Beeston St Andrew

Data Profile

October 2025

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1. Introduction

1.1. The data profile

1.1.1 This data profile is part of the evidence base for the Beeston St Andrew Neighbourhood Plan (part of the Sprowston with Beeston St Andrew joint Neighbourhood Plan).

1.1.2 Census 2021 data is used throughout the data profile and is obtained from the Office for National Statistics Nomis website containing official census and labour market statistics.[1] The information comes with the following statement:

'In order to protect against disclosure of personal information, records have been swapped between different geographic areas and counts perturbed by small amounts. Small counts at the lowest geographies will be most affected.

Note that small differences in counts between different datasets are possible due to the general disclosure control methods applied to all Census 2021 data. There are small changes to some counts (cell key perturbation), for example, a count of four could be changed to a three or a five. This might make small differences between tables depending on how the data are broken down perturbation is applied.'

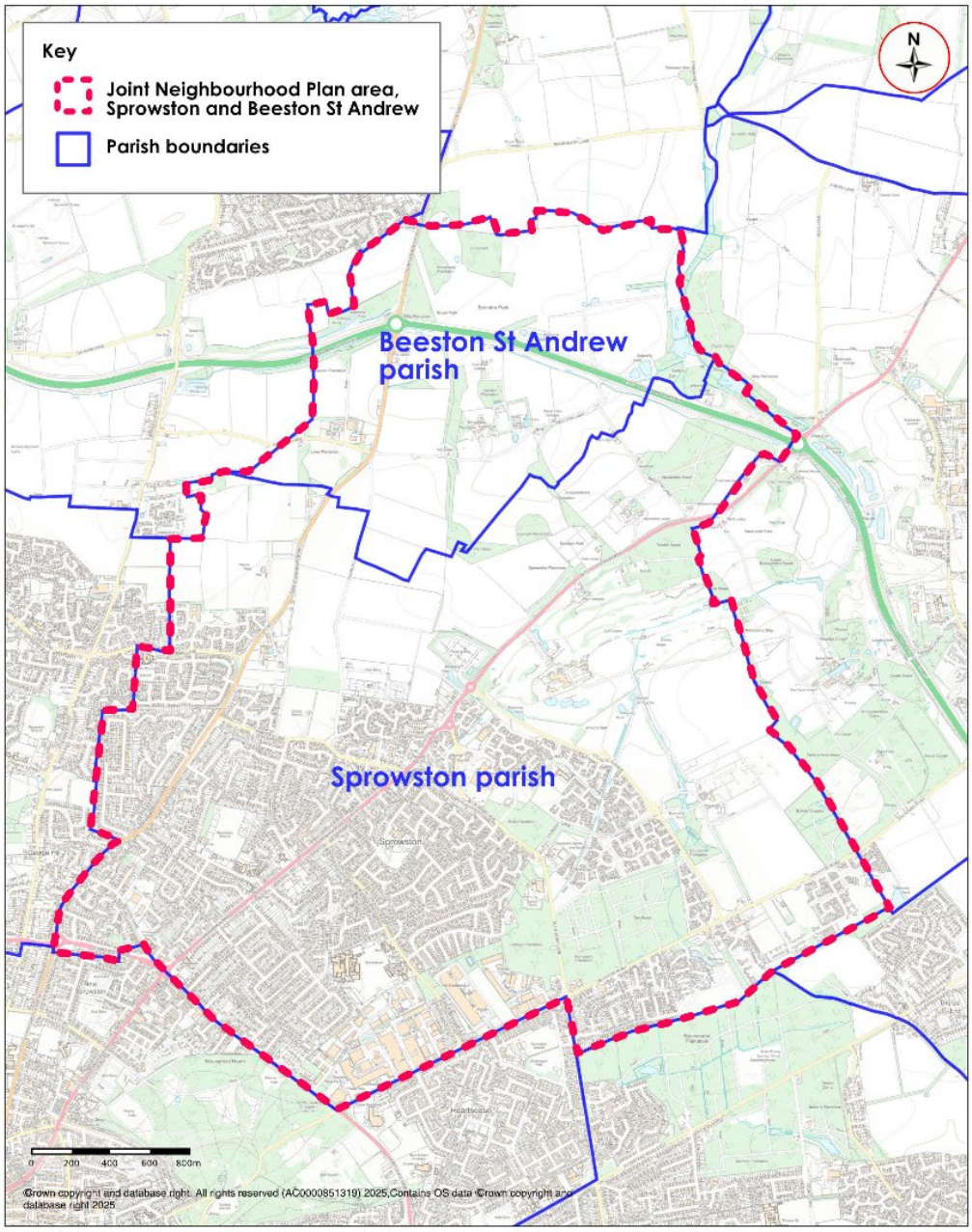
1.1.3 The population of Beeston St Andrew was below 100 so was included within the parish of Spixworth at the 2001 and 2011 Census.[2] There is limited Census data available for Beeston St Andrew parish from the 2021 Census.

[1] www.nomis.co.uk
[2] https://en.wikipedia.org/wiki/Beeston_St_Andrew. Information obtained 01.07.2025.

1.2 Location of Beeston St Andrew

1.2.1 Beeston St Andrew is a civil parish north of Norwich in the Broadland district of Norfolk, England.

Figure 1 below: Map showing the location of Beeston St Andrew parish and the joint Neighbourhood Plan area with Sprowston parish.
Source: Parish Online mapping website with annotations by Rachel Leggett & associates. Information obtained 15.08.2025.



1.3 Local Planning Policy

1.3.1 Both Broadland District and South Norfolk Councils have worked with Norwich City Council and Norfolk County Council to prepare the Greater Norwich Local Plan (GNLP). The GNLP plans for the housing and job needs of the area to 2038 and builds on the long-established joint working arrangement for Greater Norwich. It includes strategic policies to guide future development and plans to protect the environment. It looks to ensure that delivery of development is done in a way which promotes sustainability and the effective functioning of the whole area.

1.3.2 The GNLP was adopted by Broadland District Council at a Council meeting on 28 March 2024.[3]

1.3.3 The Growth Triangle Area Action Plan (GT AAP) was adopted July 2016 and it specifically applies to the areas of Rackheath, Old Catton, Sprowston, Thorpe St Andrew and other parishes which were not covered by the Site Allocations DPD.

1.3.4 The GT AAP is to be carried forward and used in conjunction with the Greater Norwich Local Plan.

1.3.5 A large amount of the development planned for the Growth Triangle is already approved with planning permissions. This includes:

- 600 homes, local shops, a community building and open space at Brook Farm (north of Dussindale).
- 21 hectares of employment space north of the developed part of the Broadland Business Park.
- 64,000 square metres of employment space east of the Broadland Business Park.
- A new urban extension of 3,520 homes, 18,800 square metres of employment space and a wide range of services/facilities and open space in North Sprowston and Old Catton.[4]

1.3.6 Policies within Beeston St Andrew and the Growth Triangle Action Plan are listed below and can be seen on the map in Figure 3 below.

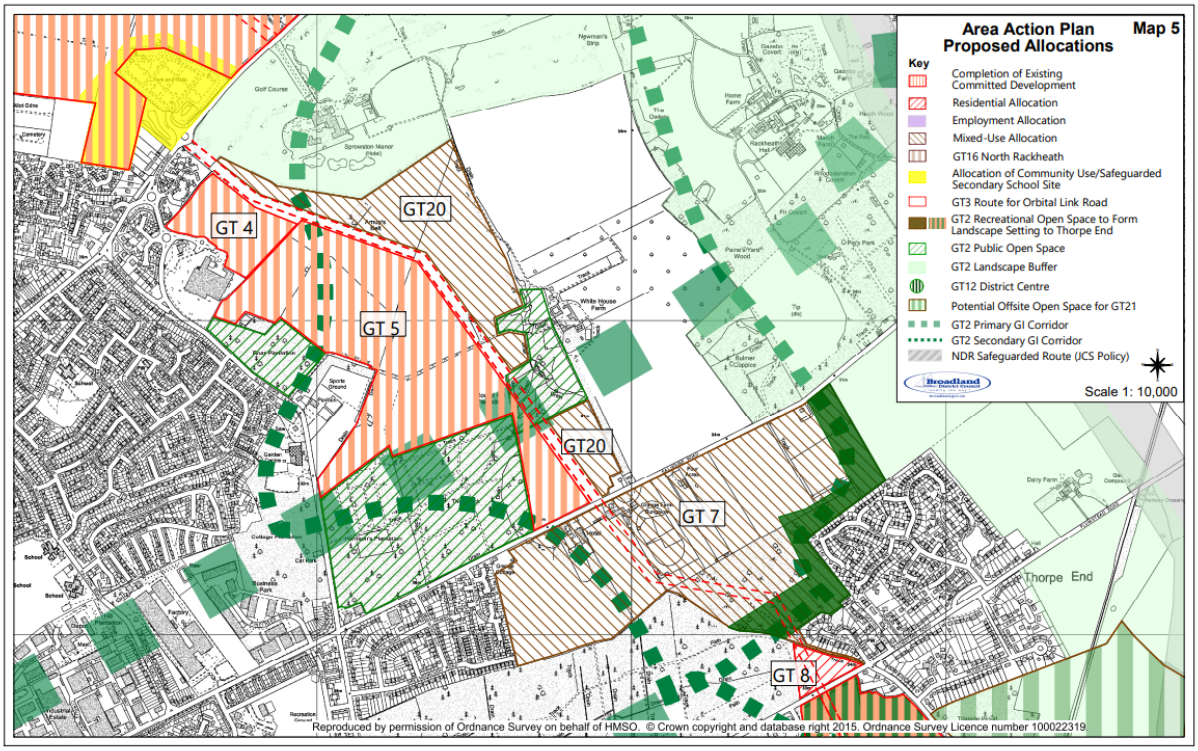
- GT 2: Green Infrastructure
    - Part of the policy states that 'Three large areas of public open space assets which will make an important contribution to the green infrastructure network are identified on the proposal maps. These are Beeston Country Park, including Red Hall Farm, Harrisons Woodland Park and the North Rackheath Buffer Zone'.

[3] https://www.southnorfolkandbroadland.gov.uk/planning/future-development/current-local-plan/adopted-broadland-local-plan. Information obtained 12.09.2025
[4] https://www.southnorfolkandbroadland.gov.uk/planning/future-development/current-local-plan/adopted-broadland-local-plan. Information obtained 11.11.2024.

- Beeston Country Park to Spixworth Park is identified as one of seven secondary green infrastructure corridors to be delivered through policy GT 2: Green Infrastructure.
- The large set piece parks to be delivered as part of the development of the Growth Triangle will form an important part of the delivery of the identified Green Infrastructure Corridors. They will also play an important role in mitigating future recreational impact on the Broads resulting from increasing population in the Growth Triangle. Beeston County Park and Harrison's Plantation Woodland Park have already been secured through the grant of planning permission.

- GT12: North Sprowston and Old Catton (yet to commence).
  - One of four secondary green infrastructure corridors runs through Beeston St Andrew parish, which is Beeston Country Park to Spixworth Park.
  - The delivery of Beeston Country Park and the use of Red Hall Farm as recreational open space will contribute to the maintenance and achievement of these links.

Figure 3 and 4 below: Growth Triangle Area Action Plan Map 5 Proposed Allocations and Area Action Plan Proposed Allocations.
Source: Growth Triangle Area Action Plan.[5] Information obtained 11.11.2024.



[5] https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/growth-triangle-area-action-plan-adopted-july-2016.pdf. Information obtained 11.12.2024.

