

Beeston St Andrew Design Guidance and Codes

To accompany the Sprowston with Beeston St Andrew Joint Neighbourhood Plan

Submission version, August 2026

1. Introduction

The purpose of this document

1.1 The National Planning Policy Framework (NPPF) emphasises the importance of good design in plan making and introduces design expectations through Design Codes.

1.2 This document sets out design guidance and codes based on the existing features of Beeston St Andrew parish. The document will be an appendix to the Sprowston with Beeston St Andrew Neighbourhood Plan and accompany the Sprowston Design Guidelines and Codes document (also an appendix of the Plan). It is to provide guidance for applicants preparing proposals in Beeston St Andrew and as a guide for Broadland District Council when considering planning applications.

The relationship with the Sprowston Design Guidance and Codes

1.3 In August 2025, a Sprowston Design Guidance and Codes document was produced by AECOM through a technical support package funding by Locality (a government grant).

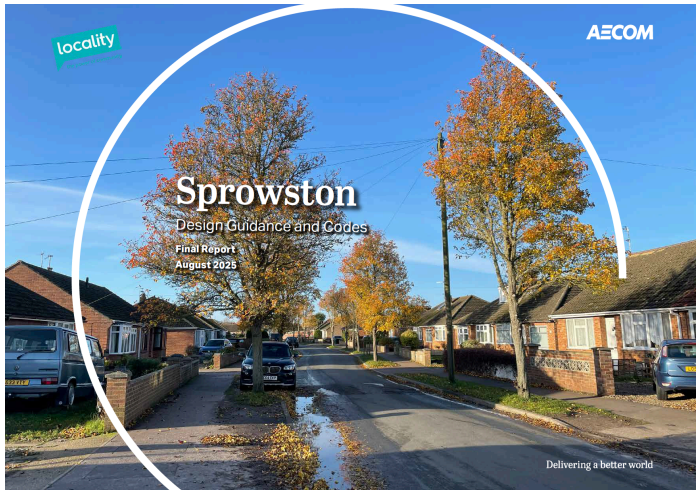

Figure 1: Sprowston Design Guidance and Codes (August 2025).

1.4 In summer 2025, Beeston St Andrew Parish Meeting took the decision to join with Sprowston Town Council to produce a new joint Neighbourhood Plan for the two parishes – Beeston St Andrew and Sprowston.

1.5 A pragmatic decision was taken to use the Sprowston Design Guidance and Codes for Sprowston *and* Beeston St Andrew. This document outlines where the Sprowston detail applies to Beeston St Andrew. It also adds some further detail for specifically for the parish (see chapter 3 of this document).

