

Planning Committee

Agenda 04 December 2020

10.00am

This is a remote meeting held under the Broads Authority's [Standing Orders on Procedure Rules for Remote Meetings](#).

Participants: You will be sent a link to join the meeting. The room will open at 9.00am and we request that you **log in by 9.30am** to allow us to check connections and other technical details.

Members of the public: We will publish a live stream link two days before the meeting at [Planning Committee – 4 December 2020](#). The live stream will be suspended for any exempt items on the agenda. Please email committees@broads-authority.gov.uk with any queries about this meeting.

Introduction

1. To receive apologies for absence
2. To receive declarations of interest
3. **To receive and confirm the minutes of the Planning Committee meeting held on 6 November 2020** (Pages 3-8)
4. Points of information arising from the minutes
5. To note whether any items have been proposed as matters of urgent business

Matters for decision

6. Chairman's announcements and introduction to public speaking
Please note that public speaking is in operation in accordance with the Authority's [Code of Conduct for Planning Committee](#) and the new Government regulations and standing orders agreed by the Authority.
7. Request to defer applications include in this agenda and/or vary the order of the agenda
8. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
 - 8.1. BA/2020/0335/FUL – Land at Redbeck adjacent Dilham Restricted Byway 11, Dilham (Pages 9-20)

- 8.2. BA/2020/0002 – Enforcement on land east of North End, Thorpe next Haddiscoe (Pages 21-30)

Enforcement

9. **Enforcement update** (Pages 31-35)
Report by Head of Planning

Policy

10. **Beccles Neighbourhood Plan – agreeing to consult** (Pages 36-154)
Report by Planning Policy Officer
11. **Consultation responses** (Pages 155-156)
Report by Planning Policy Officer

Matters for information

12. **Circular 28/83 Publication by Local Authorities of information about the handling of planning applications (1 July to 30 September)** (Pages 157-163)
Report by Planning Technical Support Officer
13. **Appeals to Secretary of State update** (Pages 164-166)
Report by Senior Planning Officer
14. **Decisions made by officers under delegated powers** (Pages 167-170)
Report by Senior Planning Officer
15. **To note the date of the next meeting – Friday 8 January 2021 at 10.00am**

Planning Committee

Minutes of the meeting held on 06 November 2020

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Present

Melanie Vigo di Gallidoro – in the Chair, Harry Blathwayt, Stephen Bolt, Bill Dickson, Andree Gee, Gail Harris, Lana Hemsall, Tim Jickells, Bruce Keith, James Knight, Leslie Mogford

In attendance

Natalie Beal – Planning Policy Officer, Kayleigh Judson – Heritage Planning Officer, Sarah Mullarney – Governance Officer (meeting moderator), Cheryl Peel – Senior Planning Officer, Marie-Pierre Tighe – Director of Strategic Services, Sara Utting - Governance Officer (minute taker), Tony Wilkins – Planning Officer (Compliance & Implementation)

Members of the public in attendance who spoke

None

1. Apologies and welcome

The Chair welcomed everyone to the meeting.

Apologies were received from Vic Thomson and Fran Whymark.

Openness of Local Government Bodies Regulations 2014

The Chair explained that the meeting would be held remotely in accordance with the Coronavirus Regulations 2020 and the Standing Orders for remote meetings agreed by the Broads Authority on 22 May 2020. The meeting would be live streamed and recorded and the Authority retained the copyright. The minutes remained the record of the meeting.

Lana Hemsall left the meeting.

2. Declarations of interest and introductions

Members and officers introduced themselves. No further interests were declared.

3. Minutes of last meeting

The minutes of the meeting held on 9 October 2020 were approved as a correct record and would be signed by the Chair.

4. Points of information arising from the minutes

Minute 10 – Consultation from MHGLG – Planning for the Future White Paper

The Director of Strategic Services reported that the session on the Planning White Paper last month would be considered as a training session, and a further training session would be arranged for members once the full response from the Government had been received.

5. Matters of urgent business

There were no items of urgent business.

6. Chair's announcements and introduction to public speaking

There were no announcements, and no requests for public speaking had been received.

7. Requests to defer applications and/or vary agenda order

The Director of Strategic Services requested that agenda item 12 be taken as an item for decision under 'Policy' instead of 'Matters for information' to enable a vote to be taken.

8. Applications for planning permission

There were no applications for consideration.

Lana Hemsall re-joined the meeting. No further interests were declared.

9. Enforcement update

Members received an update report on enforcement matters previously referred to the Committee. Further updates were provided for:

Marina Quays, Great Yarmouth: Site visit carried out on 3 November. Remaining buildings had been demolished but some rubble still remained. This was due to be cleared from 9 November, following which the case would be closed.

Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter: Site visit carried out on 30 October. Four caravans were present on the site, of which three were set up for occupation. Of those, two were being used to house workers for the Beauchamp Arms PH. Ongoing monitoring.

Blackgate Farm, High Mill Road, Cobholm: Awaiting date for the Hearing.

Ditchingham Maltings: Site visit with contractors in attendance carried out. Replanting and landscaping to take place this month. Progress to be monitored and reported at next meeting.

The report was noted.

10. Norfolk Strategic Planning Framework update

The Planning Policy Officer (PPO) introduced the report, which provided an update on the progress of the Norfolk Strategic Planning Framework Version 3.

The Norfolk Strategic Planning Framework (NSPF) had been produced by all the Local Planning Authorities (LPAs) in Norfolk, with the involvement of relevant bodies such as the Environment Agency. The NSPF set out guidelines for strategic planning matters across the county and beyond, and demonstrated how the LPAs would work together under the Duty to Co-operate, through a series of agreements on planning related topics. The Framework had been put together by officers from the Norfolk LPAs, under the oversight of a member level group comprising representatives from all the authorities.

The Framework set out a proposed Spatial Vision and shared objectives for the Norfolk LPAs, having regard to the main spatial planning issues of population growth, housing, economy, infrastructure and environment. There were a number of “agreements” which explained how the LPAs would seek to deal with the matters through their spatial planning role. While the Framework was not an adopted planning document in its own right, it could be seen as a guide for future planning work.