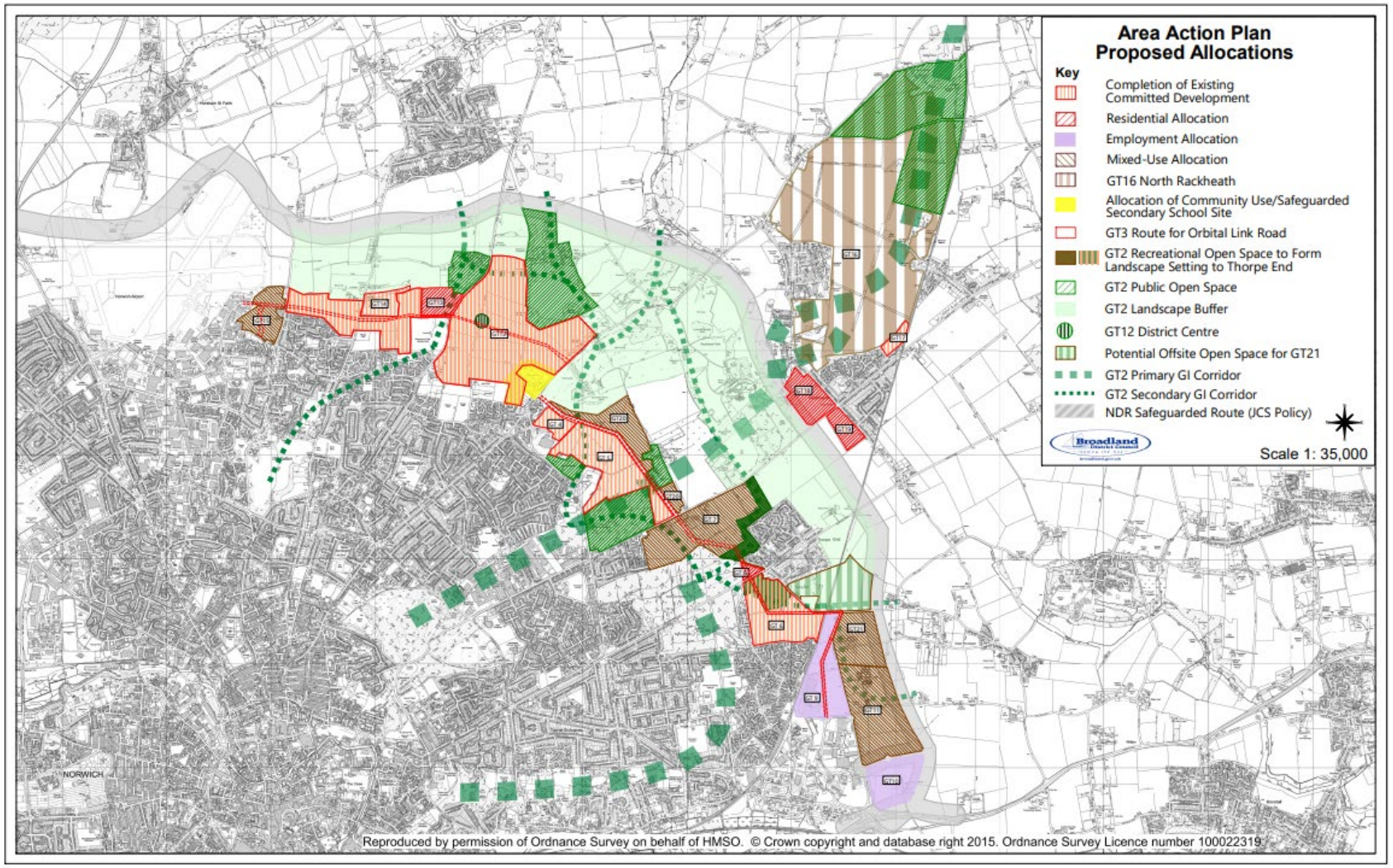
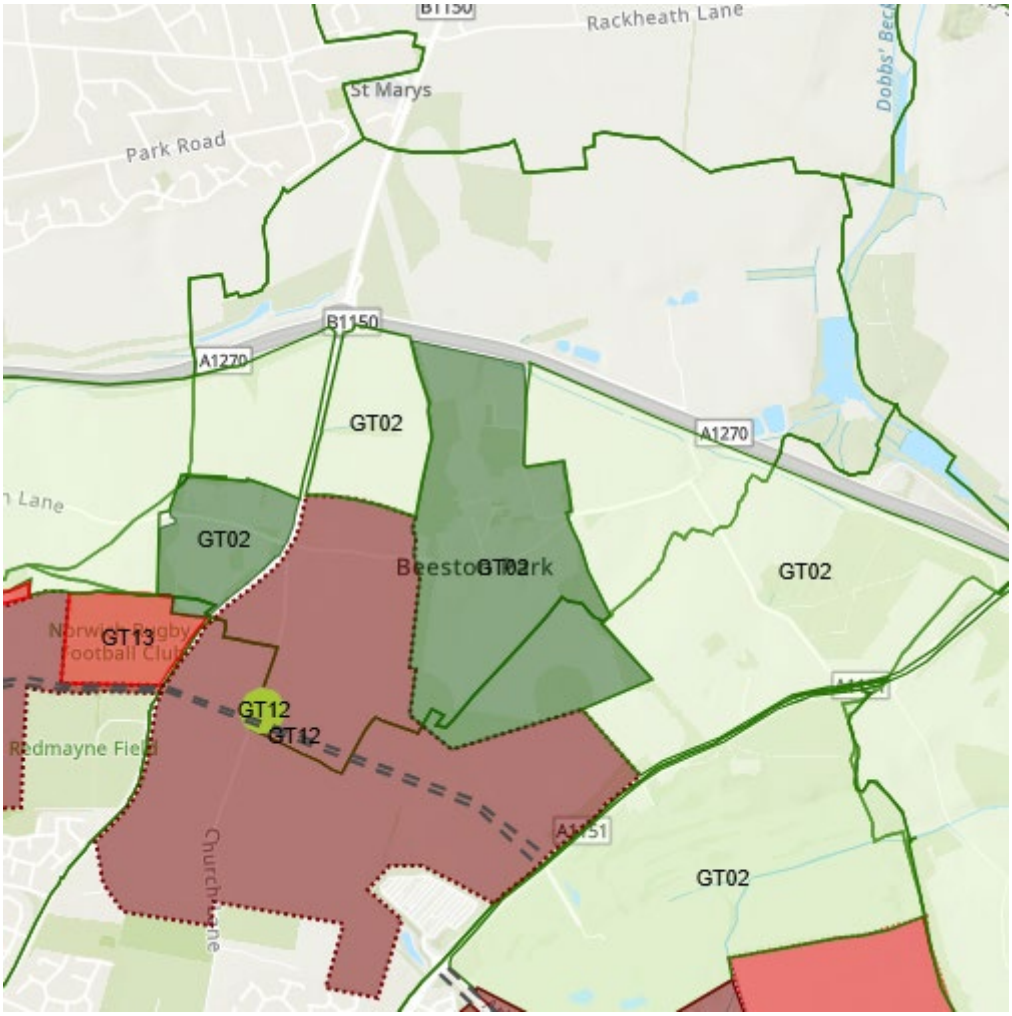

Area Action Plan
Proposed Allocations
Key
Completion of Existing Committed Development
Residential Allocation
Employment Allocation
Mixed-Use Allocation
GT16 North Rackheath
Allocation of Community Use/Safeguarded Secondary School Site
GT3 Route for Orbital Link Road
GT2 Recreational Open Space to Form Landscape Setting to Thorpe End
GT2 Public Open Space
GT2 Landscape Buffer
GT12 District Centre
Potential Offsite Open Space for GT21
GT2 Primary GI Corridor
GT2 Secondary GI Corridor
NDR Safeguarded Route (JCS Policy)
Broadland District Council
Scale 1: 35,000
NORWICH
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. Ordnance Survey Licence number 100022319.

Figure 5 below: Map showing GT02 and GT12 within Beeston St Andrew Parish. Source: Great Norwich Local Plan Site Allocations Interactive map.[6] Map obtained 12.09.2025



6 https://norfolkcc.maps.arcgis.com/apps/webappviewer/index.html?id=6d5de3a7eca44bd090c27e24b3207056. Information obtained 12.09.2025.

1.3.7 Outline planning permission has been granted for Beeston Park, a development of 3,500 new homes and supporting jobs and infrastructure.[7] The latest published and approved documentation related to the Beeston Park development is available on the South Norfolk and Broadland District Council website under planning application 2024/3170.[8] The Beeston Park development makes up Phase 2 of the scheme and the developer is currently working on more details for this phase. As yet, the number of homes within Beeston St Andrew parish is unknown. The following maps are within the latest published and approved documentation related to Planning Application 2024/3170.

[7] https://www.beestonpark.com/. Information obtained 12.09.2025.
[8] https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SLWX5EOQ0QI00. Information obtained 12.09.2025.

Figure 6 below: Key Parameters Plan for Planning Application 2024/3170.
Source: South Norfolk and Broadland District Council website. Information obtained 12.09.2025.

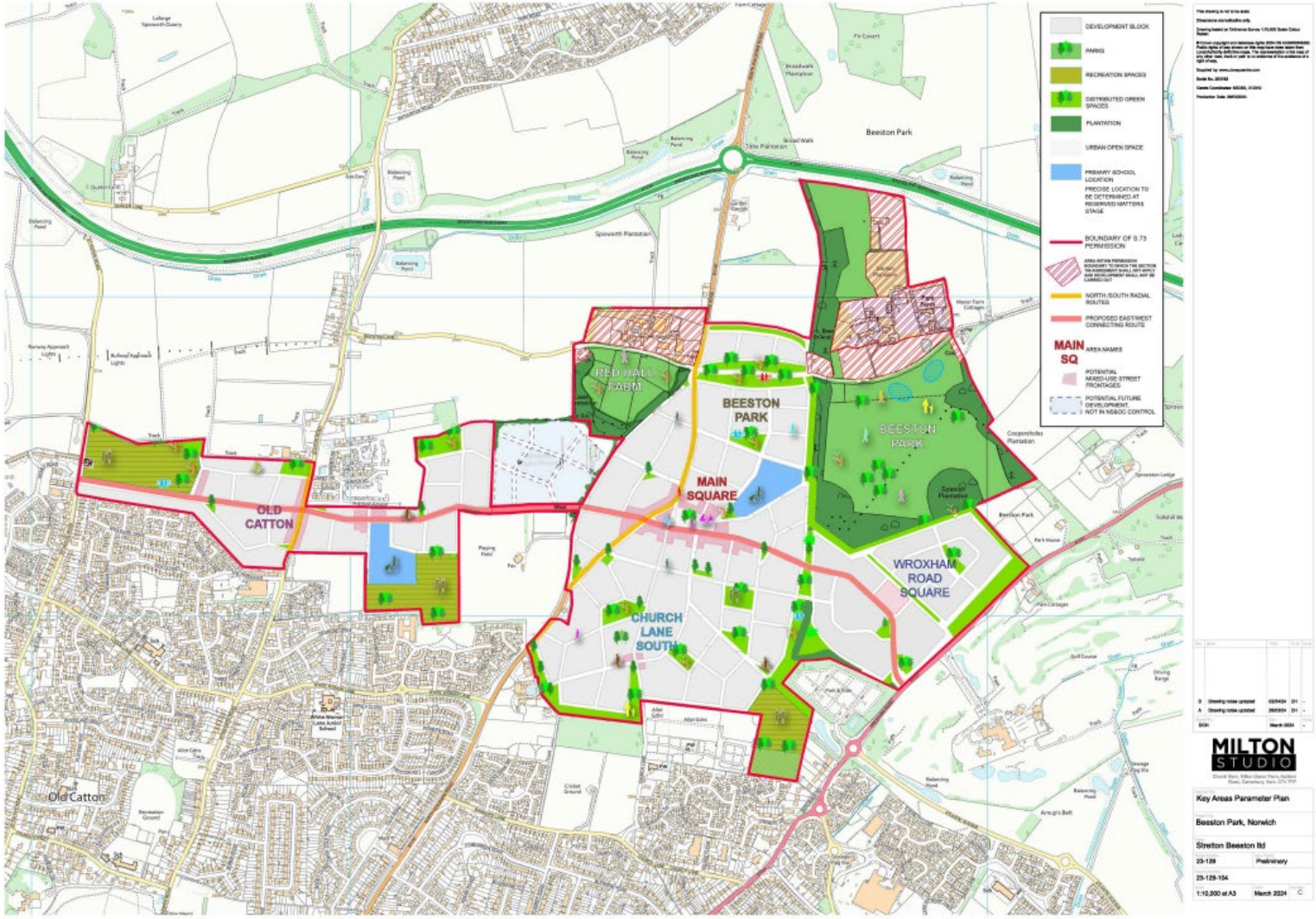


Figure 7 below: Proposed Phase 2 development for Planning Application 2024/3170.
Source: Source: South Norfolk and Broadland District Council website. Information obtained 12.09.2025.