2. Beeston St Andrew

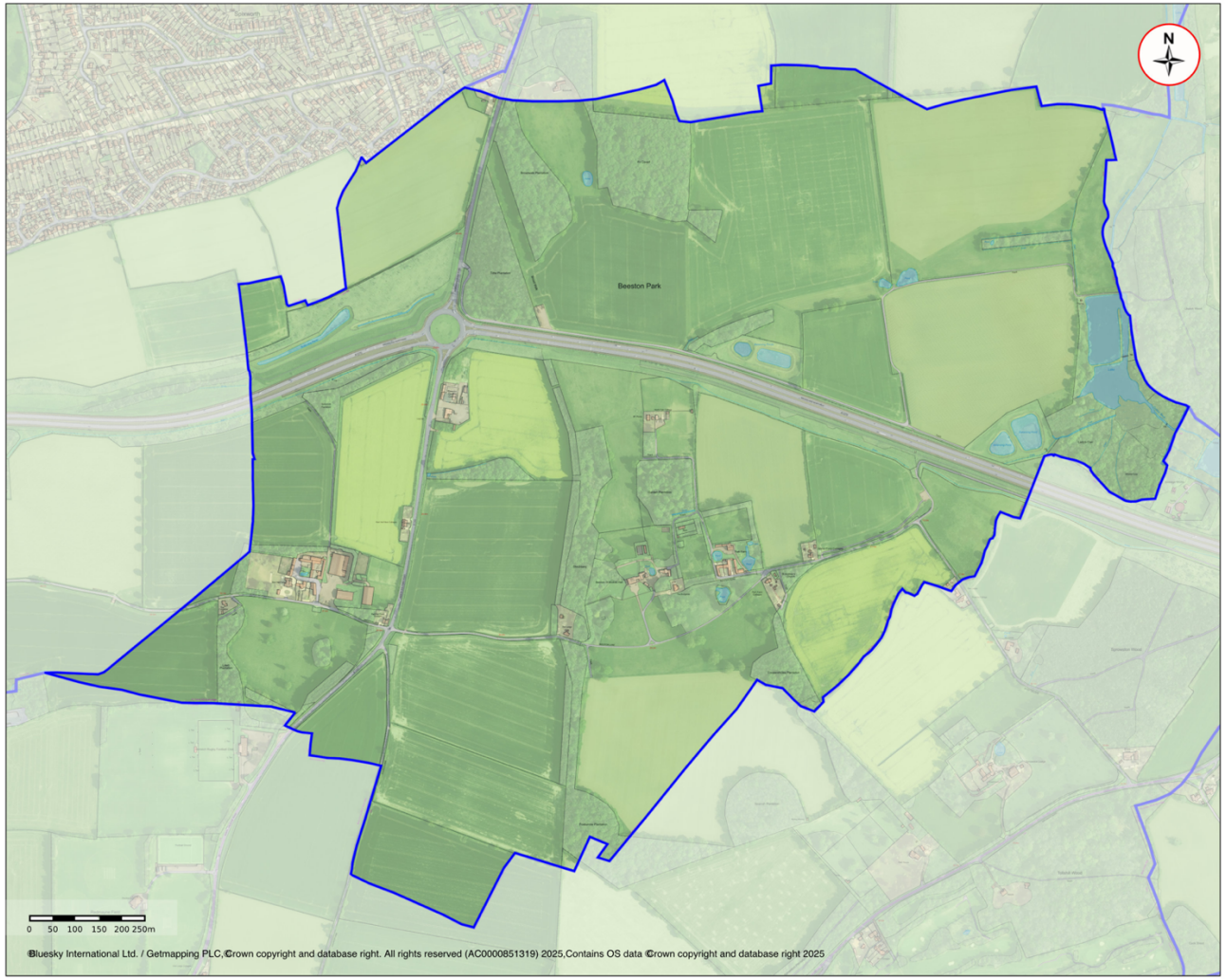

Figure 2: Aerial photograph map of Beeston St Andrew (source: Parish Online with own annotations). Blue lined denotes parish boundary.

2.1 Beeston St Andrew is a rural parish north of Norwich, adjacent to Sprowston parish. It is largely agricultural in character, with historic parkland and a small number of residential properties (see figure 3).

2.2 Data from the 2021 Census shows that there are 13 households in the parish. The usual resident population of Beeston St Andrew parish was 37 on Census day 2021.

2.3 Historic sources note that the church of St Andrew was in ruins by the mid-16th century and that the village itself appears to have been deserted or significantly reduced. At the time of writing the only existing community building in Beeston St Andrew parish is an unused chapel.

Planning context

2.4 At the time of writing, outline planning permission has been granted for Beeston Park, a large planned urban extension development on the edge of Norwich, which will create a new community of approximately 3,500 homes. It is designed as a new town, incorporating elements of traditional town-building with contemporary sustainable design, and includes new schools, community facilities, shops, and a new country park. The project is being developed with a focus on creating a self-contained community with local amenities and green spaces. The Beeston Park development will span the parishes of Beeston St Andrew, Sprowston and Old Catton.

2.5 A new public park (35ha), as part of the Beeston Park development, straddles both the Beeston St Andrew and Sprowston parish boundaries, while other parts of the larger development fall within the Old Catton parish. The number of homes within the parish of Beeston St Andrew is not yet known.