The PPO referred to a piece of work carried out through the Framework - the RAMS (Recreation Avoidance Mitigation Strategy) - the purpose of which was to mitigate the impact of increased numbers of people visiting sites such as SSSIs, as a result of new housing in the county. A proposal nearing finalisation was for a tariff of £200 per dwelling being charged by all LPAs, which would be pooled, with consideration of how this would be spent.

The Authority’s financial contribution to the process of £5,000 had been included in the budget for next year.

It was hoped that this revised version of the Framework would be ready for endorsement in early 2021.

The Chair asked if members were happy to endorse the recommendations and unanimously

It was resolved to note the report and continue to endorse the joint working by Norfolk Local Planning Authorities and endorse the principle of continued, formal cooperation through the Norfolk Strategic Planning Member Forum supported by a shared administration function to further the joint working in the areas highlighted in the report.

11. Consultation documents

The Planning Policy Officer (PPO) introduced the report, which provided a proposed response to a consultation by Norfolk County Council on its Norfolk Local Transport Plan.

The Chair asked if members were happy to endorse the recommendation and unanimously

It was resolved to note the report and endorse the proposed response.

12. Annual Monitoring Report (AMR)

The Planning Policy Officer (PPO) introduced the report, which set out planning related data from 1 April 2019 to 31 March 2020 and also included the annual check of exemption to one of the duties related to self-build. In presenting the report, the PPO advised that since the data for self-build had been collated at 4pm on 30 October, one further person had come forward later that day and consequently the figure would be updated. It was noted that six appeals were received during the reporting period (and not five as noted in the draft report), and that all six appeals had been dismissed. The two changes would be included in the published AMR.

Since 2017, the Broads Authority had an exemption from the duty to give enough suitable development permissions to meet the identified demand. In order to maintain this

exemption, the Authority needed to check demand against land availability each year. Appendix B of the AMR identified that, when calculating the demand as a percentage of the land availability, in all derivations of the calculation the percentage was greater than 20%.

The Chair asked if members were happy to endorse the recommendation with the two proposed changes and unanimously

It was resolved to note the report and endorse its findings.

13. Heritage Asset Review Group – notes of meeting held on 9 October 2020

The Committee received the notes of the Heritage Asset Review Group meeting held on 9 October 2020.

The Chair advised that the decision had been taken to hold HARG meetings separately from Planning Committee meetings and future dates were 18 December 2020, 12 March 2021 and 25 June 2021. In addition, there was a vacancy on the group.

Lana Hempsall and Stephen Bolt volunteered to join the group.

The report was noted.

14. Appeals to the Secretary of State

The Committee received the latest schedule of appeals to the Secretary of State since January 2020. The Senior Planning Officer also reported the following updates:

- **Black Gate Farm, Cobholm, Great Yarmouth:** Authority awaiting Hearing date.
- **Plot K, Bureside Estate, Crabbetts Marsh, Horning:** Appeal allowed by the Inspector.
- **Barn Adjacent Barn Mead Cottages, Church Loke, Coltishall:** Date to be set for Hearing.
- **48 The Sidings, Norwich – erection of external balcony to replace existing south facing Juliet balcony:** Appeal allowed by the Inspector.

The report was noted.

15. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 28 September to 23 October 2020.

A member questioned when applicants were advised of decisions. The Senior Planning Officer (SPO) advised that if an agent had been appointed, they would be the point of contact and decisions were notified the day they were made, as well as being published on the website. A member commended the Authority for its speedy process, in particular the use of electronic communication in advising of decisions, and asked if work on validation and decisions was being undertaken remotely. The SPO responded that planning officers were preparing decision notices via remote working with support staff issuing them electronically. If people

had submitted comments in a paper format, they would receive a paper copy of the decision notice, but due to limits on remote working these could only be issued when support staff were working from the office (currently Tuesdays and Fridays due to Covid-19 restrictions).

The report was noted.

16. Date of next meeting

The next meeting of the Planning Committee would be on Friday 4 December 2020 at 10.00am and would be held remotely.

The meeting ended at 10:36am

Signed by

Chairman

Planning Committee

04 December 2020

Agenda item number 8.1

BA/2020/0335/FUL – Land at Redbeck adjacent Dilham Restricted Byway 11, Dilham

Report by Planning Officer

Proposal

Use of land for siting of three glamping pods with associated car/cycle parking, landscaping and installation of package treatment plant.

Applicant

Mr Luke Paterson

Recommendation

That planning permission be refused.

Reason for referral to committee

Objections received by the Landscape Officer and a member of the public raise material planning considerations of significant weight.

Application target date

23 November 2020

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1. Description of site and proposals

- 1.1. The application site is a parcel of land known as 'Redbeck' that lies to the east of the village of Dilham. The Redbeck site is a narrow field with higher ground to the north, a short slope and lower ground to the south. To the west of the site are dry grassland fields currently grazed by horses. There is a shallow and largely dry ditch between the horse fields and Redbeck. There are two ways to access the site. One way is from Oak Road which runs west perpendicular of Honing Road just north of the village of Dilham; this route then follows Oak Road to its most eastern extent and the access is then via Restricted Byway 11 (RB11) heading south approximately 800 metres to the site gates. The other way to access the site is to turn right onto Broad Fen Lane at the most southern point of Honing Road; this is where the river runs to the end of its navigable channel at Tylers Cut and from here the access is then along Broad Fen Lane and onto RB11 which leads to the site gates.
- 1.2. The land to the east and south-east of the site is designated as a RAMSAR site, a Special Area of Conservation, a Special Protection Area and is a Site of Special Scientific Interest (SSSI). The site lies within the first SSSI Impact Risk Zone, which makes the ecology of the site very sensitive to any development and land use. To the east of the designated land is the North Walsham and Dilham Canal.
- 1.3. This application is a resubmission of BA/2020/0002/FUL and seeks consent to create a new tourism facility at the site. The proposed development includes the siting of 3 glamping pods with a maximum capacity of 2 people per pod. The glamping pods would measure 4m by 6 m and be 3.1m in height. A cellular grid mesh is proposed to formalise the entrance to the site where the car and cycle parking and bin stores are proposed. An underground water treatment plant would be located to the south of the proposed glamping area. Native hedging is proposed to screen the glamping pods, bin stores, and parking area from views from the Restricted Byway and site wide landscaping is proposed, including the planting of trees and wildflower.
- 1.4. Access to the site is proposed from Oak Road and along RB11. The western end of Oak Road is an adopted highway and the eastern end is privately owned by the applicant; the Restricted Byway forms part of Broad Fen Lane and runs alongside the site and the section which runs from Oak Road to the site is in the ownership of the applicant. At the southern end of the Restricted Byway is a property known as Keepers Lodge. The northern end of the Restricted Byway joins to the private part of Oak Road, where there is a group of three residential dwellings and the Tonnage Bridge Glamping Site. This site offers 10 glamping pods and is in the ownership of the applicant.

