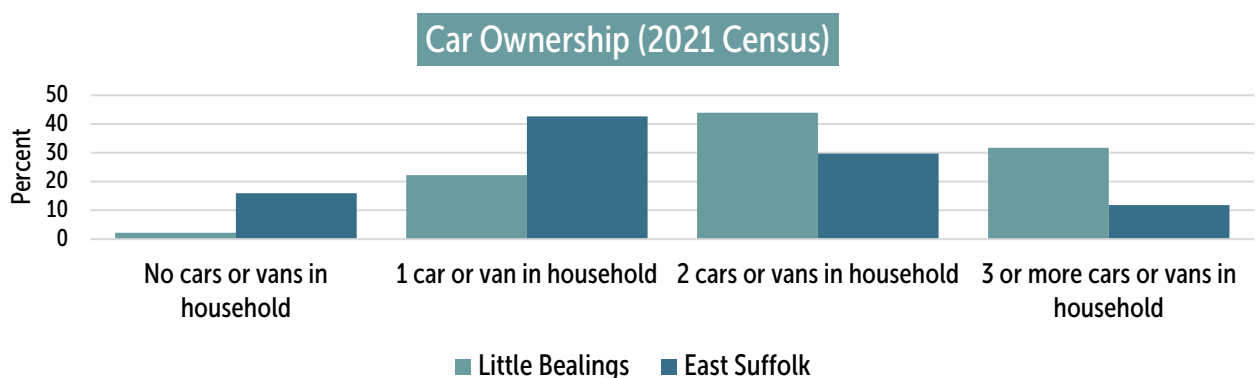


Figure 12: Car ownership levels 2021 (Source: Office for National Statistics)

- 9.17 Paragraph 112 of the NPPF states that, "If setting local parking standards for residential and non-residential development, policies should take into account:
- a) the accessibility of the development;
  - b) the type, mix and use of development;
  - c) the availability of and opportunities for public transport;
  - d) local car ownership levels; and
  - e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles."

9.18 The Suffolk County Council Guidance for Parking (2023) for residential development acknowledges that providing a reduced number of parking spaces at a travel origin does not effectively discourage people from owning a car unless heavily restricted and alternative modes of transport are available. It states that parking guidance for origins should be used as a minimum advisory standard. The 2023 Guidance for residential development is reproduced below:

House Size	SCC Guidance
1 bedroom	1 space per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	2 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

9.19 Given the higher levels of car ownership in Little Bealings, it is reasonable that parking standards should also be set at a higher level than the recommended minimum requirements. For all residential developments, the minimum parking spaces required for each new dwelling shall be as set out below:

House Size	Little Bealings Minimum Standard
1 bedroom	2 space per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	3 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

9.20 On-street car parking can have a significant impact on a locality and have a detrimental impact on the ability for emergency services to respond to calls. Given the road structure in Little Bealings comprising narrow lanes, it is generally not appropriate to make provision for visitor car parking on the highway. It is therefore essential that all vehicle parking is integrated into the development site without creating an environment dominated by vehicles.

9.21 The Suffolk County Council Parking Guidance (2023) requires appropriate provision of charging points for electric vehicles which, for dwellings means:

EV charging requirement	Where the number of car parking spaces is <b>less than</b> the number of dwelling(s) those spaces serve - all spaces must be provided with an EV charging point.  Where the number of car parking spaces is <b>equal to or more than</b> the number of dwelling(s) those spaces serve - the number of spaces with EV charging points must equal the number of dwellings. The remainder of the spaces must benefit from cable routes to allow for the installation of an EV charging point.
Minimum nominal output	Any electric vehicle charging point must have a minimum nominal rated output of 7kW.

9.22 New dwellings should also provide covered and secure cycle storage in accordance with the most recently adopted guidance, currently the Suffolk County Council Parking Guidance (2023).

## Policy LBL 11: Parking Standards

Development proposals should maintain or enhance the safety of the highway network ensuring that all vehicle parking is designed to be integrated into the site without creating an environment dominated by vehicles. In residential developments the following minimum provision shall be made:

<u>House Size</u>	<u>Minimum Requirement</u>
1 bedroom	2 spaces per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	3 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

Hard standing parking spaces and driveways should be constructed from permeable materials to minimise surface water run-off.