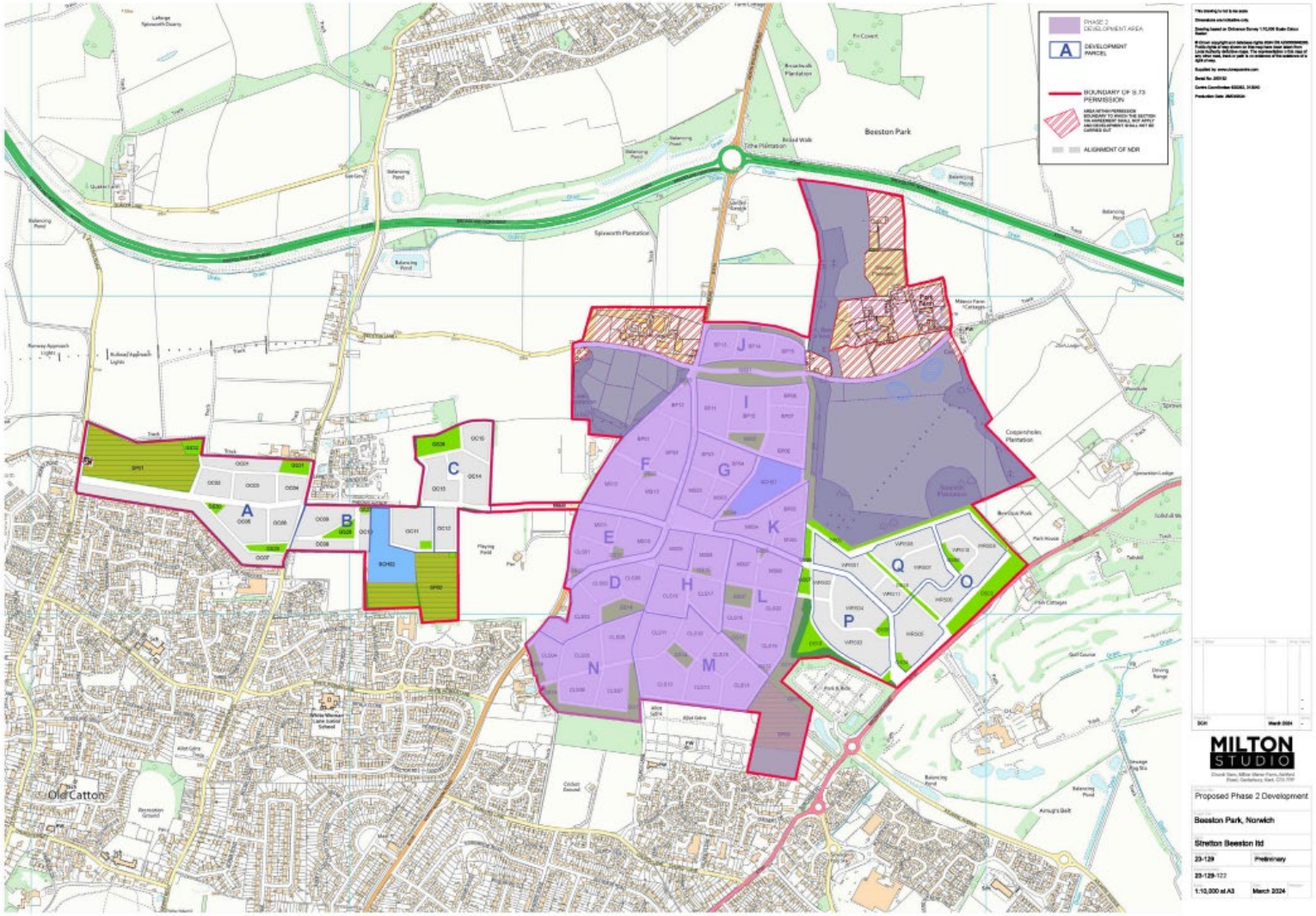


Figure 8 below: Green infrastructure parameter plan for Planning Application 2024/3170.
Source: Source: South Norfolk and Broadland District Council website. Information obtained 12.09.2025.



Figure 9 below: Recreation and Leisure parameter plan for Planning Application 2024/3170.
Source: Source: South Norfolk and Broadland District Council website. Information obtained 12.09.2025.



1.3.8 The North-East Norwich Growth Triangle: Green Infrastructure Delivery Plan April 2016[9] identifies, prioritises and develops green infrastructure connections in the context of the Habitats Regulations Assessment mitigation requirements for the Area Based Polities and in combination with mitigation for the Norwich Distributer Road.

[9] https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/north-east-growth-triangle-gi-delivery-plan-2016.pdf. Information obtained 12.09.2025.

2. Built environment and design

2.1 Historic environment

2.1.1 A search of the Norfolk Historic Environment Record has been requested for use by the Neighbourhood Plan group in the development of Neighbourhood Plan policies. This includes information about the nature and location of archaeological sites.[10] The Norfolk Historic Environment Record is the definitive database of the county's archaeological sites and historic buildings. It contains over 60,000 records describing the archaeology of Norfolk from the earliest evidence for human occupation from 750,000 BC up to the present day.

2.1.2 The Norfolk Heritage Explorer[11] website is an abridged version of the Norfolk Historic Environment Record. A search for Beeston St Andrew parish results in 70 records found. The interactive map on the website can be used to see the location of the finds. The website address is: www.heritage.norfolk.gov.uk/map-search.

2.1.3 A parish summary from the Norfolk Heritage Explorer website can be found below. The links within the text can be used to access the record details on the Norfolk Heritage Explorer website:[12]

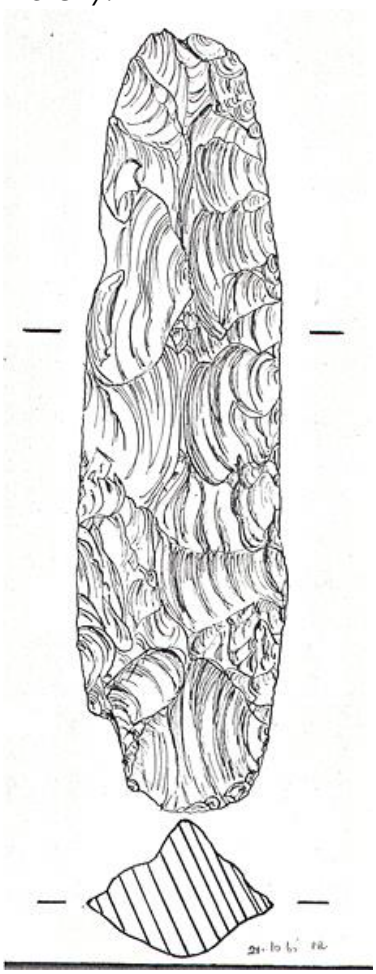
Parish Summary: Beeston St Andrew

This Parish Summary is an overview of the large amount of information held for the parish, and only selected examples of sites and finds in each period are given. It has been beyond the scope of the project to carry out detailed research into the historical background, documents, maps or other sources, but we hope that the Parish Summaries will encourage users to refer to the detailed records, and to consult the bibliographical sources referred to below. Feedback and any corrections are welcomed by email to heritage@norfolk.gov.uk

Beeston St Andrew is a tiny parish to the north east of the city of Norwich, sandwiched between the parishes of Sprowston to the south and Crostwick to the north. Its name comes from Old English for a farmstead where bent grass grows. The St Andrew part of its name comes from the old church, which is mentioned in the Domesday Book of 1086.

[10] www.norfolk.gov.uk/libraries-local-history-and-archives/archaeology-and-historic-environment/historic-environment-record. Information obtained 12.07.2025.
[11] https://www.heritage.norfolk.gov.uk/. Information obtained 12.07.2025.
[12] https://www.heritage.norfolk.gov.uk/record-details?TNF314. Information obtained 15.08.2025.

The parish is one of a ring of medieval settlements around Norwich that were abandoned by the end of the 16th century as the rural population increasingly moved to the city.



Mesolithic flint axehead from Beeston St Andrew. ***(©NCC)***

The earliest evidence of human activity in the parish comes in the form of flint tools, the earliest one identified as a Mesolithic axe (NHER 8140). Also, a prehistoric blade has been discovered. The Neolithic period is represented by several flint axes (for example NHER 19714 and 28620). Aerial photography has revealed a ring ditch (a possibly Bronze Age burial mound, now ploughed flat) (NHER 21124), and a Bronze Age flint scraper and flake have been recovered (NHER 37316).

The Iron Age and the Roman occupation periods do not really make an impact on the archaeological record, with the exception of two cropmarks, (also from aerial photography) which may be enclosures of the time (NHER 17223 and 36451). Likewise, the Saxon period is represented by a single 10th century brooch recovered by metal detecting (NHER 34635).

Metal detecting and fieldwalking have also recovered medieval pottery and metal objects, including coins, a buckle and a harness fitting (NHER 34635). The buildings of the period have disappeared, as has St Andrew's church (NHER 8142). The village and church were abandoned in the first half of the

16th century. The approximate site of the church is known, and there have been reports of building rubble, glazed tiles, and human bones being ploughed up. There have also been reports of building rubble turning up in other parts of the parish, which may be house remains (e.g. NHER 18125). Post medieval objects have been recovered by metal detecting, including a lead cloth seal, lead toy, and buckles (NHER 34834 and 37219). There are three post medieval buildings on the record. Red Hall (NHER 12258), a 19th century brick mansion, stands on the site of Beeston Old Hall which dated to the early 17th century. Dairy Farm (NHER 12640) dated to the 17th century, but was demolished in the 1970s. Beeston St Andrew Hall (NHER 8174) is an 1897 rebuild, but some of its garden walls are 17th century. Lastly, there is a hydraulic pumping station (NHER 8176) that is said to have provided water for Rackheath Hall in an adjoining parish. Although now disused, this was still in good condition in 1980.

Piet Aldridge (NLA), 17 August 2005.

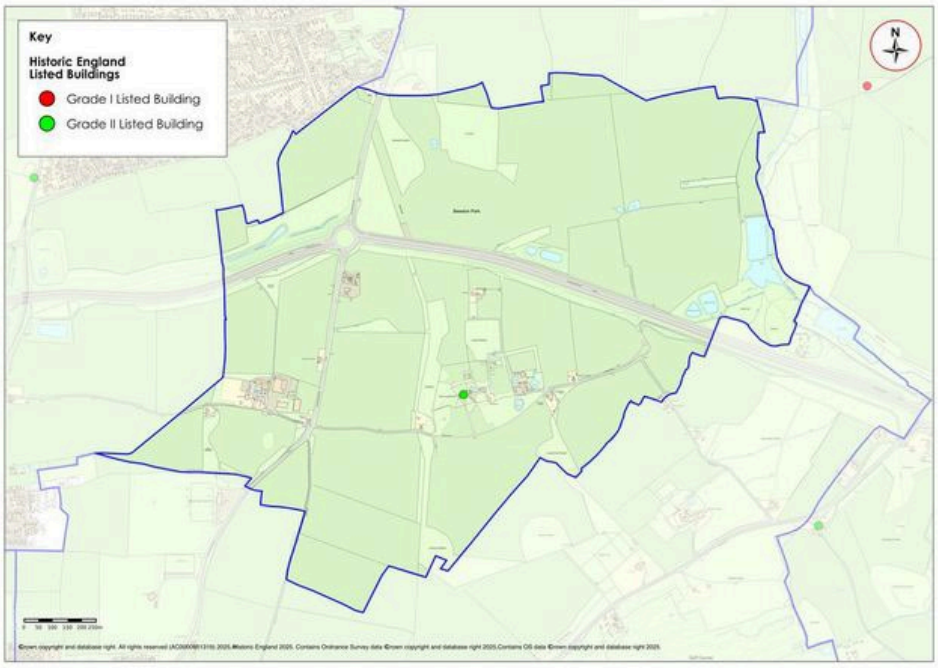
Further Reading

Batcock, N., 1991. 'The Ruined and Disused Churches of Norfolk', East Anglian Archaeology 51
Mills, A., 1987. A Dictionary of English Place Names (Oxford University Press)

2.2 Historic England

2.2.1 The Walls to the South of Beeston Hall are Grade II Listed by Historic England. There are no other listings in Beeston St Andrew parish.[13]

Figure 10 below: Map showing the location of listed buildings in Beeston St Andrew parish.
Source: Parish Online mapping website. Map obtained 30.06.2025.



[13] https://historicengland.org.uk/listing/the-list. Information obtained 30.06.2025.

3. Housing

3.1 District Council housing information

3.1.1 Information from Broadland District Council shows that there have been three net completions in the past ten years and there are six net commitments.