2. Site history

- 2.1. BA/2020/0002/FUL Use of land for siting five 'glamping' pods with associated car/cycle parking, siting of package treatment plant and polishing reedbed. Application withdrawn.

3. Consultations received

NNDC Environmental Health

- 3.1. No objection

Norfolk County Council (NCC) Highways

- 3.2. No objections – To the principle of the development subject to conditions.

Natural England

- 3.3. No objection

BA Landscape

- 3.4. Objection – Objection to the application on the grounds of impact on the landscape character and the wider area.

BA Senior Environment Officer

- 3.5. No objection

Broads Authority Arboricultural Officer

- 3.6. No objection

4. Representations

- 4.1. In total 7 representations were received, 6 supporting the application on the grounds of rural economy, employment and tourism and 1 representation objecting to the application on the grounds of impact on the natural environment, landscape, amenity and the local highway network.

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).

- 5.2. The following policies were used in the determination of the application:

DM13 – Natural Environment

DM16 – Development and landscape

DM21 – Amenity

DM23 – Transport Highways and Access

DM27 – Business and Farm diversification

DM29 – Sustainable tourism and recreation development

DM30 – Holiday accommodation – new provision and retention

DM43 – Design

- 5.3. Both the National Planning Policy Framework (NPPF) and the National Planning Practice Guide (NPPG) are material considerations in the determination of this application.

6. Assessment

- 6.1. The proposal is for the development of a new tourism site in Dilham, consisting of three glamping pods. The key issues that need to be considered in determining this application relate to the principle of development, the impact the proposal would have on the surrounding landscape, highway network, natural environment and amenity of neighbouring occupiers.

Principle of development

- 6.2. In terms of the principle of development, national planning policies and the Broads Local Plan are supportive of encouraging a prosperous rural economy. In particular, Paragraph 83 of the NPPF highlights the importance of diversification projects and sustainable rural tourism in the rural economy. Paragraph 84 of the NPPF, however, places great emphasis on the suitability of the location where the development is proposed specifically with regards to connections to existing settlements, impact on local roads and sensitivity to surroundings and Paragraph 172 places great weight on conserving and enhancing the landscape, wildlife, and cultural heritage in the Broads.
- 6.3. Considering local planning policies, the principle of this development is assessed against policies SP1, SP12, DM27, and DM29.
- 6.4. Policy SP1 (PINS Model Policy/Sustainable Development) is a strategic policy and sets out the overarching principles. It relates to sustainable development within the Broads and requires the local planning authority (LPA) to take a positive approach that reflects the presumption in favour of sustainable development set out in the NPPF. The Policy requires a proactive response to planning applications and encourages the LPA to find solutions. This is an important policy in that it sets out the principle of the desirability of supporting sustainable development, but it must be read and applied in conjunction with the other policies in the development plan.
- 6.5. Policy SP12 (Sustainable Tourism) develops this approach and seeks to strengthen the tourism offer in the Broads through the creation, enhancement and expansion of high quality tourism facilities. It recognises the need to support a vibrant tourism industry, but, as in SP1, recognises that this must be in accordance with the other policies in the Plan to ensure that the Broads' resources are protected.
- 6.6. The approach of the strategic policies is then developed into the more detailed DM policies, which apply these principles to specific development types and proposals. In this case, the main policies relevant to the determination of this application are DM27 (Business and farm diversification) and DM29 (Sustainable tourism development). They are both criteria based policies and it is appropriate to consider the proposal against each criteria in turn.
- 6.7. The objective of DM27 is to support rural businesses and agricultural enterprises by

allowing them to diversify and generate new income streams to ensure their continued viability. Criterion (a) requires that the new uses proposed are complementary in scale and kind and support the original farm operation. In this case, the use of part of the holding for a small scale tourism operation does not conflict with this requirement and the applicant indicates that the revenue generated would support the farm. There is similarly no conflict with criterion (b) which states that there should be no loss of local or visitor facilities.

- 6.8. Criterion (c) relates to the local transport network and requires that there should be no unacceptable impact. The application site is proposed to be accessed off Oak Road and RB11 and, subject to this being achieved, there is no objection from the Highways Authority. There are, however, concerns from the Highways Authority about the practical achievability and enforceability of this route, as there is a simpler and faster route available, and these matters, along with the impact on the Public Right of Way (PROW), are discussed in further detail below (see paras 6.36 – 6.40). For the purpose of criterion (c), however, the requirement is somewhat met. Criterion (d) is not relevant, as it relates to diversification using buildings. Finally, criterion (e) requires the proposal is in accordance with other policies of the Local Plan and this will be discussed further in the coming paragraphs.
- 6.9. In addition to the criteria in the first part of the policy, the second part of DM27 sets out the requirements in relation to the construction of buildings to support the proposed development. It states that new build development will only be permitted when it can be satisfactorily demonstrated that the diversified use cannot be accommodated through the conversion of an existing building and that such proposals shall not involve a significant amount of new build development, with any new buildings relating well to existing buildings or a farm group.
- 6.10. The Planning Statement states that the nature of a glamping proposal means that it cannot be accommodated within existing buildings, but there are, in any case, no existing, suitable buildings that could viably be converted to holiday accommodation at the farm operation. A Brownfield Land Assessment of land in the applicant's ownership and the wider Dilham parish area has been submitted in support of this.
- 6.11. This application proposes three new structures in the form of glamping pods. Although the Planning Statement submitted in support of the application makes a point of saying that glamping pods are not development, the pods are proposed as permanent structures which would be connected to facilities and this justifies the LPA's interpretation that these are 'new build' development.
- 6.12. It must be considered whether or not the three pods represent a 'significant amount of new build development' for the purposes of the policy. It is noted that whilst they may not be large (in an objective sense), it is nonetheless new build development in a previously undeveloped part of the holding and this must make it significant relative to what was there before. It is also remote from other buildings associated with the farm. Overall therefore it is concluded that the requirements of the second part of

the policy are not met.