Secure and covered cycle storage shall be provided in accordance with those expressed in the current Suffolk Parking Guidelines and shall include secure and covered storage where appropriate to the development.

### Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP7.1 Sustainable Transport

Policy SCLP 7.2 Parking Proposals and Standards

- 9.23 With the narrow roads and lack of pavements, cars parked on the roadside, especially at school times mean that parents and children must walk in the road and face the oncoming traffic.
- 9.24 A solution would be for the creation of a central car park, this would not only enhance the quality of life for all Little Bealings residents, as well as making the three venues, the Church, Bealings Village Hall and the Angela Cobbold Hall more sustainable.

### Community Action 9: Village Centre car parking

The Parish Council will pursue the potential of providing car parking in the village centre that has good pedestrian access to the Church, Bealings Village Hall, the Primary School and the Angela Cobbold Hall, as well as existing homes.

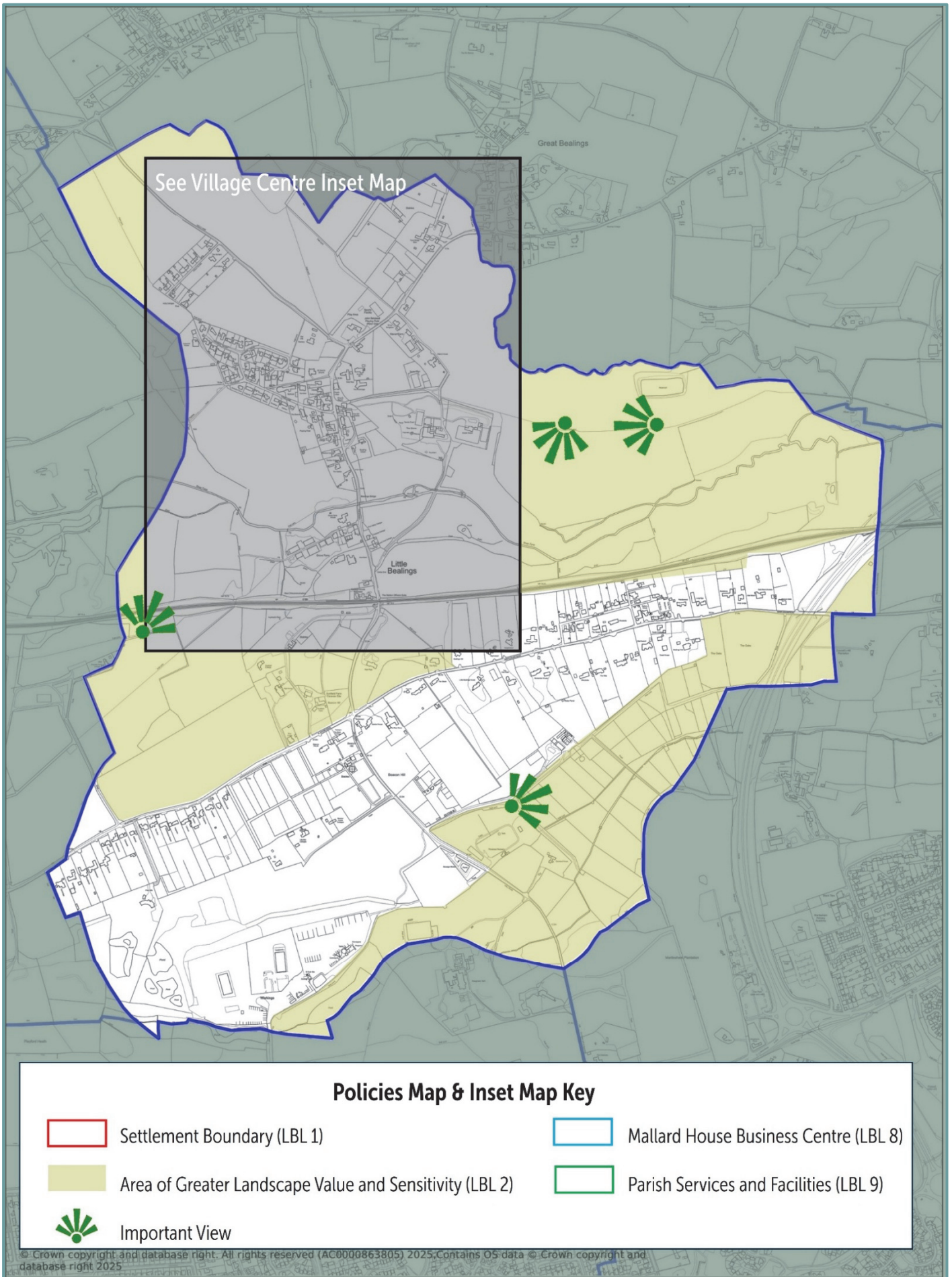
- 9.25 Given the minimal public transport links to Ipswich, and Woodbridge as referenced above, together with the fact that Little Bealings has an ageing population, the need for public transport is likely to increase in the future.