2.6 The existing very low density and rural character of Beeston St Andrew parish presents an opportunity for carefully designed new development that respects the landscape, biodiversity and heritage value of Beeston St Andrew. It's proximity to Norwich and other villages means there is potential to enhance connectivity (walking/cycling) into adjacent settlements.



Figure 3: Current prominent landscape of Beeston St Andrew, agricultural land.

3. Beeston St Andrew Design Guidelines and Codes

Guiding design principles for Beeston St Andrew

3.1 The following design principles are specific to Beeston St Andrew.

Guiding design principles

The Beeston St Andrew Design Guidance and Codes are to ensure the parish remains a distinctive and rural parish, while allowing sensitive, high-quality development that enhances landscape and biodiversity. The guiding design principles are

- The rural character of the parish is protected and enhanced.
- Development is landscape-led and sensitively integrated.
- The new public park fits within the rural context.
- Biodiversity and green infrastructure is strengthened.
- Connectivity with neighbouring parishes is improved.

3.2 Note the difference between guidance and codes:

- **Guidance** is a good practice statement that is encouraged in the achievement of good design.
- **Codes** are required design standards for Beeston St Andrew and therefore these must be met by all relevant proposals.

Use of the Sprowston Design Guidance and Codes for Beeston St Andrew

3.3 Given the Sprowston with Beeston St Andrew Neighbourhood Plan is a joint Plan for the area; the Sprowston Design Guidance and Codes are a starting point for all development. The table below takes the reader through each of Sprowston's guidance and codes (see chapter 4 of the Sprowston Design Guidance and Codes) and references where they are *all* applicable or where they are applicable *only in part* to Beeston St Andrew parish.

Key

Sprowston guidance and codes **all** applicable to Beeston St Andrew

Sprowston guidance and codes are, **in part**, applicable to Beeston St Andrew

Sprowston design guidance and codes for strategic growth sites (SG)

Sprowston design guidance and codes for SG	Application to Beeston St Andrew parish	
SG1: Development setting and settlement edge		All guidelines and codes apply – the way that new development interacts with the countryside in particular.
SG2: Accessible and attractive footpaths/access to the countryside		All guidelines and codes apply – it is important that there continues to be an accessible and attractive footpath network.
SG3: Prioritise walking and cycling		All guidelines and codes apply – it is important that a cycle network is planned into new development.
SG4: People friendly streets		In general the guidelines and codes apply, however, in Beeston St Andrew the focus should be on respecting the rural lanes and access tracks.
SG5: Parking and servicing		In general the guidelines and codes apply, however, most parking should be off-street in Beeston St Andrew.
SG6: Green networks		All guidelines and codes apply – this is an important aspect of the development of Beeston St Andrew.
SG7: Open spaces		All guidelines and codes apply – new open spaces should relate well to the rural nature of the parish.
SG8: Central community spaces		In general the guidelines and codes apply, however, in a more rural context.
SG9: Legibility and wayfinding		All guidelines and codes apply – this is an important aspect of improved connectivity in Beeston St Andrew.
SG10: Development layout		All guidelines and codes apply, within the context of Beeston St Andrew.
SG11: Building heights		In general the guidelines and codes apply, however, in Beeston St Andrew heights of buildings should be no higher than 2-storeys with low rooflines.
SG12: Density		In general the guidelines and codes apply, however, recognising the rural context of Beeston St Andrew, therefore favouring the lower density options.
SG13: Continuity and enclosure		In general the guidelines and codes apply, within the rural context of Beeston St Andrew.
SG14: Materials and architectural details		In general the guidelines and codes apply, particularly regarding drawing inspiration from high-quality local design references. However, the key materials and finishes should be specific to Beeston St Andrew (see figures 4-8).