- 6.13. The third part of DM27 requires that any diversification proposal be complementary in scale and kind to the main operation, and this has been covered in criteria (a); and that the new use should not prejudice any existing or future agricultural use, which this would not.
- 6.14. The second main policy to assess the proposal against is DM29. The objective of this policy is to direct tourism and recreational development to appropriate and sustainable locations with the necessary infrastructure and facilities.
- 6.15. Criterion (a) seeks to direct such development to sites within development boundaries or to locations associated with existing visitor or tourism activities, however proposals arising from farm diversifications schemes are specifically excluded from this requirement so parts (i) and (ii) of this criterion do not apply to this application.
- 6.16. There is a supplementary part to criterion (a) which requires that the development must be satisfactorily accessed by sustainable means, which could include public transport, walking, cycling, horse riding or by water. The site's nearest train station is in Worstead approximately 3.5 miles away, and the nearest bus stop is 1.2 miles away. Given the limited level of facilities offered at the site, and the need to bring in provisions due to the remote location, it is considered more likely therefore that visitors to the site will in most cases arrive by car. Whilst the site is accessible via public rights of way (see below), it is not considered likely that visitors would use these to access the site for arrival and it is more likely that these will be used by the visitors during the holiday. It is not considered that the proposal meets this part of criterion (a).
- 6.17. The additional parts of criterion (a) require that (iii) the proposal is in accordance with other policies in the plan and (iv) that they do not involve a significant amount of new build development, with any new build development being of a scale that is compatible with the location and setting. The question of the principle of the new build development and whether or not this was 'significant' in the context of the policy was discussed in the assessment against DM27 above (see para 6.12). Similar arguments apply when assessing it against DM29, in that whilst the scale of development may not be large (in an objective sense), it is significant in the local context as the site and its surroundings are currently undeveloped. The second part of (iv) requires any new build development to be compatible with the location and setting and, again, in the context of an undeveloped site it can be concluded that any development on a locally significant scale (such as is proposed) will be incompatible.
- 6.18. The final part of criterion (a) requires that the development should not adversely affect a range of environmental factors, including water quality, landscape character, historic environment, protected species or habitats and where possible

make a positive contribution. The impact on landscape character and protected species are discussed in detail below (see para 6.26 – 6.30), but in summary it is concluded that the requirement is not met.

- 6.19. The second part of DM29, criterion (b) sets out the principles of sustainable tourism and recreation. The requirements for sufficient capacity of the highway network at part (vi), sufficient on-site parking at part (vii) and no adverse impact on navigation at (x) are broadly met and this is noted.
- 6.20. There are concerns, however, when considering the proposal against the remaining parts of the policy covering (viii) dealing with landscape character and protected species, (ix) high design quality suitable for the setting and (xi) the compatibility of the scale of the proposal for the location. The issues at (viii) and (ix) are discussed below, whilst (xi) covering compatibility of the scale is discussed above. Overall, it is considered that these latter three parts are not wholly met.
- 6.21. The final part of DM29 requires that regard be given to the cumulative impacts of tourism and recreation proposals on landscape character, nature conservation value and local transport movement. This is supported by the reasoned justification which sets out the importance the quality of the natural environment has on the tourism economy and notes that intensive tourism and leisure uses can detract from the special qualities of the Broads upon which tourism relies. It is worth noting that a use does not have to involve a large area or high visitor numbers for it to be intensive, but that intensity is relative, so a modest level of activity in a small geographical or constrained area can result in use that is experienced as intensive.
- 6.22. In this case, there is an existing glamping site approximately 900 metres to the north of the application site. It was granted planning permission in 2018 and hosts ten glamping pods with associated facilities and car parking. It is also accessed via Oak Road and visitors to Redbeck would pass it before arriving at this site. This is Tonnage Bridge Glamping and is owned by the applicant.
- 6.23. There is also an existing camping site approximately 2.5 miles to the north on the edge of Dilham village. This was initially granted planning permission in 2017 and then extended in 2018 and has planning permission for 60 camping pitches, a toilet and shower block, car parking and associated facilities. This is Canal Camping and is owned by the applicant.
- 6.24. Given the proximity of Tonnage Bridge Glamping to the proposed site, it is considered that the development of a new tourism offer for three glamping pods accessed via the same road would lead to an inappropriate intensification of tourism within the area that would detract from the tranquil nature of this part of the Broads. It is also considered that adding a further three to the existing 70 units in this part of Dilham would also result in an unacceptable cumulative impact. On this basis, the final part of DM29 is not met.
- 6.25. Overall, it is considered that the principle of the application for three glamping pods

at the Redbeck site is not acceptable as it is contrary to the requirements of Policies DM27 and DM29 of the Local Plan for the Broads (2019). Even considering that the application is a form of business and farm diversification, which national policy and the Local Plan for the Broads do generally support, the principle of the development nonetheless remains unacceptable.

