



# LITTLE BEALINGS

## NEIGHBOURHOOD PLAN

Your chance to comment on the Draft Plan



**Consultation Drop-in Event**  
**Angela Cobbold Hall**  
**Saturday 10 May**  
**10.00am to 1.00pm**

**We need your comments by**  
**Friday 27 June 2025**

**LITTLE BEALINGS PARISH COUNCIL**

You may be aware that the Parish Council has been preparing a neighbourhood plan for Little Bealings.

We've now reached a major milestone and are commencing consultation on the Draft Plan. Consultation commences on **Friday 9 May** and will last until **Friday 27 June**, a period of 7 weeks. It's your chance to say whether or not you support the content of the Plan or would like to see some changes.

The final page of this leaflet explains how you can comment.

### What is a Neighbourhood Plan?

A neighbourhood plan is a community-led approach to guiding future development, regeneration and preservation of an area. There are certain rules and regulations that must be followed during their preparation, including carrying out this public consultation. Later, when the Plan is complete and has been assessed by an Independent Examiner, residents of the Parish that are on the Register of Electors will be given opportunity to vote whether the Plan should be used by East Suffolk Council when deciding planning applications in Little Bealings.

**The recently announced proposals to restructure local government in Suffolk will not make any difference to the future use of the Plan. It is prepared under separate regulations and has to be used by whatever body is in place that takes decisions on planning applications.**

Our Neighbourhood Plan covers the following key themes:

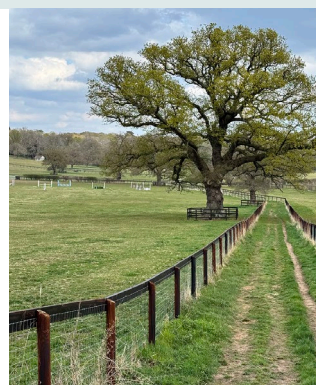


Each theme is supported by one or more planning policies. These will be used in deciding planning applications.

In addition, the Plan contains "community actions" addressing non-planning concerns that were raised when we surveyed residents at the outset of preparing the Plan.

### The Plan starts with a Vision:

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.





## VILLAGE DEVELOPMENT LOCATIONS

The Plan does not allocate new sites for development. It confirms the Settlement Boundary for the centre of the village that is in East Suffolk's Local Plan for the area. Settlement boundaries help contain development and prevent encroachment into the countryside.

Development within the Settlement Boundary is supported where it would not have a detrimental impact on the amenity of residents, the natural and historic environment, infrastructure and highways.

Outside the Settlement Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development.

### The Settlement Boundary

Providing housing to meet the needs of both first-time buyers and to encourage young families into the village was suggested as a need through our residents' survey. The Parish Council will consider carrying out a housing needs survey to establish whether there is the potential to deliver an affordable housing scheme for those with established local needs.

## EMPLOYMENT SERVICES & FACILITIES

The limited facilities and services are valued by residents. The Neighbourhood Plan protects the Mallard House Business Centre from being lost. It also puts in place strict criteria to prevent the loss of:

- Angela Cobbold Hall
- Bealings Village Hall
- John Belstead playground and recreation area
- Bowls Club
- Bealings Primary School
- All Saint's Church

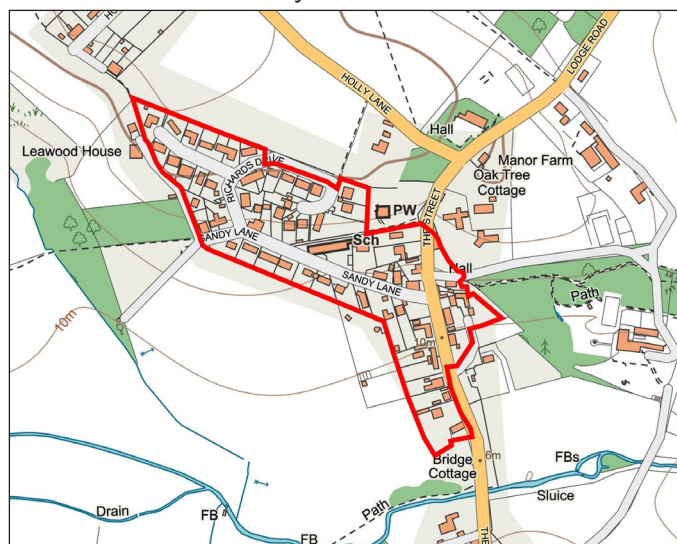
## HIGHWAYS & TRAVEL

Most highway improvements do not require planning permission and so there is a limit as to what the Plan can cover. We know that the number of cars per household is high in the Parish and have raised the minimum number of parking spaces in new homes to ensure that cars can be accommodated within the plot. The extensive network of public rights of way are well used and the Plan seeks to protect them from being lost because of development.