Sprowston design guidance and codes for SG	Application to Beeston St Andrew parish	
SG15: Street lighting		In general the guidelines and codes apply, however, given the rural nature of the parish and existing dark skies, street lighting should be kept to the bare minimum.
SG16: SuDS		All guidelines and codes apply, with the additional recognition that drainage from farmland needs careful consideration.
SG17: Eco design		All guidelines and codes apply, recognising the needs for sensitivity to the rural context.
SG18: Minimising construction waste		All guidelines and codes apply.
SG19: Electric vehicle		All guidelines and codes apply.
SG20: Biodiversity		All guidelines and codes apply, with specific reference to biodiversity features within Beeston St Andrew.

Sprowston design guidance and codes for development in the existing settlements (ES)

Sprowston design guidance and codes for ES	Application to Beeston St Andrew parish	
ES1: Infill and backland development		In principle this applies all guidelines and codes apply. However, given the low density and small number of existing dwellings, opportunities for infill and backland development of the current building stock is likely to be minimal.
ES2: Extensions		All guidelines and codes apply, recognising the needs for sensitivity to the rural context.
ES3: Boundary treatments and setbacks		All guidelines and codes apply, recognising the needs for sensitivity to the rural context.
ES4: Local vernacular		All guidelines and codes apply but applied to the Beeston St Andrew vernacular rather than Sprowston's.
ES5: Solar panels		All guidelines and codes apply.

Design Guidelines and Codes specific to Beeston St Andrew

3.4 In addition to the use of the Sprowston Design Guidance and Codes (where applicable), the following design guidance and codes are specific and additional for Beeston St Andrew.

A: Landscape and settlement	
Guidance	• Where possible, the landscape character and important public views should be respected, particularly long views across open farmland, parkland and woodland. • Field patterns should be recognised, incorporating established native hedgerows. • Structural landscaping buffers should be used where the boundary of the development is directly adjacent to open countryside, agricultural land, woodland or green space. There should be a soft site boundary in the form of hedges and/or trees.
Codes	• Development must draw from existing example of good design in the parish (as outlined in the following sections below), make beneficial use of landscape features and design responsively to the topography - to protect the rural feel by avoiding dominant buildings at higher elevation. • Points of entrance to Beeston St Andrew must remain distinctive, attractive and provide a clear and rural arrival point to the area. • Respecting existing dark skies, no street lighting should be included in any development, except where there is a clear safety requirement. • Firebreaks must be incorporated into edge of new development where they are directly adjacent to open farmland.

B: Building form, scale and appearance	

Guidance	• Materials should respect and reference the rural character of Beeston St Andrew:
	  ○ Variegated brick types and colours
	  ○ Soft red brick
	  ○ Some flint
	  ○ Clay pantiles tiles
	  ○ Timber cladding (natural or blackened)
	• The following should be avoided: bright white renders, highly reflective materials, urban/contemporary finishes that jar with the rural setting.
	• Agricultural references, e.g. barn-like forms, are acceptable when authentic and modest.
	• The colour pallet (figure 8) should be used to provide variety.
	• The architectural detailing that gives Beeston St Andrew a distinct character will be encouraged for all new residential dwellings, e.g. windows and doors, brick

	work and building facades (see figure 5, 6 and 7). • Boundaries should use native hedges, post-and-rail fences or estate railings. Close-board fencing, especially facing roads or open countryside should be avoided.
Codes	• Materials used in all new house building must be of high quality and reinforce local distinctiveness. • Through architectural detailing, it must not be obvious which properties are the Affordable Housing units. • Massing of new residential development should take its scale from surrounding properties and should not be overbearing. • Heights of buildings must be no higher than 2-storeys with low rooflines.

Key materials and finishes found in Beeston St Andrew.