### Community Action 10: Support for public and community transport

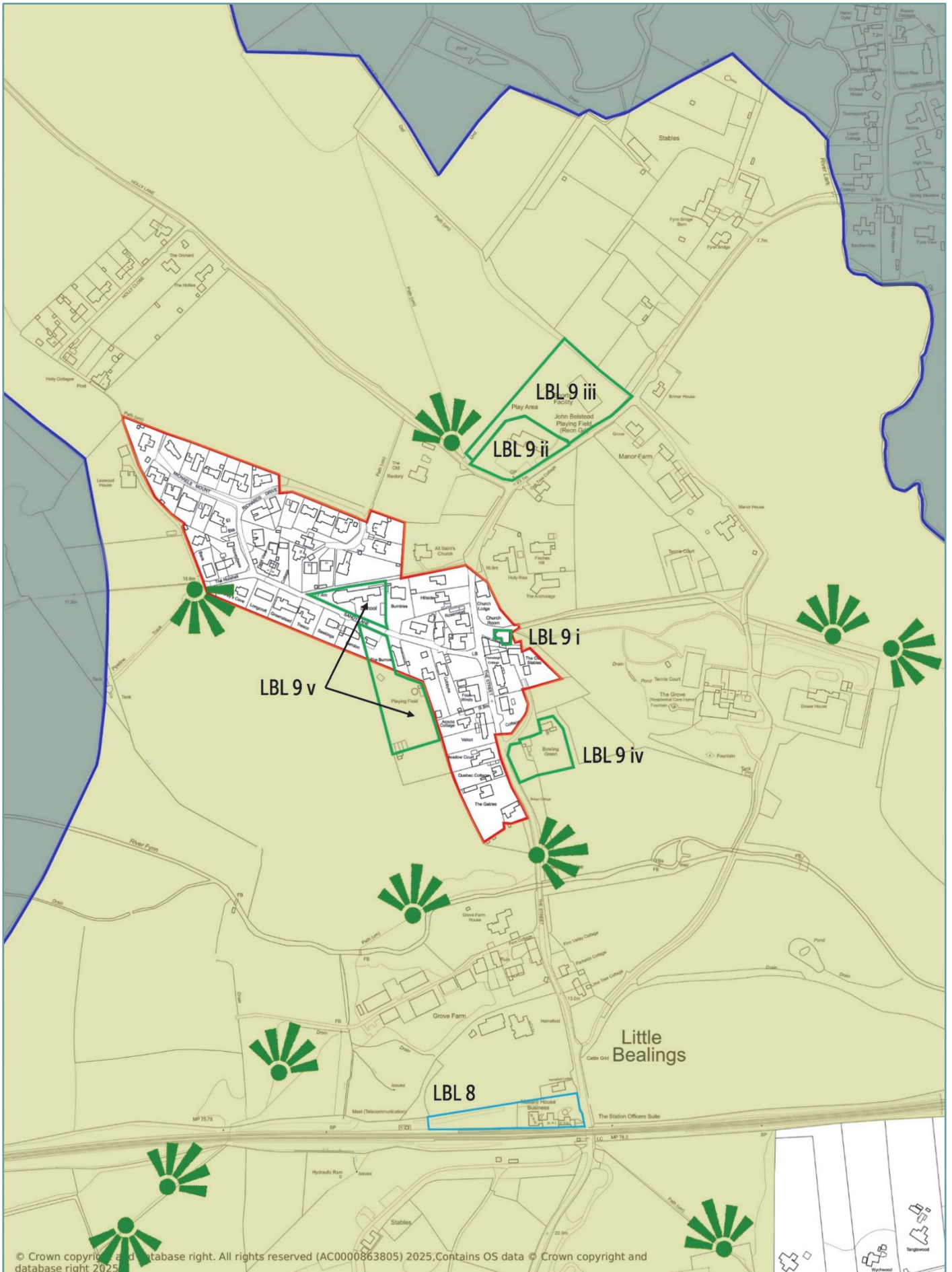
The Parish Council will seek to work with transport providers and community transport initiatives to improve public and community transport links to Ipswich, Woodbridge and other nearby services.