3.1.2 Information from Broadland District Council, July 2025, shows there have been zero Affordable Housing completions in Beeston St Andrew in the last ten years.

3.1.3 Housing list data at July 2025 from Broadland District Council shows there are no applicants on the Housing Register List from Beeston St Andrew and therefore no local housing need to report.

Figure 11 below: Housing data for the past 10 years in Beeston St Andrew parish.
Source: Broadland District Council. Information obtained 15.07.2024.

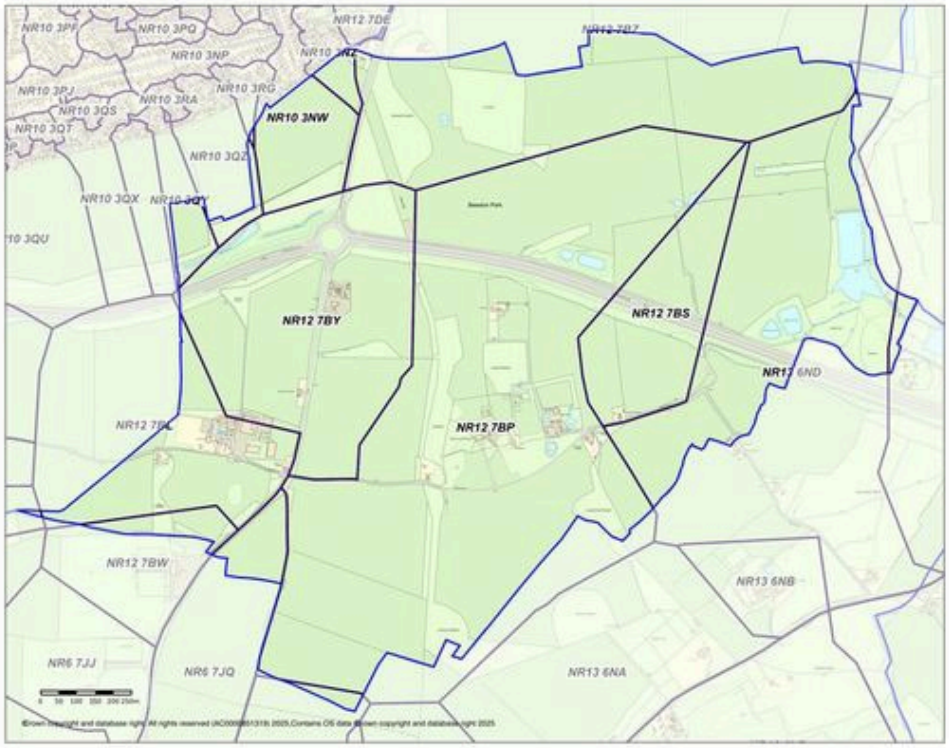
Parish Name	Site Ref	PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Comp in Period	Net Completions in Period	Net Commitments	Uncommence	Not started	Application	Current Status
Beeston St. Andrew	C/BEE/4	20162128	Park Farm, Beeston Lan	Conversion of Barns into 3 No Dwellings	Change of use of non-res building to dwelling(s)	N	0.179	04/12/2017	01/05/2021	26/04/2021	3	0	3	2	2	2	2	1	1	0	Full	STARTED
Beeston St. Andrew	C/BEE/5	20162127	Red Hall Farm Barns, Be	Conversion of the Existing Complex of Barns into 6 No Residential Dwellings	Change of use of non-res building to dwelling(s)	N	0.49	14/02/2018	01/05/2021	01/05/2021	6	0	6	1	1	1	1	5	1	4	Full	STARTED
																Totals:	3	6				

3.2 Housing data

3.2.1 Data from the 2021 Census shows that there were 13 households in Beeston St Andrew parish. Information from the Parish Meeting Chairman is that there are 30 homes in the parish.

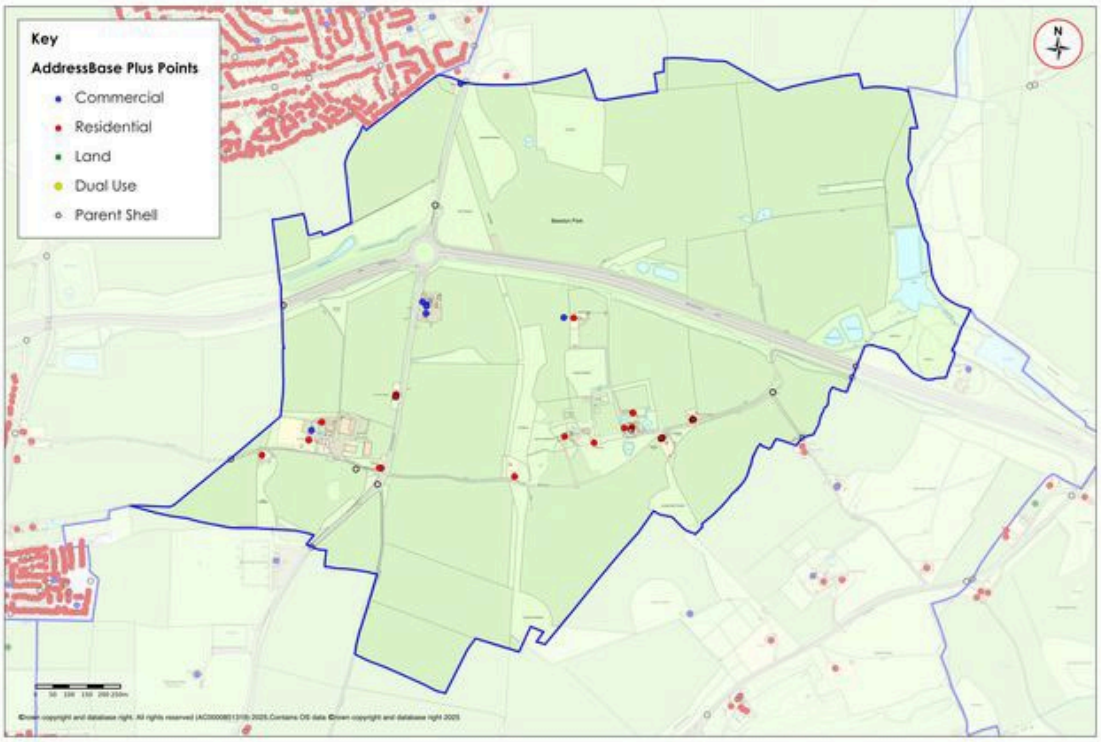
3.2.2 Figures 12 and 13 are maps showing postcode areas and AddressBase Plus Points, which are current properties and addresses sourced from local authorities, Ordnance Survey and Royal Mail.[14]

Figures 12 below: Map showing postcode areas.
Source: Parish Online mapping website. Information obtained 15.08.25.



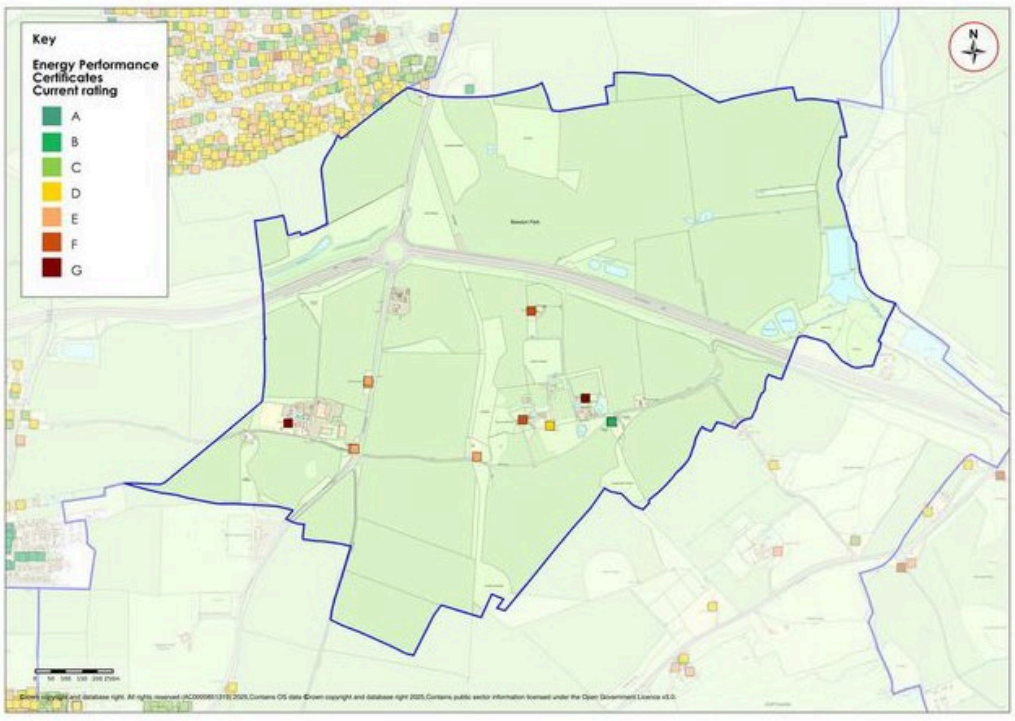
[14] https://www.ordnancesurvey.co.uk/products/addressbase-plus. Information obtained 26.01.2024.

Figure 13 below: Map showing AddressBase Plus Points.
Source: Parish Online mapping website. Information obtained 15.08.2025.



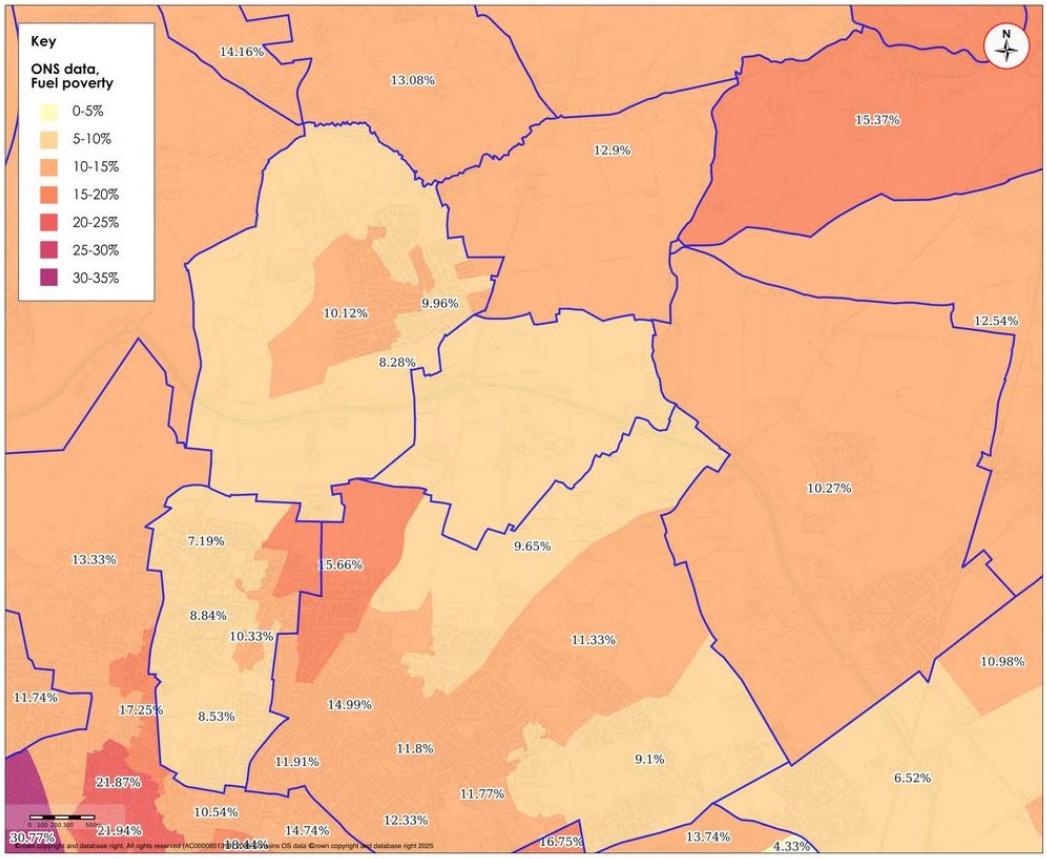
3.2.3 A map showing the Energy Performance Certificate current rating of buildings can be seen overleaf.

Figure 14 below: Map showing the Energy Performance Certificate current rating of buildings.
Source: Parish Online mapping website. Map obtained 01.07.2025.



