

Ref: GA/AM/05718/L0010am

1st June 2021

To the occupier

Dear Beyton Resident

**Land to the south of Bury Road, Beyton
Consultation by Manor Oak Homes**

We write to you on behalf of our client, Manor Oak Homes, in respect of the land to the south of Bury Road, Beyton. Specifically, we wish to notify you of their intent to submit a planning application for 14 dwellings during the early summer of 2021 and to seek your views on the proposed illustrative layout and design of the site.

A plan showing the extent and location of this land in relation to the village is included below:



Beyton Neighbourhood Plan

As you may be aware our client's land represents one of two sites (the other being land opposite The Bear Public House) that were most popular amongst the community as part of the ongoing Neighbourhood Plan process and identified as the most suitable locations for a modest number of new homes at the village.

As a result, it has been included as a proposed site allocation in the recent draft of the Beyton Neighbourhood Plan that was consulted on across the parish in March and April 2021. Accordingly, we have been working closely

The Exchange | Colworth Science Park
Sharnbrook | Bedford | MK44 1LZ
t 01234 867135 | e info@arplanning.co.uk | w www.arplanning.co.uk

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with Beyton Parish Council to agree the scope and timing of a planning application that would represent a large step towards securing the Neighbourhood Plan's vision for the village.

The Proposals

The application would provide the following benefits for the villages, as required by the draft Neighbourhood Plan and illustrated by the draft masterplan enclosed with this letter:

- A development comprising 14 new homes ranging in size from 2 to 4-bedrooms with a focus on helping to meet the need for smaller houses at the village;
- The provision of 5 units as affordable housing in line with the draft Neighbourhood Plan requirement of 35% of all houses on the site;
- In addition the inclusion of 6 bungalows at the front and rear of the site to meet the needs of older persons;
- Traffic calming measures along Bury Road including a reduction of the speed limit to 30mph, a new gateway feature to the village, a priority access chicane, a new footpath along the southern side of the road and a safe pedestrian crossing linking this path to the existing pavement to the north; and
- Ecological improvements including the creation of new ponds, hedgerows and grassland areas around the fringes of the site which would actually represent an enriched habitat when compared to the current grassland.

This layout will be reviewed and, where necessary, amended in light of any comments received as a result of this consultation prior to the submission of the application.

Reason for Application Now

I am sure you are aware of Mid Suffolk District Council's own plan seeks to identify alternative development sites at the village. One of these sites, land to the west of Church Road, is also our client's land. We have, however, made it consistently clear to both the District and Parish Councils that our client's intention is to meet the housing needs of the village at the Bury Road site in accordance with the wishes of the community. The submission of an application for the site now confirms our client's commitment to delivery the community's preferred site. If we don't do this the village may end up with more sites coming forward than proposed by the Neighbourhood Plan.

We would be pleased to receive any comments on the enclosed draft illustrative masterplan for the site to allow our client to consider them prior to the formal submission of the application. Any comments should be sent to Armstrong Rigg Planning via either our email address (info@arplanning.co.uk) or by post to The Exchange, Colworth Science Park, Sharnbrook, Bedford, MK44 1LZ by Tuesday 15th June 2021. A dedicated website showcasing our client's proposals will also shortly be available at www.manoroakhomes.co.uk.

Otherwise, if you have any immediate questions in relation to our client's proposals prior to sending your response please do not hesitate to contact me via any of the means below.

Yours sincerely



Geoff Armstrong (geoff.armstrong@arplanning.co.uk)

Director

Armstrong Rigg Planning

Direct Line: 01234 867130

Mobile: 07710 883907