Impact upon the landscape

- 6.26. The application site is located in the upper Ant valley in an area identified as Local Character Area (LCA 27) and characterised by a high overall landscape sensitivity to development due to the remoteness and tranquil rural nature. Policy DM16 (Development and landscape) requires planning applications to clearly demonstrate that the development proposals are informed by the Broads Landscape Character Assessment (2017). Accordingly a Landscape Visual Impact Assessment (LVIA) has been submitted in support of the application and the LVIA makes reference to the Broads Authority's Landscape Character Assessment (LCA) and Landscape Sensitivity Study.
- 6.27. The LVIA submitted has been amended following the withdrawal of the previous application. Additional recreational pressures, noise and disturbance would inevitably arise due to the increase in visitors generated by the development. The LVIA assumes that visitors will use the site quietly, but realistically it is not possible to fully control what behaviours and activities may take place. Both the LVIA and Planning Statement note that the concept of tranquillity is experiential rather than visual, with an implied suggestion that this makes it less important. Tranquillity, although a perceptual quality is nonetheless a notable element of the landscape character of this area. The NPPF (paragraph 123) states that 'planning policies and decisions should aim to: identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason'.
- 6.28. Furthermore, the impacts of the construction works on the site have not been taken into account and whilst these may be temporary, the clearance of trees and hedges required for the equipment to access the site will have longer effects, as well as potentially opening up the site to longer range views. The off-site passing bays proposed on Oak Road have also not been considered in terms of landscape effects by the LVIA.
- 6.29. Whilst it is acknowledged that the development is not of a large scale, the cumulative landscape and visual impacts of the proposed glamping site in combination with the existing Tonnage Bridge site and the Canal Camping site will give rise to changes in the landscape character of the area to such an extent as to have significant effects on its key characteristics and these impacts would be permanent.
- 6.30. Policy DM16, seeks to conserve key landscape characteristics of the Broads and states that development proposals that would have an adverse impact on either the character of the immediate or the wider landscape or special qualities of the Broads will not be permitted. This application proposes development that would introduce adverse landscape impacts and is therefore contrary to Policy DM16.

Ecology

- 6.31. The application site is located adjacent to areas which are subject to a high level of designation for their conservation value and any development proposal must demonstrate that this can be undertaken without harm to these protected interests. A revised Habitats Regulation Assessment and a Site Investigation Report have been submitted alongside the application to address previous concerns. Instead of routing all grey and foul water from the Klargester through a water quality polishing wetland, it is instead proposed to pump it from the Klargester to a storage tank off-site. The tank would be a 500m³ Enviroseal FB500 Digestive Storage Unit, which can store an entire year's output from the site. The water will then be fed into the farm irrigation network and disposed on to growing crops, where it will be absorbed and digested. There would be no discharge to local dykes or groundwater. The area of low ground between the horse fields and the SSSI would not be altered and would remain as described in the Site Investigation Report (Harding 2019a). There is therefore no objection to this on ecological grounds.
- 6.32. The applicant has an agreement with Natural England to allow people to access the Broad Fen SSSI along a marked route, between the hours 10.00 -16.00. The agreement covers the period from 16 June 2020 – 1 November 2021. Natural England will review the agreement at the end of this period. Natural England have no objections to the application and considered that the proposed development would not have significant adverse impacts on the designated sites.

Amenity of residential properties

- 6.33. Moving to the issue of amenity, Policy DM21 protects existing neighbouring properties from unacceptable impacts on their amenity. Access to the proposed Redbeck site is along Oak Road and then down (southwards) RB11 and the access would therefore take all visitors past each property located on Oak Road.
- 6.34. The residents of Oak Road have noted the increase of traffic generated by the ten glamping pod site at Tonnage Bridge and the detrimental impact on the condition of the road resulting from the increased vehicular traffic. They state that the addition of a new glamping site offering a further three pods, will exacerbate the traffic using the road and increase the adverse impact on the condition of the road.
- 6.35. The planning application for the Tonnage Bridge Glamping site was not considered to have a significant adverse impact on the amenity of the neighbouring properties, however, it is considered that the additional increase in vehicular traffic on Oak Road that this proposed development would introduce, would have an adverse impact on the condition of the road, the use of the road, and the noise generated from the road, contrary to Policy DM21.

Highways and public rights of way

- 6.36. The application proposes access from Oak Road and then onto RB11 and heading southward to the application site. The first 0.5 mile section of Oak Road is a public road maintained by the Highway Authority, with the following 0.6 mile section a private road

owned by the applicant. The access to this development site has highway and Public Rights of Way (PROW) implications.

- 6.37. Looking first at the highways issues, whilst the proposed access is along Oak Road and the northern section of RB11, there is an alternative route into the site using Broad Fen Lane and then onto the southern section of RB11, which is quicker and easier, being more direct. The Highways Authority is satisfied that the proposed Oak Road route is acceptable, but the Broad Fen Lane route is not. It requested details of measures proposed to prevent motorised access to and from Broad Fen Lane and the applicant has provided details of signage pointing drivers in the direction of Oak Road and has also stated that bollards in the form of a Kent Carriage Gap could be installed on the RB11 to physically exclude motorised traffic whilst allowing PROW traffic to continue.
- 6.38. It is considered that the provision of signage would be effective in diverting traffic initially, until a holiday-maker heads south on RB11 and finds out that the route along Broad Fen Lane is faster, so it would need to be supplemented by the proposed physical restriction in order to successfully prevent use of the faster route. Whilst the applicant is prepared to install a Kent Carriage Gap, it is the case that it is unlawful to block a PROW and the Highways Authority state that they could not support this, therefore whilst they continue to have concerns they advise that an objection on highways grounds could not be sustained. The Highways Authority also require the provision of passing bays on Oak Road and this too can be the subject of a condition.
- 6.39. Looking then at the PROW issues, at the time of writing the LPA has not received a written response from Norfolk County Council PROW team although there was objection to the previous application on the grounds that the impacts on the public use of the RB11 would be unacceptable as it is not suitable in terms of width to accommodate safely both vehicles and public users. Members will be updated orally.
- 6.40. The applicant argues that provided guests are advised to take care whilst driving along RB11, there is no reason public nuisance should frustrate the granting of planning permission, and this is noted, however it is the case that the applicant will have no control over the behaviour of guests on the route. In commenting on the previous application, Norfolk County Council as the body responsible for PROWs advised that a public right to use the route safely takes precedence over a private right and this public right would be compromised by use of RB11 by private cars. Policy DM23 states: "When determining development proposals, the Authority will safeguard public rights of way" and it is considered that the proposal is in conflict with this.