# Policies Map



# Village Centre Inset Map





# Appendix 1 - Design Codes

Source- Little Bealings Design Guide – May 2024 (AECOM)

Code	Implementation
<b>Rural Character</b>	
RC.01 Views	The roofline should be set lower than the vegetation backdrop, avoiding hard lines of the silhouette against the sky. Existing viewing gaps towards the countryside should not be blocked out by new development. New trees should also be considered to help frame key views.
RC.02 Landscape features	Development should have regard to the key landscape features of the vicinity which are identified in the separate Neighbourhood Plan Landscape Appraisal.
<b>Preserving 'The Street'</b>	
HS.01 Boundary treatment	Greenery should be considered for the boundary of development that takes place on The Street where appropriate.
HS.02 Detailing	Any development along the Street should pick up on the façade detailing from existing buildings.
HS.03 On-plot car parking	On-plot car parking should be provided for any new development along The Street in order to avoid street clutter.
HS.04 Street trees	Existing street trees and mature woodland should be retained and any development in the area should look to add to this leafy character.
<b>Vernacular, architecture and features</b>	
VA.01 Architectural variety	New development should complement the village's existing architectural variety by providing variation in built form and style.
VA.02 Detailed façades	New development should seek to support visual interest in the streetscape by including design details on frontages and avoiding blank facades or buildings which ignore their street or corner frontage.
VA.03 Fenestration	Where fenestration is street facing in new developments, timber fittings will be preferable. Plastic windows should be avoided, especially as replacements to existing windows.
VA.04 Materials	New development should reference or complement the existing palette of materials in Little Bealings as displayed on the next page.
<b>Spacing</b>	
SP.01 Space between buildings	The appropriate spacing between buildings should be retained to retain both service space and the views towards the surrounding woodland/countryside.
SP.02 Edge of settlement development	Edge of settlement development should gradually transition to the surrounding landscape context, with a soft, lower density edge.
<b>Infill and cluster development</b>	
IN.01 Tandem development	Tandem development (often referred to as backland development) refers to the development of land set back behind existing properties, which creates urbanised levels of density, should be avoided.
IN.02 Backland development	Large scale backland development behind existing dwellings should be avoided
IN.03 Setback and street edge	Plot infill should largely respect the existing setback if there is a standard street edge.
IN.04 Regard for context	As well as potential for modification and reuse, new infill development should display regard for visual integration with neighbouring buildings by using a complimentary material palette.
<b>Natural environment</b>	
NE.01 Keep existing setting of the village	New development should be environmentally sensitive and on a small scale using, where possible, infill or brownfield sites without changing the existing settlement pattern or setting of the village.
NE.02 Protecting natural corridors	Natural wooded corridors and hedgerows should be restored and maintained
NE.03 Protecting PRoW	The existing Public Rights of Way network should be protected and promoted, new development should link to PRoW where possible.