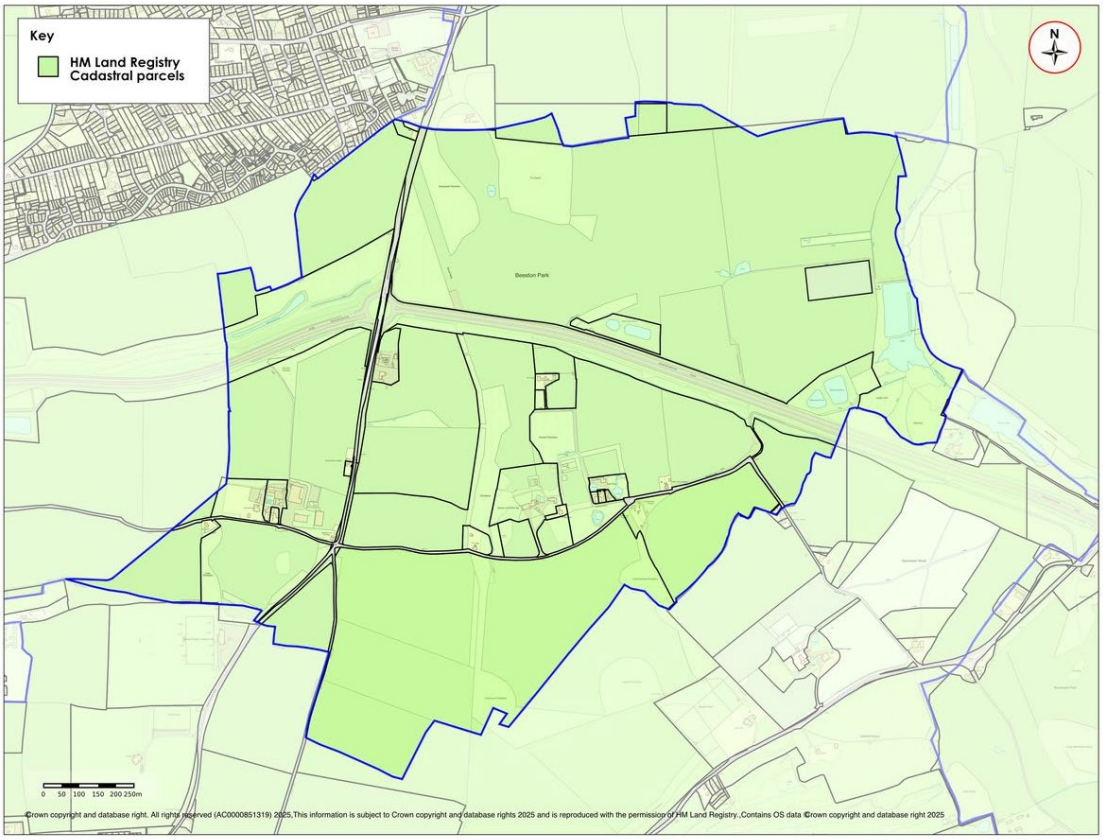
3.2.4 A map showing fuel poverty can be seen below.

Figure 15 below: Map showing Fuel Poverty.
Source: Parish Online mapping website. Map obtained 15.08.2025.



3.2.5 A map showing cadastral parcels can be seen below.

Figure 16 below: Map showing cadastral parcels.
Source: Parish Online mapping website. Information obtained 15.08.2025.



4. Community infrastructure

4.1 Population

4.1.1 The usual resident population of Beeston St Andrew parish was 37 on Census day 2021. 48.6% of usual residents were females and 51.4% of usual residents were males.

4.2 Education

4.2.1 Information from Norfolk County Council shows pupils from Beeston St Andrew mostly attend schools in Sprowston and Spixworth and Norwich.

4.3 Community

4.3.1 The only community building in Beeston St Andrew parish is an unused and derelict chapel.

4.3.2 Owl boxes and possible wildlife projects are planned for the future in Beeston St Andrew.

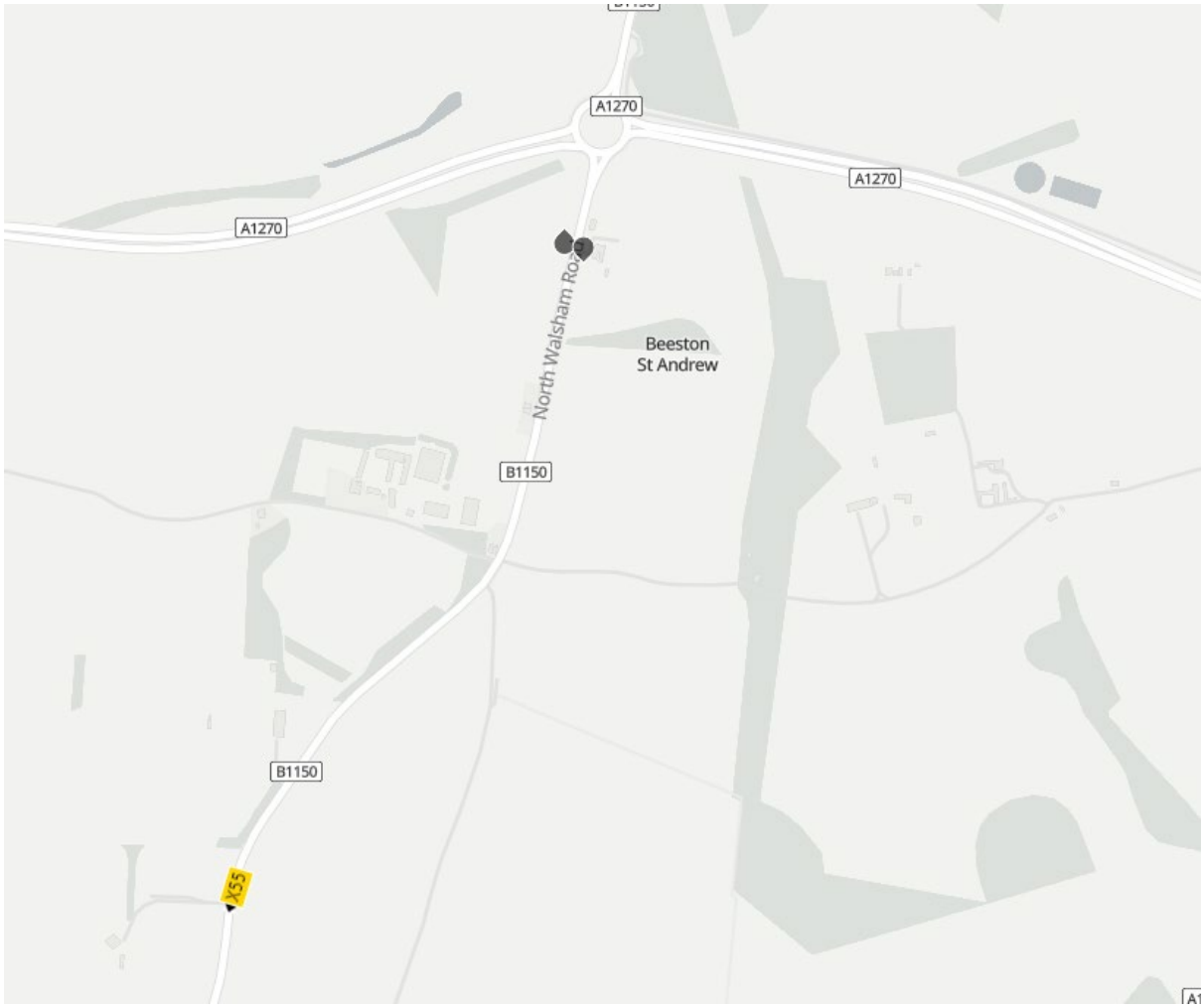
4.3.3 There are no allotments in Beeston St Andrew parish.

5. Transport and accessibility

5.1 Public transport

5.1.1 Beeston St Andrew is served by the X55 North Walsham – Coltishall - Norwich service provided by Sanders Coaches. The bus stops are located adjacent and opposite the garden centre.[15]

Figure 17 below: Map showing the location of the bus stops in Beeston St Andrew.
Source: bustimes.org website. Information obtained 01.07.2025.

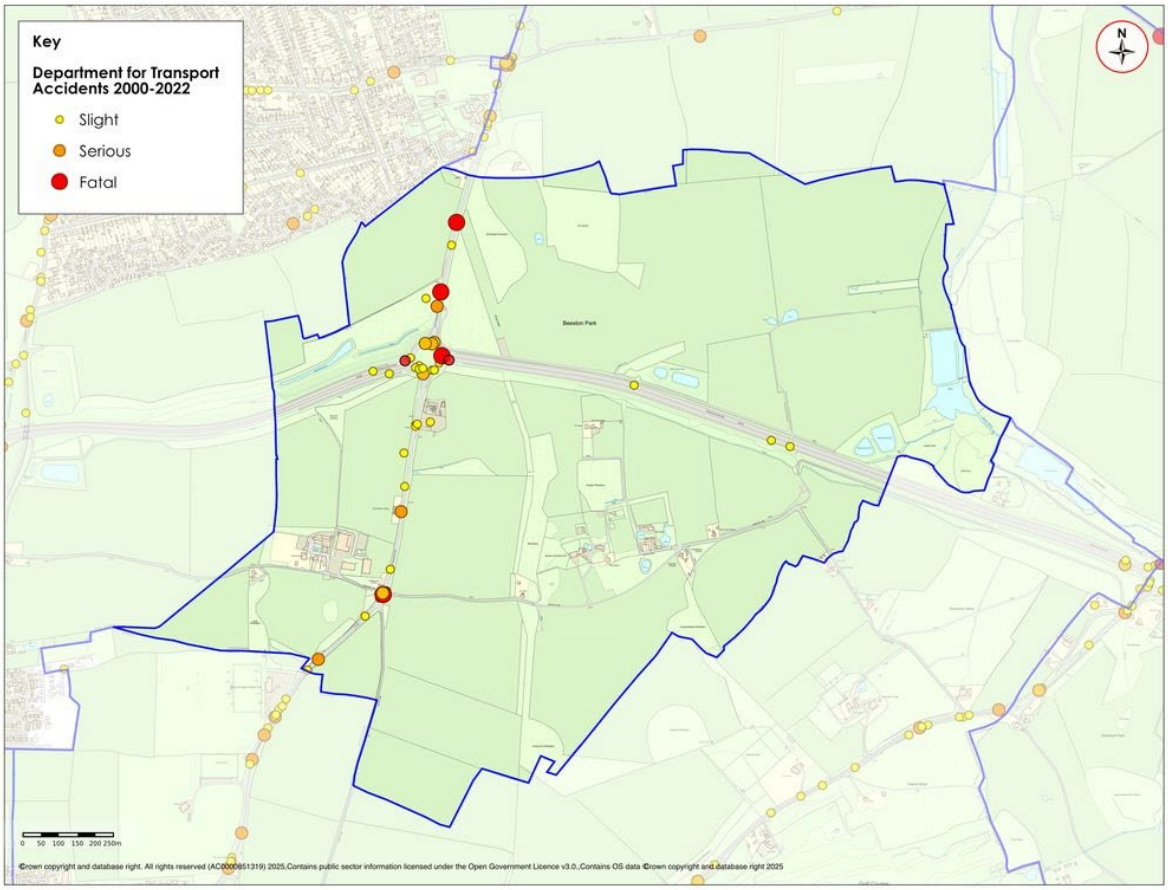


[15] https://bustimes.org/localities/beeston-st-andrew. Information obtained 01.07.2025.

5.2 Traffic and transport

5.2.1 A map showing Road Accidents 2000 – 2022 can be seen below.

Figure 18 below: Map showing Accidents 2000 – 2022.
Source: Department for Transport, Parish Online Mapping website. Map obtained 15.08.2025.



5.2.3 A map showing road noise can be seen below.

Figure 19 below: Map showing Department for Transport Road Noise over 24 hours.
Source: Parish Online Mapping Website. Information obtained 15.08.2025.