7. Conclusion

- 7.1. The proposed development of a new tourism facility at the Redbeck site, comprising three individual glamping pods, a package treatment plant, car and cycle parking and bin stores has not been adequately demonstrated to be a sustainable form of tourism development. The landscape character of the site would permanently change and the effect on the wider landscape character area would be significantly detrimental to the

tranquil nature and the special qualities of the Broads. Furthermore, the impacts on the amenity of the local residents as a consequence of the additional vehicle movements would be detrimental to their amenity. Access to the site would predominantly be reliant on the use of a private motor car and would take guests, third parties (for example, food deliveries, friends of guests), and anyone wishing to view the site along RB11 which would conflict with the public's right to use the Byway and cause a public nuisance. For these reasons, the proposed development is not in accordance with the provisions of the Policies in the Local Plan for the Broads (2019).

8. Recommendation

- 8.1. That planning permission be refused.

9. Reason for recommendation

- 9.1. The principle of the proposed development is considered contrary to Policies DM27 and DM29 of the Local Plan for the Broads (2019). The proposed development is found to be contrary to Policies DM16, DM21, and DM23 of the Local Plan for the Broads (2019) and the National Planning Policy Framework (2019) which is a material consideration in the determination of this application.

Author: Calum Pollock

Date of report: 20 November 2020

Appendix 1 – Location map

Appendix 1 – Location map



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Planning Committee

04 December 2020

Agenda item number 8.2

BA/2020/0002 – Enforcement on land east of North End, Thorpe next Haddiscoe

Report by Head of Planning

Summary

Unauthorised development has taken place on land to the east of North End comprising the change of use to mixed use of a leisure plot and storage.

Recommendation

To serve an Enforcement Notice.

Contents

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1. Site location

- 1.1. The site is located on land to the east of North End, which is a minor road running broadly north-south to the west of Thorpe Marshes which form part of the Waveney valley. North End is on the valley side, with land rising relatively steeply to the west thereby effectively creating a cutting in which the road sits. There are a number of dispersed residential properties set within generous curtilages, with the intervening land being used for grazing or as low level agriculture. There are separate blocks of

trees to the east, which allows views through to the marshes beyond. The land has a very strongly rural character.

- 1.2. The subject site is around 2 hectares in area and is located on the east side of North End. The site slopes from the road down towards the marshes to the east, with a line of trees just inside the site's eastern boundary and informal hedging on the other boundaries. On the roadside boundary there is a small wooden outbuilding which has been used to accommodate tools and other equipment used to maintain the site. Historically the land has been cut periodically, rather than grazed, but in the last year gravel paths have been laid, and an area separated off by post and wire fencing.
- 1.3. The site has a strongly rural character and is typical of the land on the valley side here.

2. The unauthorised development

- 2.1. The subject site is a plot of land within the countryside. Historically it would have been used for agricultural grazing, but it has in recent years had a nil planning use as there has been no subsequent use.
- 2.2. In 2007 a caravan and mobile home were brought onto the site, along with various vehicles and other paraphernalia, with hardcore laid to facilitate access. A report was brought to the 7 December 2007 meeting of the Planning Committee, where authority was granted to serve Enforcement Notices (BA/2007/0111/UNAUP3). These were served in February 2008, but the land was not cleared within the timescale given. The LPA subsequently prosecuted the landowner in 2009 for non-compliance and the land was cleared.
- 2.3. Since 2009 there have been various complaints about activities on the site, but nothing has taken place which required planning permission. The owners have visited the site periodically, but there has been no regular or sustained activity such as to change the character of the land. Repairs have also taken place to the shed which has been on the site for many years.
- 2.4. In January 2020 the LPA received reports that a large storage building had been brought on the site and works in preparation for its erection were underway, including the connection of electricity. Officers met the landowner and his son on site in February, where they were reminded of the need for planning permission for any development. The landowner advised that the building was being stored for resale or use elsewhere and that they might want to keep some animals on the site, so the electricity had been connected for electric fencing.
- 2.5. In May 2020 the LPA received reports that a base for caravans had been laid. On inspection, this turned out to be a 8m x 4m free standing patio, comprised of some hardcore, a thin membrane topped with gravel and a number of breeze blocks to hold a rudimentary wooden framework topped with decking. There were also other items of equipment on the site including patio furniture, a fire pit and further paraphernalia. Subsequent visits have found further equipment, including a gazebo, bbq equipment

and tents. Gravel paths have been laid to facilitate access around the site and the southern end has been separated off with post and rail fencing in a manner suggesting horse grazing.

- 2.6. The cumulative impact of the storage of the various structures and items, plus the laying of paths and fencing, has had the effect of altering the character of the land from rural countryside to having the appearance of a leisure plot and land used for storage. Planning permission is required for such a change of use, and has neither been applied for nor granted.
- 2.7. The landowner has been written to on a number of occasions and advised that the activities on the site are unacceptable in planning terms and has been asked to clear the site, but no action has been taken and nor has a response been received.

3. The planning issues

- 3.1. The Broads Authority has a Local Enforcement Plan, which was adopted on 8 July 2016 and sets out its approach to dealing with enforcement matters. At paragraph 3.7 it states that "...Whilst the law gives a Local Planning Authority strong legal powers to deal with breaches of planning control, in most cases the first choice of approach is to use negotiation to reach a satisfactory resolution in a timely manner. The negotiations would aim to achieve one of the following outcomes:
 - To apply for retrospective planning permission if the development is acceptable and would have got planning permission in the first place; or
 - To amend the development so it is acceptable and then apply for retrospective planning permission if the development is capable of being acceptable; or
 - To amend the development so it is in accordance with the approved plans if the amendments are acceptable; or
 - To remove the unauthorised development or cease the unauthorised use if the development is unacceptable and incapable of being made acceptable"
- 3.2. In determining how to take this matter forward, the LPA must, therefore, first consider whether the unauthorised development is acceptable in planning terms, whether it is capable of being made acceptable, or whether it is unacceptable. If the unauthorised development is not and cannot be made acceptable, then the LPA must consider the expediency of enforcement action.