Community actions consider:

- the possibility of upgrading the public footpath to Playford to a bridleway
- working with the Highways Department to deliver environmentally sensitive traffic calming measures in The Street, Playford Road and Martlesham Road
- introducing a village litter picking initiative
- pursuing the potential for a car park in the village centre

### The Settlement Boundary



## NATURAL ENVIRONMENT

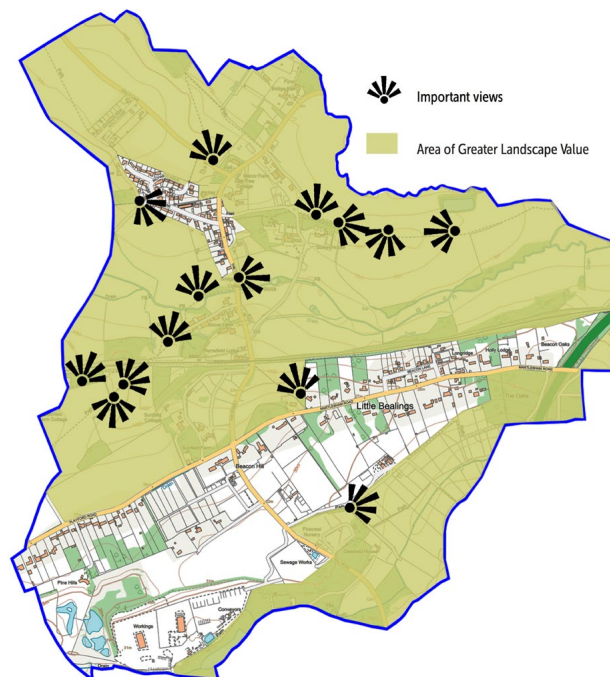
We know that the Fynn Valley that runs through the parish, in particular, is a distinct and important landscape. It used to be defined as a "Special Landscape Area".

We've had a Landscape Value Statement prepared by a landscape architect that concludes that a significant part of the Parish should be defined as an "Area of Greater Landscape Value", linking with the same designation made in the recently completed Playford Neighbourhood Plan.

The designation means that proposals for development will have to take account of the special qualities of the landscape. A community action encourages the preparation of "landscape enhancement plans."

The Plan also identifies a number of important views around the Parish. The key elements of these views must be preserved.

Woodland trees, hedgerows and field boundaries are distinctive elements of the landscape, in addition to providing important ecological corridors. The Plan seeks their preservation and enhancement.



## BUILT ENVIRONMENT, HERITAGE & DESIGN

Design Guidance has been prepared for the village as part of the Government grant programme. It will be used by East Suffolk Council when making decisions on planning applications.

The Neighbourhood Plan:

- sets out design criteria that planning applications will have to take into account.
- encourages development to incorporate current best practice in sustainable construction.
- seeks to limit unnecessary light pollution arising from new development.

Matters relating to flooding from new development are already addressed in national and district level planning policies and so are not repeated in the Neighbourhood Plan.

Community actions seek to:

- lobby for improved broadband speeds
- work with landowners and the Highways Department to ensure drains, waterways and culverts are maintained
- maintain our predominantly dark skies



## HOW TO COMMENT

The full version of the Plan will be available to download at

<https://littlebealingsparishcouncil.gov.uk/neighbourhood-plan/> from Friday 9 May, where an online comments form will also be available to complete.

If you don't have access to the internet, paper copies will be available to view at the drop-in event on 10 May and can also be viewed at the Village Hall, the Parish Church and Angela Cobbold Hall. You can also borrow a copy for a short period by contacting Ian Seeley on 01473 621290 or Helen Saagi (Parish Councillor) on 0778 7535592

### Drop-in Events

We'll be at the Angela Cobbold Hall on Saturday 10 May between 10.00 am and 1.00 pm where you'll be able to find out more about the Plan and talk to members of the Working Group about it.

### How to comment

During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete.

You can also collect a paper response form at the Drop-in Event or from the venues and contact listed above.

The forms explain how you can submit them.

**We want your comments, even if you support everything in the Plan.**

**COMMENTS MUST BE RECEIVED BY FRIDAY 27 JUNE - WE CANNOT ACCEPT COMMENTS AFTER THIS TIME**