Code	Implementation
NE.04 Protecting the Fynn Valley	Preserve the existing gaps between the built-up areas and the Rivers Fynn and Lark.
NE.05 Enhance biodiversity	Enhance and promote biodiversity, create habitats for wildlife and reduce noise pollution.
<b>Active transport</b>	
AT.01 Wayfinding	New developments should consider wayfinding elements such as signage and legibility to improve pedestrian mobility. Opportunities should be taken to connect to surrounding public footpath networks.
AT.02 Public Rights of Way	Existing Public Rights of Way should be preserved and enhanced where possible, to encourage active transport.
AT.03 Cycle parking	Where possible, cycle parking should be accessed from the front of the building either in a specially constructed enclosure or easily accessible garage
<b>Sustainable drainage systems (SuDS) and flood mitigation</b>	
FM.01 SuDS 1	Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network.
FM.02 SuDS 2	Integrate SuDS into development and improve amenity through early consideration in the development process and good design practices.
FM.03 SuDS 3	Where feasible, SuDS should be vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area.
FM.04 SuDS 4	SuDS must be designed sensitively to augment the landscape and provide biodiversity and amenity benefits
<b>Agricultural heritage</b>	
AH.01 External additions	External additions should be subordinate in scale to the original or primary form of the building.
AH.02 Materials	Extensions should be designed to match or complement the existing façade material of the structure.
AH.03 Sympathetic modification	Modifications must retain evidence of a structure's previous use where possible
AH.04 Appearance	Modifications must respect or enhance the appearance of the original building and the wider scene.
SC.05 External add-ons	External add-ons should be designed unobtrusively or fitting with the surrounding context and should not detract from the surrounding character.  Security systems, external lighting and satellite additions should be placed discretely to minimise their impact on the streetscene and night sky.
<b>Sustainability</b>	
SS.01 Design integration	Sustainable features should be incorporated from the design phase and seamlessly integrated into the built fabric
SS.02 Key considerations	New development proposals must show regard for key considerations such as thermal mass, drainage and low carbon energy solutions
SS.03 Attractive features	Sustainable features should make attractive additions to the streetscape, i.e., SuDs and rainwater harvesting facilities should be visually attractive.
SS.04 Biodiversity	Biodiversity net gain should be supported by the inclusion of features such as hedgehog corridors, bird/bat boxes, or bee bricks

# Appendix 2 - Development Design Checklist

## 1. General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the character of streets, greens, and other spaces;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

## 2. Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

## 3. Local green spaces, views and character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

## 4. Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between hamlets?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

## 5. Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the villagescape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

## 6. Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

## 7. Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

## 8. Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

## 9. Building materials and surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

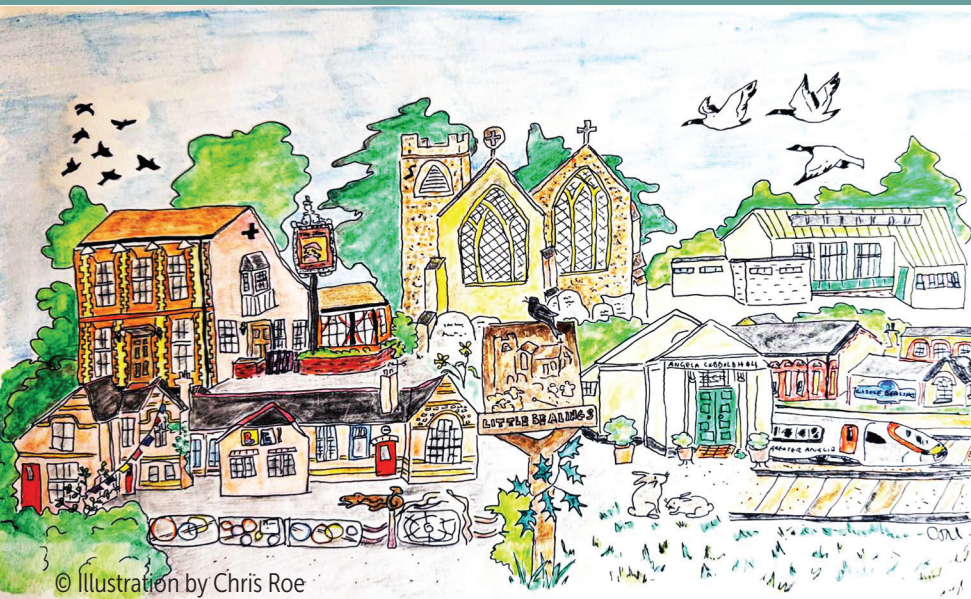
## 10. Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?



# LITTLE BEALINGS

NEIGHBOURHOOD PLAN 2024-2036



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LITTLE BEALINGS PARISH COUNCIL