The acceptability of the development

- 3.3. Looking first at the acceptability of the existing unauthorised development, which comprises the change of use of land to a mixed use as a leisure plot and for storage.
- 3.4. For the purposes of the Local Plan, a 'leisure plot' is defined in the Reasoned Justification to adopted policy DM50 as "a plot resulting from the sub-division of land and its use for leisure purposes, such as quiet enjoyment of the plot and scenery, and

informal recreation.” The policy states that “New leisure plots and mooring plots will not normally be permitted ...”, going on to explain in the Reasoned Justification that this is because “... (they) often result in the creation of a suburban appearance, with associated domestic paraphernalia that detracts from the landscape character of the Broads.” This is precisely what has happened on this site, where the landowner has installed various structures and domestic paraphernalia to make the site more comfortable for an increased frequency and intensity of use, which has resulted in a change of character. None of the structures in themselves constitute development (the free standing patio, for example, is not fixed to the ground), but the overall effect is one of a gradual suburbanisation. This is in conflict with DM50.

- 3.5. The site is located in an area with a strongly rural character, with long views from North End across to the marshes and the river valley. The residential properties are in the main well screened by trees and hedges, which reduce views into the domestic curtilages giving the landscape here an undeveloped character. Adopted policy DM16 seeks to protect the character of the Broads and states “Development proposals that would have an adverse impact on either the character of the immediate or the wider landscape or the special qualities of the Broads will not be permitted.” It is considered that the creation of a leisure plot here, with the associated paraphernalia, has introduced a developed and domestic element which has had a significant adverse impact on the character of the immediate landscape, as well as an adverse impact on the integrity of the wider landscape. This is in conflict with DM16.
- 3.6. The arguments outlined in respect of conflict with DM16 apply also to the use of the site for storage purposes, whereby the stacking of the sectional building and other materials, has exacerbated the adverse impact on the landscape. The use of land for storage purposes is generally an employment use and criterion (i) of adopted policy DM25 seeks to locate such uses within a development boundary, within or adjacent to existing employment sites or in a building used as an employment use. This site is none of these, so there is an in principle conflict. Criterion (ii) of DM25 permits such a use only where “Proposals do not have an adverse impact on landscape character”, which reinforces the general presumption against such a use on a rural greenfield site such as this. The development is in conflict with DM25.
- 3.7. Due to conflict with policies DM50, DM16 and DM25 the unauthorised development is unacceptable. As it is unacceptable, it is not appropriate to seek a retrospective application. It is also the case that the conflicts with development plan policy are fundamental and could not be overcome by amendments to the development, so there is no basis for requesting these. The LPA must, therefore, proceed on the basis that as the development is unacceptable and cannot be made acceptable, the next step is to consider the expediency of enforcement action.

The expediency of enforcement action

- 3.8. When a breach of planning control has taken place and the LPA is considering what action is appropriate, it will need to look carefully at a number of factors. The first

factor is expediency. This may be explained as an assessment of the harm that is being caused by the breach. Harm may arise through a range or combination of factors, for example

- Adverse impact on visual amenity due to poor design or materials;
- Adverse impact on neighbouring amenity due to noise, overlooking or loss of privacy; and/or
- Inappropriate or conspicuous development that has an adverse impact on a protected landscape or Conservation Area.

3.9. There are two types of harm that result from this particular unauthorised development. The first is the specific harm caused to the protected Broads landscape by a development which introduces an inappropriate domestication to a strongly rural landscape with an otherwise undeveloped character. The second is the generic harm which arises from a development which is in conflict with adopted policies and which, if it were not addressed, would undermine the policies in the development plan as well as the principles of the NPPF and NPPG. In undermining these, the retention of the non-compliant development would undermine the integrity of the planning system and the protection of this system is a valid and justifiable objective. Overall it is considered that the harm resulting from the development is significant. There will be costs associated with enforcement action, however, when balanced against the need to ensure, amongst other matters, the protection of the Broads landscape, enforcement action is likely to be expedient given the benefits of securing a cessation of the development.

3.10. The second test is one of proportionality; enforcement action should always be proportionate to the seriousness of the harm being caused. In this case, significant harm is being caused to the Broads landscape, which is identified as of national value and protected for this reason. Whilst the landowner may derive enjoyment from the leisure plot use and convenience from the storage, it is considered that these private benefits should not override the public benefits associated with protecting the national asset and that enforcement action to secure the cessation of the unauthorised development is proportionate.

3.11. The Local Enforcement Plan identifies the need to ensure consistency so that a similar approach is taken in similar circumstances to achieve similar outcomes. This third test is somewhat harder to apply as there are no recent comparable cases which have been the subject of enforcement action. It is, however, worth noting the recent appeal decision at Brograve Mill, where the LPA refused a retrospective application for planning permission for the retention of a scrape on the grounds of its adverse impact on the character of the landscape. In dismissing the appeal, the Inspector relied on Paragraph 172 of the National Planning Policy Framework (the Framework) which “requires that great weight should be given to conserving and enhancing landscape and scenic beauty in the Broads and AONBs which, along with National Parks, have the highest status of protection in relation to these issues.” A copy of this decision is

attached at Appendix 2. The issue here is also one of impact on the protected landscape, with the remedy sought being a cessation of the unauthorised use, so, in this respect, the approaches are consistent. The principle of the approach taken is also consistent with the Local Enforcement Plan.

- 3.12. Finally, it is noted in the Local Enforcement Plan that whilst the law gives an LPA strong legal powers to deal with unauthorised development, the preferred approach is always to seek to negotiate a solution and the fourth test considers whether this approach has been applied. In negotiating a solution, the outcome will either be that the development is (or is made) acceptable and planning permission is granted, or, where the development is not and cannot be made acceptable, that the breach is stopped. In this case, for the reasons outlined at 3.3 – 3.7 above, the development cannot be made acceptable and there is no prospect of planning permission being granted. The solution will therefore require the cessation of the development.
- 3.13. The LPA engaged previously with the landowner, including in person in February 2020 when he was reminded him of the need for planning permission for development, but the activities on site have increased. There has been no response to letters sent in July and October. Given the landowner's failure to engage it is considered unlikely that compliance could be achieved by negotiation.
- 3.14. In considering expediency it is also necessary to take account of the impacts and costs of taking action, which would include the resources required to do this, as well as what is likely to be achieved. The more harm that is being caused then the more likely it is that it will be expedient to take enforcement action due to the need to stop the harm. Conversely, if there is little harm it may not be expedient to pursue the matter, particularly if the costs are high. In this case, there is significant harm to interests of public importance from development which is intrinsically unacceptable. The service of Enforcement Notices, as a first step, incurs little cost other than officer time; if further action is needed to secure compliance this will need to be considered.