Figure 4: Walling



Figure 5: Fenestration (Windows)



Figure 6: Roofing



Figure 7: Other details

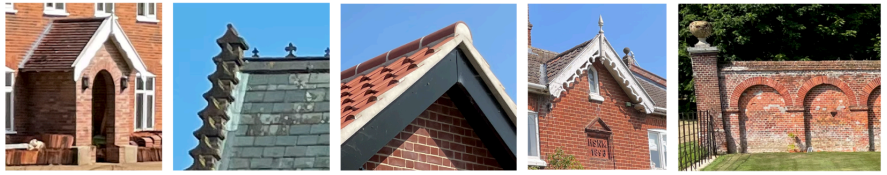

Figure 8: Broad colour palette



C: Streets, lanes and movement	
Guidance	• Priority should be given to pedestrian and cycle movements. New roads should be designed to enable safe and sustainable active travel from the outset, i.e. walking and cycling, rather than being designed around vehicle use. • Parking should be off-street, unobtrusive and screened by planting where possible. Frontage parking should be avoided but, if provided, care should be taken to avoid parking dominance through the use of landscaping. In front-of-plot parking is discouraged where it would urbanise the environment. • Opportunities for circular walking routes should be defined in development proposals. • Signage for walking and cycle routes should be clear but not overly intrusive.
Codes	• Existing rural lanes must be maintained as hedge-lined in appearance (figure 9 and 10). • Public Rights of Way must be protected, enhanced and well-linked into new routes through and between developments. • Large-scale development must take every opportunity to create and enhance off-road footpaths, cycleways and bridleways to neighbouring parishes – Sprowston, Spixworth and Crostwick.



Figure 9: Current rural lanes with trees, banks and hedgerows.



Figure 10: Rural lanes provide safe cycle routes through Beeston St Andrew.

D: Biodiversity	

Guidance	• A comprehensive network of green corridors should be used to extend and enhance existing ecosystems.
	• The following are encouraged in any new development:
	  o Wildlife-permeable boundaries, including hedgehog highways.
	  o Bird and bat boxes built into the fabric of the building.
	  o New wildlife areas and ponds.
	  o Grass/planting at the entrances to developments.
	  o Informal green open spaces.

Codes	• All developers must identify and understand site specific existing habitats (including the types of soil, vegetation, water and wildlife). • Existing hedgerows, ponds, tree belts and established woodland must remain (figure 11 and 12). • New trees, hedges and planting must be incorporated into all new development. • On site established healthy trees must be kept and incorporated into new development. • On site natural ponds must be kept and incorporated into new development. • Dark corridors must be protected adjacent to established woodland.

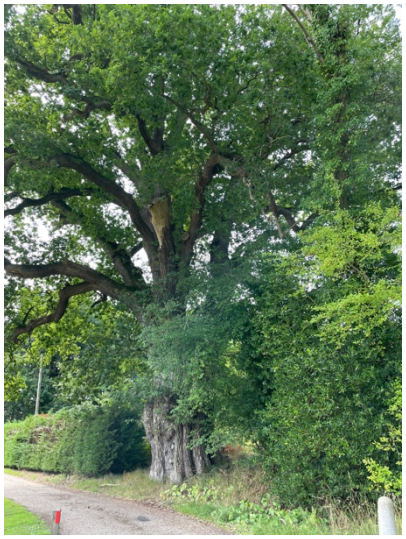

Figure 11: Established trees are a key feature of Beeston St Andrew.



Figure 12: Established ponds are a key feature of Beeston St Andrew.

4. Implementation and phasing

Community participation

4.1 The Beeston Park development should involve the local community at pre-design, pre-application and implementation stages. In particularly, members of the Beeston St Andrew Parish Meeting should be involved in discussions at an early stage where this related to the delivery of community infrastructure, open space or community buildings, where detailed discussions on the form, design, layout, location, management and future maintenance of such infrastructure can be determined.

Infrastructure delivery and phasing

4.2 Where major and large estate scale, is to be delivered it is essential to ensure that the right type and level of infrastructure, be it roads, drainage, greenspaces or schools, is provided at the right time to support the development of Beeston St Andrew. It is critical to ensure that houses constructed in the early phase of development are not without the necessary supporting infrastructure whilst the remainder of the phases are either under construction or still to be developed, particularly in the case of Beeston St Andrew where a 30 year overall build programme is likely.

4.3 To ensure that this happens, it will require a comprehensive approach to planning infrastructure and its phasing over the development period. Such a comprehensive approach must be set out within an Infrastructure Delivery Plan and a Details Phasing Plan.