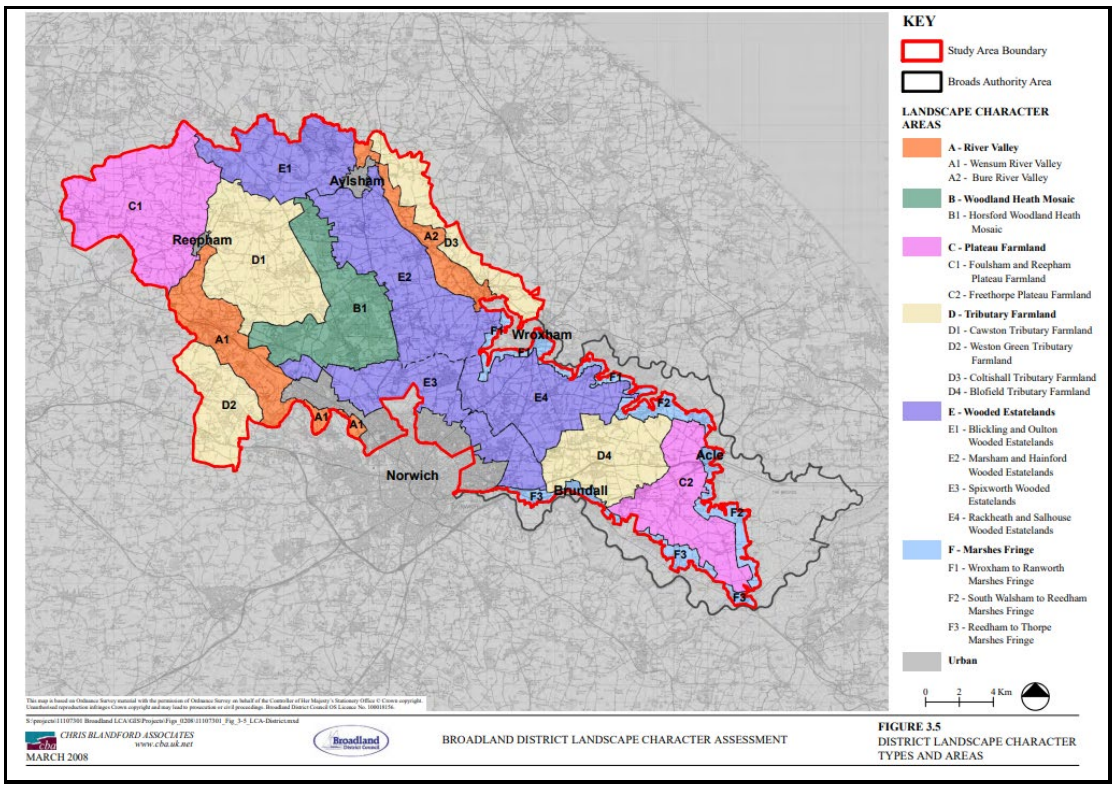


6. Natural environment

6.1 Landscape character

6.1.1 The Broadland Landscape Character Assessment Supplementary Planning Document (September 2013)[16], identifies the Landscape Character of Beeston St Andrew parish as Wooded Estatelands.

Figure 20 below: Map showing the Landscape Character of Beeston St Andrew parish.
Source: Broadland District Council Landscape Character Assessment SPD 2013.



6.1.2 The following inherent landscape sensitivities have been identified for the E3 Spixworth Wooded Estatelands Landscape Character Type:

- Mature landscape structure in eastern parts, including large blocks of woodland (including coniferous plantations), tree belts, copses of mature trees, remnant hedge boundaries and hedgerow trees, and parkland trees associated with large houses and halls.
- High landscape and recreational value associated with mature woodland; in particular the woodland located in eastern parts on the settlement edge of Norwich.
- Forms an important landscape setting to the city of Norwich.
- Landscape setting of villages.

[16] https://www.southnorfolkandbroadland.gov.uk/downloads/file/287/landscape-character-assessment-supplementary-planning-document-part-2-. Information obtained 30.01.2025.

- Landscape setting of historic houses and halls.
- Open skyline in western parts

6.1.3 The following Landscape Planning Guidelines apply to the E3 Spixworth Wooded Estatelands Landscape Character Area:

- Seek to conserve the predominantly rural character of the area;
- Seek to conserve and enhance the diversity of landscape structure within the area, including the patchwork of woodland and farmland with a recognisable hedgerow structure;
- Seek opportunities for the restoration of fragmented hedgerows;
- Seek to conserve the setting of historic houses, halls and parkland;
- Ensure that any new development responds to historic settlement pattern and is well integrated into the surrounding landscape;
- Conserve the landscape setting of villages, such as Horsham Saint Faith and Spixworth;
- Seek to maintain greenspace between the edges of Norwich urban area and adjacent villages;
- Seek to conserve and enhance the landscape setting of Norwich and seek to screen (where possible) existing and potential harsh settlement edges;
- Seek to maintain and enhance copses of mature trees and existing robust hedgerows.

6.1.4 The following inherent landscape sensitivities have been identified for E4 Rackheath and Salhouse Wooded Estatelands Landscape Character Area:

- Mosaic of parkland, arable fields and woodland, providing a diverse and interesting landscape character, particularly in northern and western parts;
- Mature landscape structure including blocks and belts of woodland, copses of mature trees and intact hedgerows, providing a robust visual mosaic, particularly in eastern parts;
- Landscape setting of historic houses, halls and churches;
- Architectural and landscape features of houses and halls, including scenic parkland landscapes rich in idyllic components such as rides, parkland trees and lakes;
- Linear hamlets with a strong historic core;
- Landscape setting of hamlets and villages;
- Rich historic character and a strong sense of place, particularly in northern and western parts;
- Characteristic northerly views over descending wooded slopes to the Broads, and associated close wooded horizon;
- Historic buildings and settlement character within Salhouse and Woodbastwick (recognised by designation as a Conservation Area).

6.1.5 The following Landscape Planning Guideline apply to the E4 Rackheath and Salhouse Wooded Estatelands Landscape Character Area:

- Seek to conserve and enhance the landscape structure within the area, including blocks and belts of woodland, copses of mature trees, mature parkland trees and intact hedgerows.
- Seek to conserve the diverse and interesting landscape character, particularly in northern and western parts.
- Seek to conserve distinctive, historic architectural and landscape features including historic parkland landscapes and their setting, which contribute to the area's rich historic character and strong sense of place, particularly in northern and western parts.
- Seek to ensure the sensitive location of development involving further tall structures (such as steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas.
- Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form.
- Seek to conserve the landscape setting of villages, such as Woodbastwick, Rackheath and Salhouse and seek to screen (where possible) harsh settlement edges and existing visual detractors.
- Seek to promote use of local vernacular buildings materials, including red brick, flint and pantiles.
- Seek to conserve the landscape setting of historic houses, halls (including Beeston, Salhouse and Rackheath) and churches;
- Seek to conserve the interesting landscape pattern of parkland, arable fields and woodland.

6.2 Biodiversity and geodiversity

6.2.1 A search of Beeston St Andrew has been requested from the Norfolk Biodiversity Information Service. The results of the search are available to the Neighbourhood Plan Group.[17]

[17] http://www.nbis.org.uk/data-enquiries. Information obtained 05.09.2025.

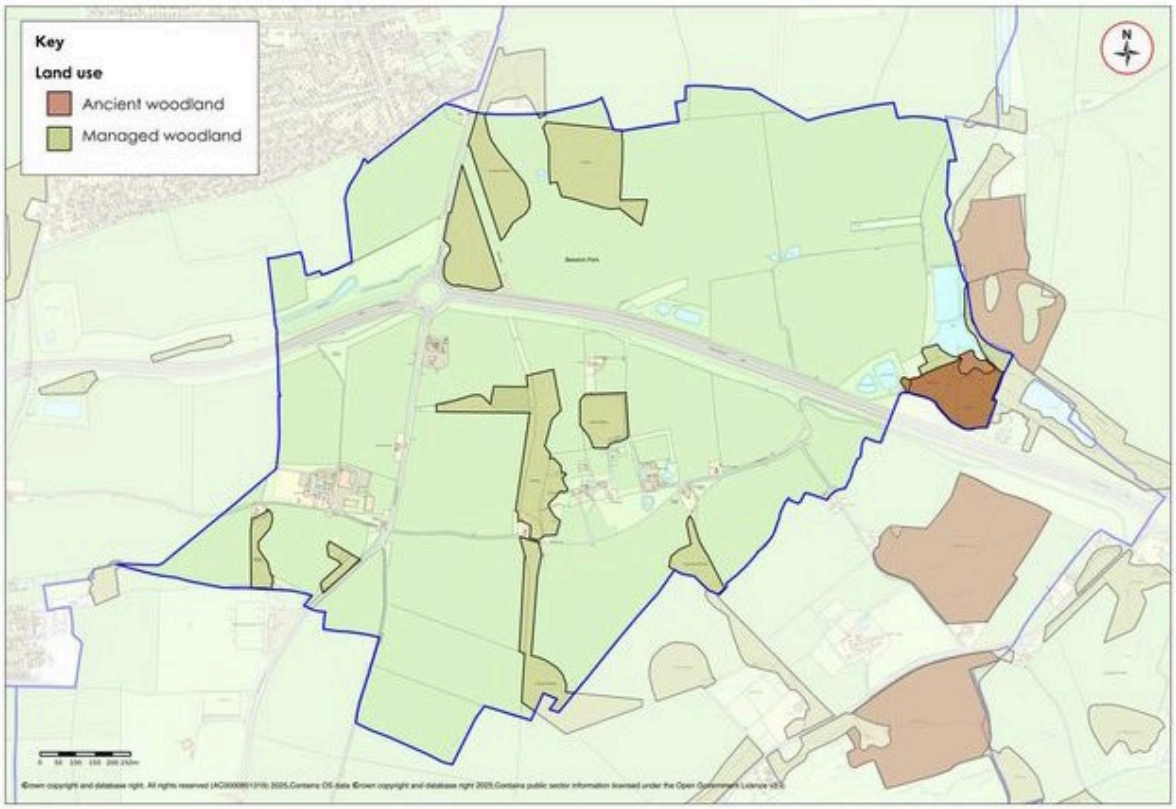
6.2.2 There are two Roadside Nature Reserves located at the west end of Beeston Lane in Beeston St Andrew parish.

Figure 21 below: Map showing the location of the Roadside Nature Reserves in Beeston St Andrew parish.
Source: Signs at local area mapped on Parish Online mapping website. Map obtained 01.10.2025.



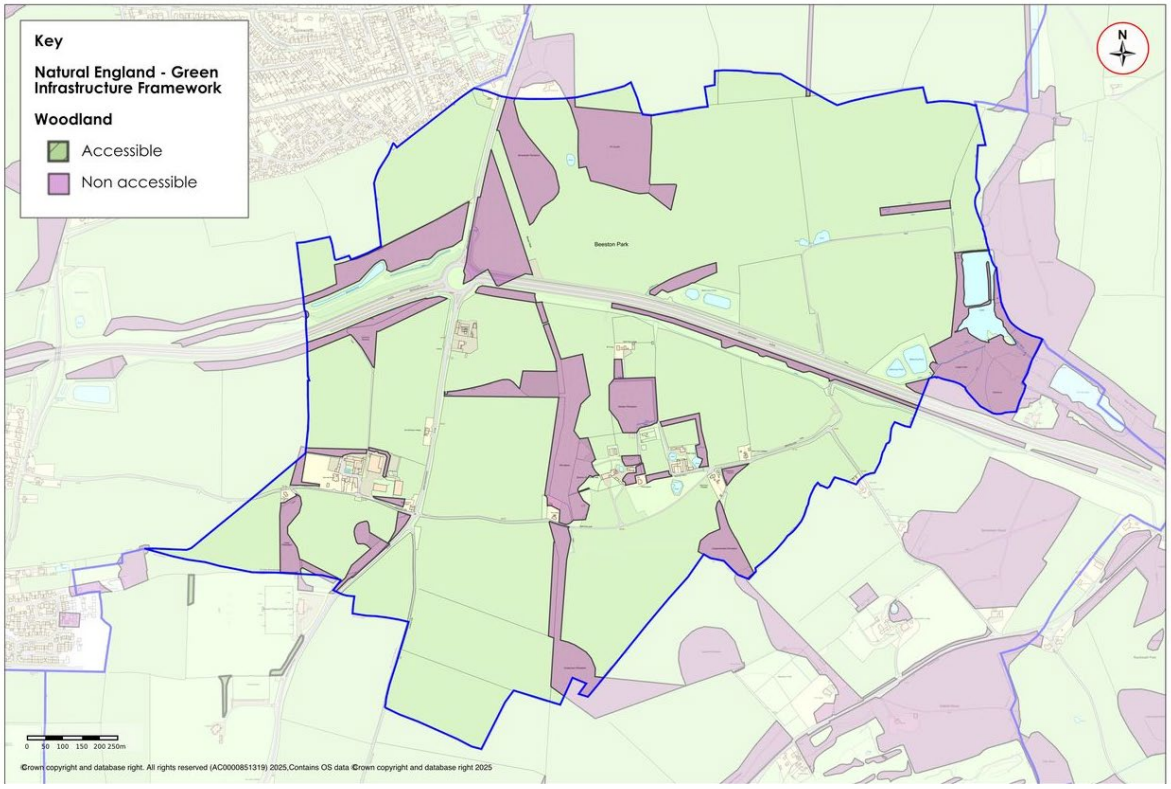
6.2.3 A map showing the areas of Ancient Woodland and Managed Woodland can be seen below.

Figure 22 below: Map showing Natural England Ancient Woodland and Managed Woodland.
Source: Parish Online mapping website. Information obtained 15.08.2025.



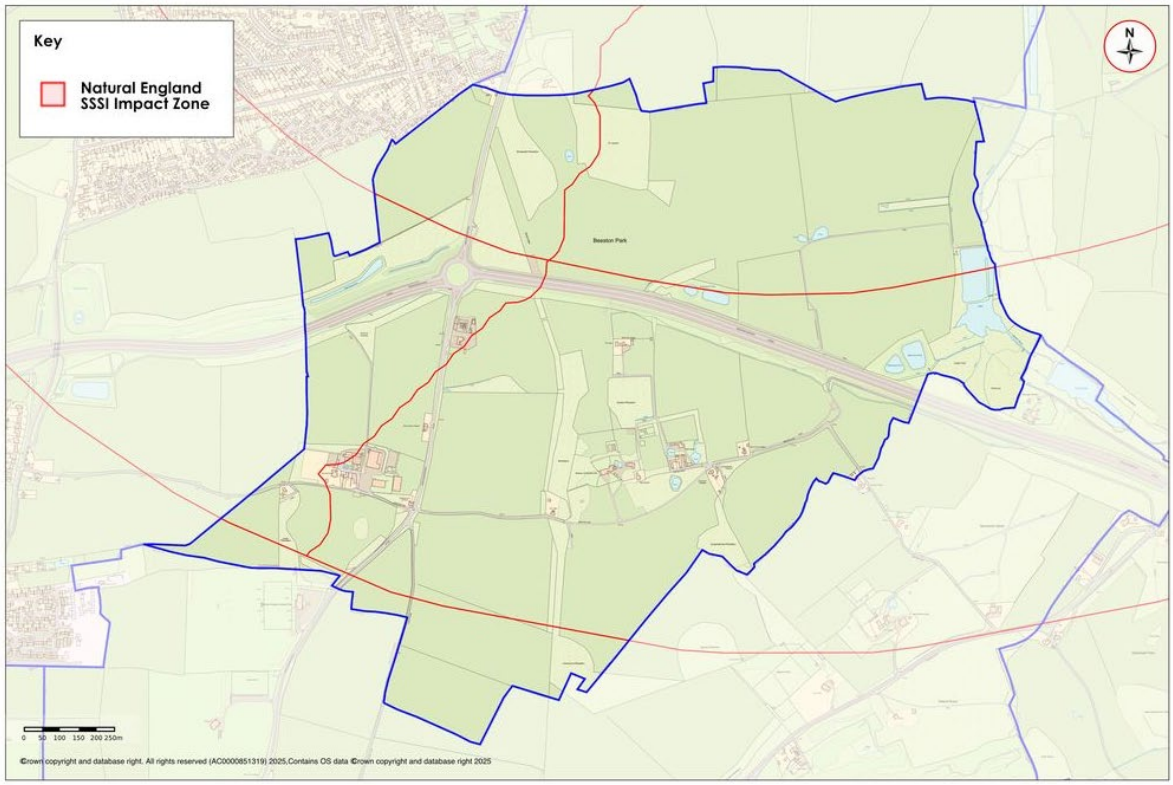
6.2.4 A map showing woodland is below including woodland that is accessible and woodland that is non accessible.

Figure 23 below: Map showing the Green Infrastructure Framework within Beeston St Andrew parish.
Source: Parish Online mapping website. Map obtained 15.08.2025.



6.2.5 There is no Site of Special Scientific Interest within Beeston St Andrew parish, but it is covered by SSSI Risk Impact Zones. The Site of Special Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect particular sensitivities of the features for which it is notified and indicate the types of development proposals which could potentially have adverse impacts.[18]

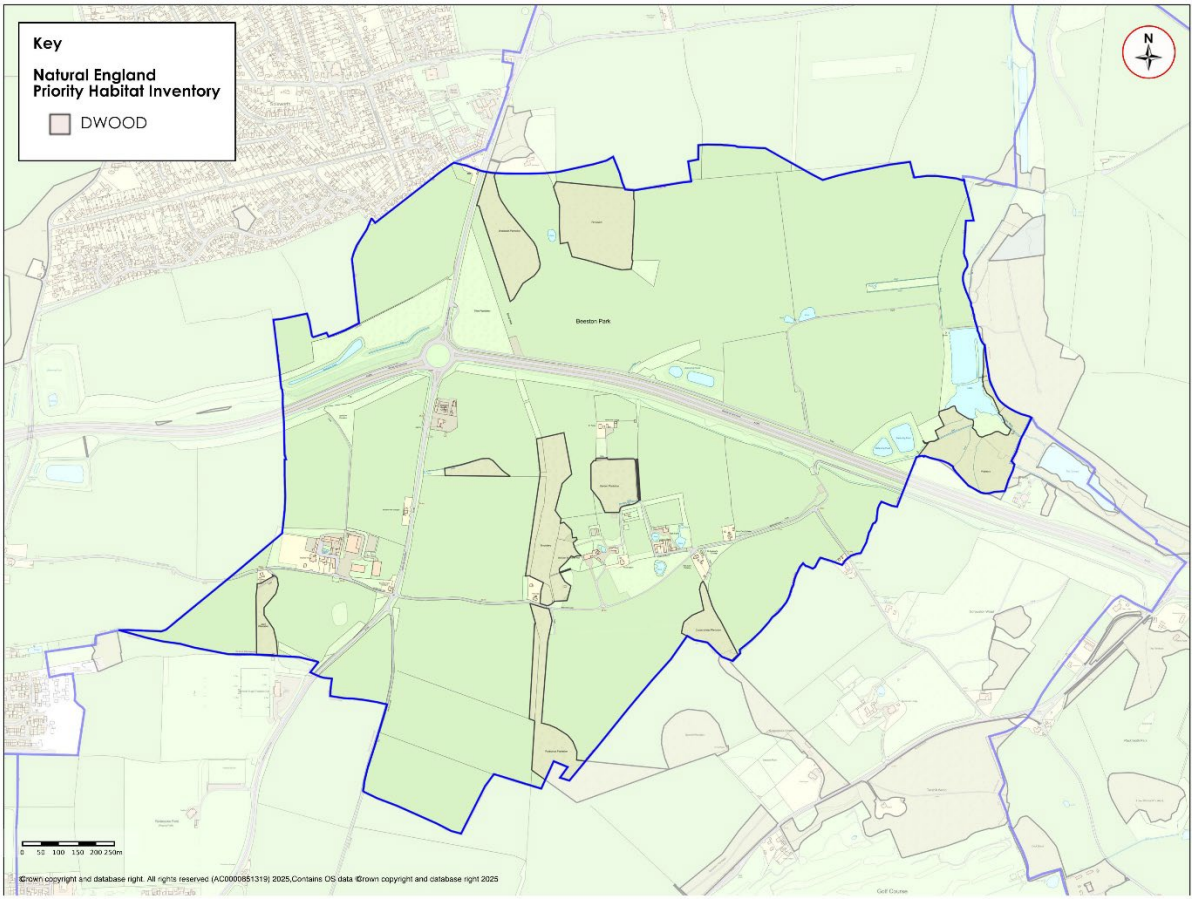
Figure 24 below: Map showing the SSSI Risk Zones covering Beeston St Andrew parish.
Source: Parish Online mapping website. Map obtained 01.07.2025.



[18] SSSI IRZ User Guidance MAGIC.pdf (defra.gov.uk) Information obtained 25.09.2021.

6.2.6 A map showing Priority Habitat Inventory habitats can be seen below. This is a spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.[19]

Figure 25 below: Map showing Natural England Priority Habitat Inventory habitats.
Source: Parish Online Mapping website. Obtained 15.08.2025.

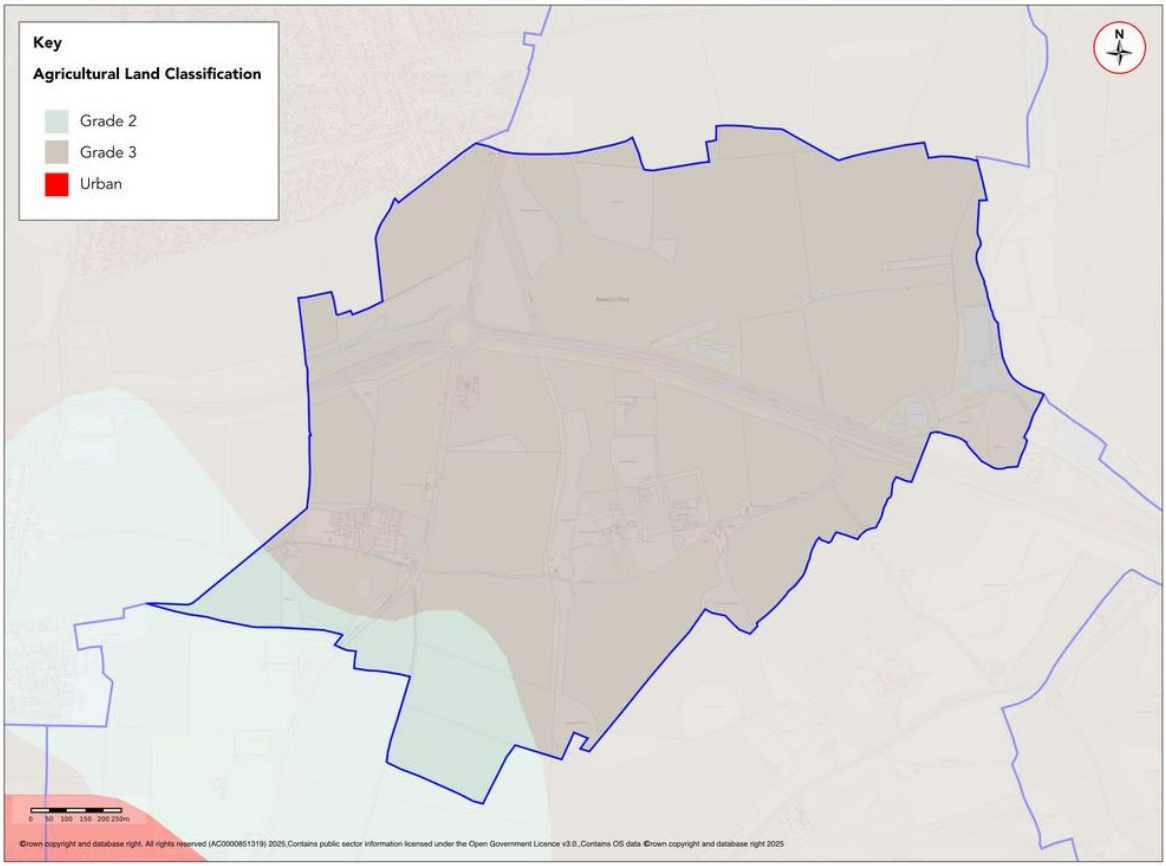


Key
DWOOD: Deciduous woodland.

[19] https://naturalengland-defra.opendata.arcgis.com/datasets/39403df11c8044d998772db5b54ad86c/explore. Information obtained 31.01.2024.

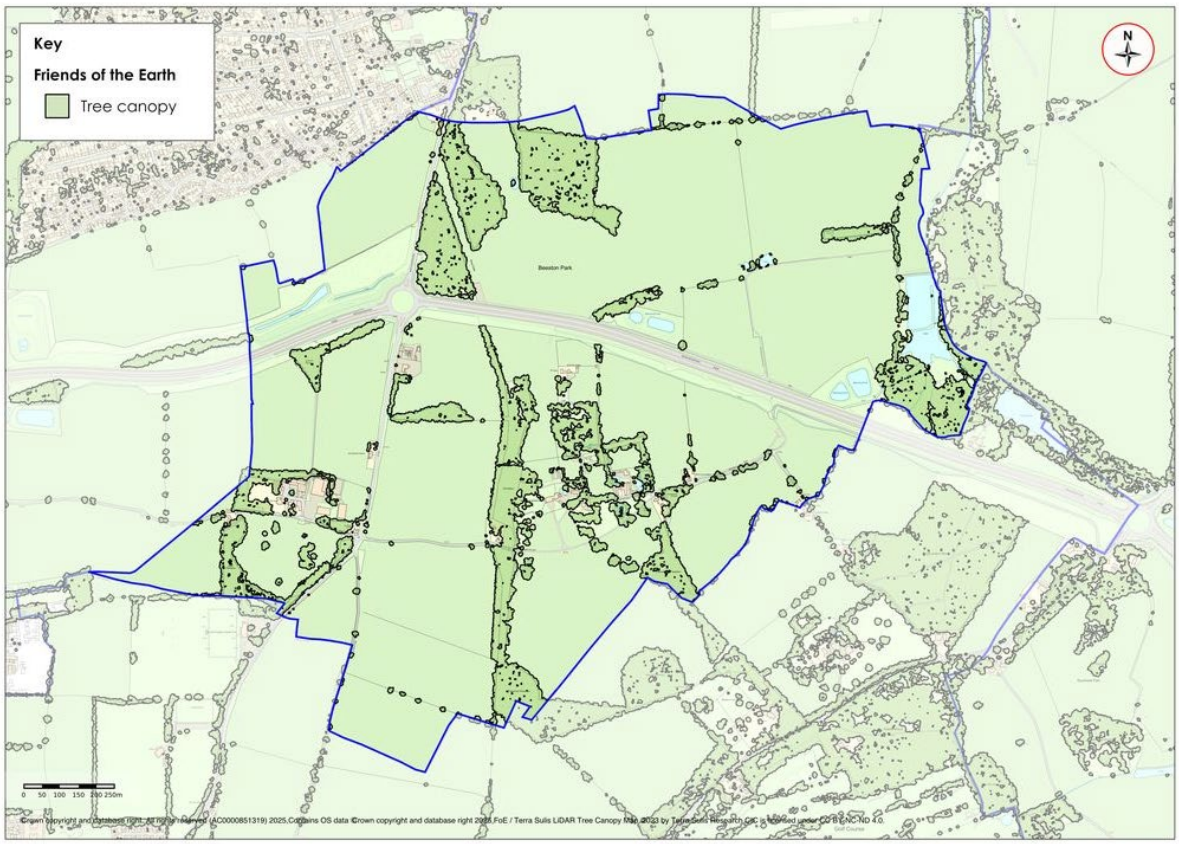
6.2.7 A map showing Agricultural Land Classification can be seen below.

Figure 26 below: Map showing Agricultural Land Classification.
Source: Parish Online Mapping website. Obtained 15.08.2025.



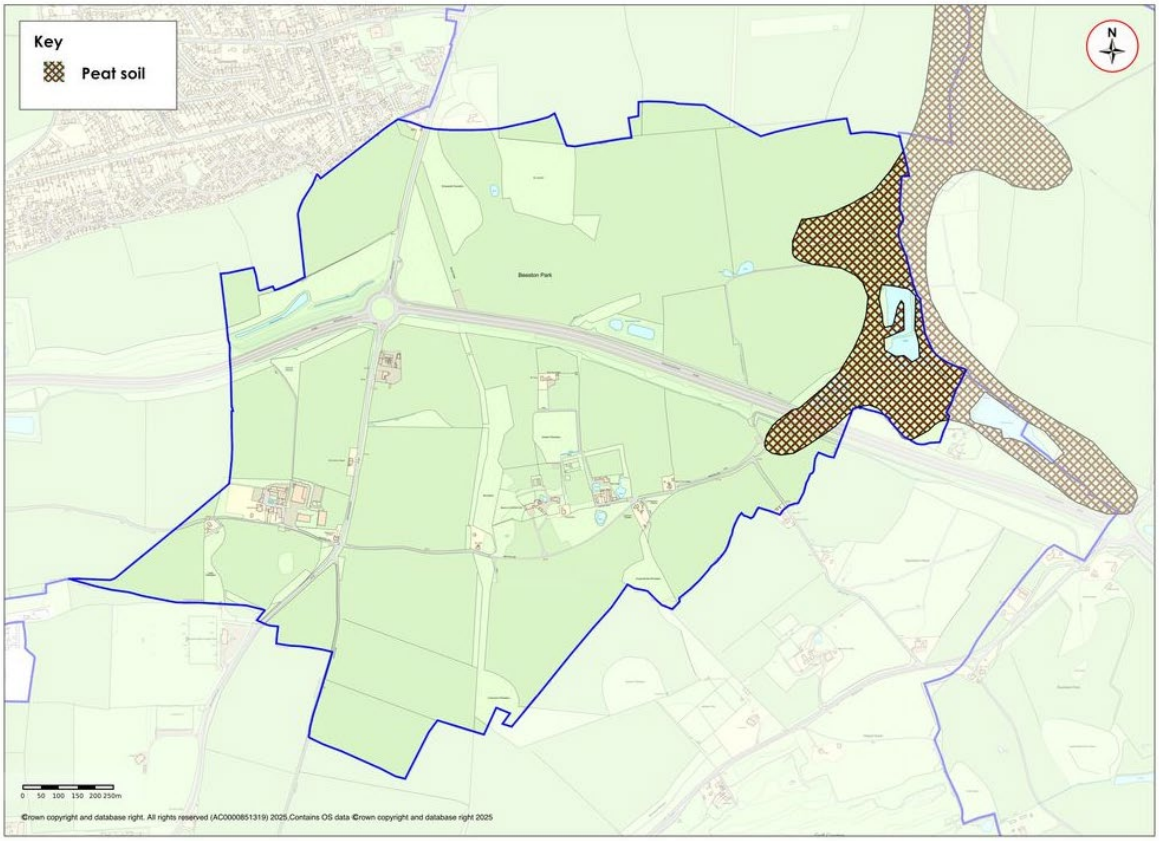
6.2.8 A map showing Friends of the Earth Tree Canopy can be seen in the map below.

Figure 27 below: Map showing Tree Canopy (by Friends of the Earth. Source: Parish Online mapping website. Obtained 01.07.2025.



6.2.9 A map showing peat soil can be seen below.

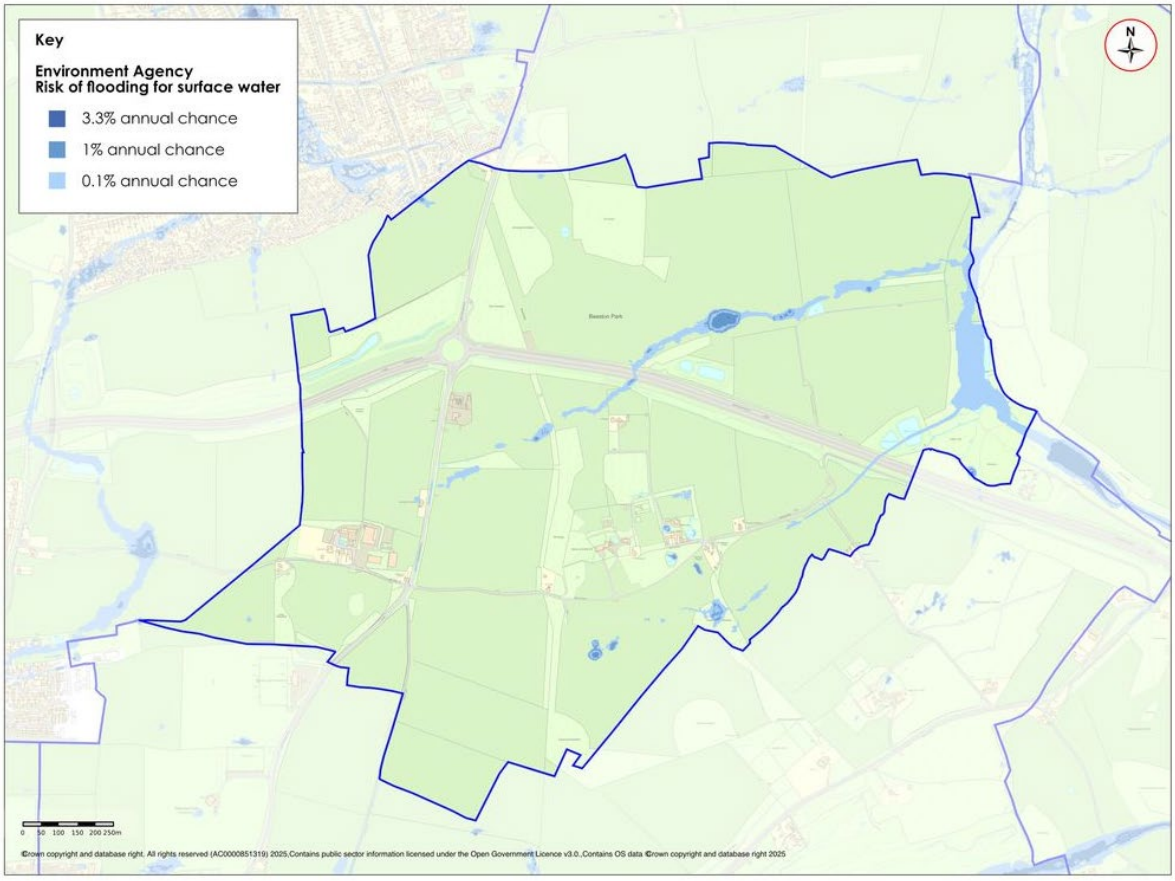
Figure 28 below: Map showing peat soil.
Source: Parish Online mapping website. Information obtained 15.08.2025.



6.3 Surface water flooding

6.3.1 The map below shows the risk of surface water flooding in Beeston St Andrew parish.

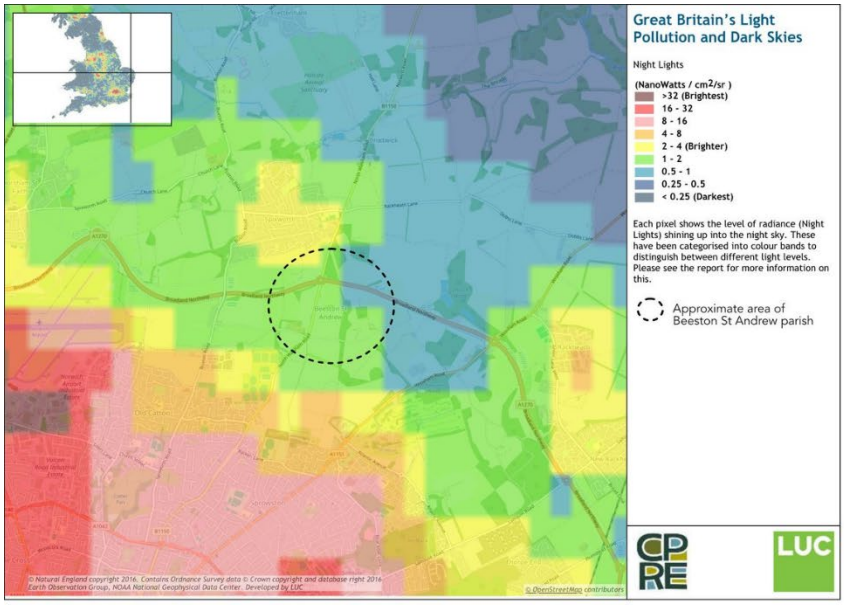
Figure 29 below: Map showing surface water flood risk in Beeston St Andrew parish.
Source: Parish Online mapping website. Information obtained 15.08.2025.



6.4 Dark skies

6.4.1 A map showing light pollution and dark skies in Beeston St Andrew parish and the surrounding area can be seen below.

Figure 30 below: Map showing light pollution and dark skies.
Source: https://nightblight.cpre.org.uk/maps/. Obtained 15.08.2025.



7. Economy

7.1 Beeston Garden Centre and Farm Shop, The Whitehouse Barber Shop and Salon and Un Café are located on North Walsham Road. Business located at Red Hall Farm Yard include a Grain Store and Loads4Less.