4. Financial implications

- 4.1. The service of Enforcement Notices will require officer time; any costs associated with administration will be met from the existing planning service budget.
- 4.2. If compliance is not achieved voluntarily there will be costs associated with enforcing this. Members will be advised of progress through the regular update to Planning Committee, so there will be the opportunity to consider any additional costs.

5. Conclusion

- 5.1. The unauthorised development at the site is contrary to development plan policy and could not be granted planning permission.
- 5.2. The Local Enforcement Plan explains that where an unauthorised development is unacceptable and cannot be made acceptable, the LPA should seek to negotiate a

solution. There is no realistic prospect of a negotiated solution here and it is recommended that an Enforcement Notice is served requiring the clearance of the site and the cessation of its use as a leisure plot and for storage. A compliance period of 4 months would be appropriate.

Author: Cally Smith

Date of report: 18 November 2020

Background papers: Enforcement file BA/2020/0002

Appendix 1 – location map

Appendix 2 – Appeal decision APP/E9505/W/20/3256122: Land east of Brograve Mill

Appendix 1 – location map



Appeal Decision

Site visit made on 28 October 2020

by Jonathan Price BA(Hons) DMS DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 November 2020

Appeal Ref: APP/E9505/W/20/3256122

Land adjacent to Brograve Farmhouse, Coast Road, Waxham, Norfolk NR12 0EB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Harvey against the decision of the Broads Authority.
 - The application Ref BA/2018/0463/FUL, dated 1 November 2018, was refused by notice dated 5 February 2020.
 - The development proposed is to retain a scrape which has already been dug on land to the east of Brograve Farmhouse, Coast Road, Waxham, Norfolk NR12 0EB.
-

Decision

1. The appeal is dismissed.

Preliminary Matter

2. The scrape in place appears to be as shown in the submitted plans, although the water levels at the time of my visit were high, covering the dug edges.

Main Issue

3. The effect the scrape has on the landscape character of the area.

Reasons

4. The site is within an Area of Outstanding Natural Beauty (AONB), as well as that of the Broads Authority. The scrape is within a marsh currently used to keep cattle. Such grazing marshes, which are drained by networks of straight dykes, comprise a characteristic wetland feature of the Broads landscape. Paragraph 172 of the National Planning Policy Framework (the Framework) requires that great weight should be given to conserving and enhancing landscape and scenic beauty in the Broads and AONBs which, along with National Parks, have the highest status of protection in relation to these issues.
5. The scrape is roughly rectangular in shape, with straight edges and rounded corners, and has a small promontory to one end and two evenly spaced islands beyond that. This water body is fed by a channel that links to the dyke running along the edge of the grazing marsh. As a man-made feature, this particular arrangement differs from the prevailing context of a mainly empty marsh landscape, traversed by a lattice of drainage dykes. In this context, the scrape comprises a somewhat alien feature. Whilst other water bodies in this area of the Broads might historically also relate to human works, these generally have irregular shapes and more naturalised, less well-defined edges.

6. Unlike more visually prominent man-made features, such as the modern farm-buildings which also dot this Broads landscape, above water level the scrape is a two-dimensional feature. Within an expansive, mainly very flat landscape, it is not prominent in views other than in positions quite near to its edges. From such close quarters, the overall form of the scrape is less perceptible, appearing not quite as discordant than as viewed on plan.
7. Nevertheless, despite the reduced visual accessibility, such an unnatural, engineered feature causes a significant degree of harm to the intrinsic character of the Broads landscape. Notwithstanding the presence locally of other flight ponds, such a feature clearly conflicts with policies SP7 and DM16 of the Local Plan¹, as well as paragraph 172 of the Framework, insofar as these seek proposals be both appropriate to, and conserve and enhance, the landscape character of the Broads.
8. Planning law requires that this appeal be determined in accordance with the development plan, unless material considerations indicate otherwise. The scrape and connecting channel include measures to reinstate land drainage mechanisms and drinking places for livestock, although neither of these farming benefits require the scale and shape of water body that has been dug. The scrape could provide some benefit to wildlife, through the additional water space provided. However, the design is less than optimal for nature conservation, for example by lacking the shallow fringes that might benefit wading birds, and so any such benefits are likely to be relatively small.
9. The scrape occupies a grazing marsh adjacent to a Natura 2000 site covered by overlaying designations providing protection through the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations). As a flight pond, and by potentially focusing and intensifying wildfowling in this location, the scrape could likely have, indirectly, a significant effect on the adjacent Special Protection Area, through shooting disturbing wintering wildfowl. However, reaching a firm conclusion on this matter would require more information than is provided with this appeal. As competent authority under the Habitats Regulations, it would also require me to seek further advice from Natural England.
10. In this case, there is not the need to reach a conclusion as to whether or not this development satisfies the Habitats Regulations. This is because the farming and possible nature conservation benefits identified would not amount to material considerations of such weight as to indicate my decision be made otherwise than in accordance with the development plan, with which clear conflict is found.

Conclusion

11. For the reasons set out above, having taken into account all other matters raised, I therefore conclude that the appeal should be dismissed.

Jonathan Price

Inspector

¹ Local Plan for the Broads 2015-2036 adopted 17 May 2019.

Planning Committee

04 December 2020

Agenda item number 9

Enforcement update – December 2020

Report by Head of Planning

Summary

This table shows the monthly updates on enforcement matters. The financial implications of pursuing individual cases are reported on a site by site basis.

Recommendation

To note the report.

Committee date	Location	Infringement	Action taken and current situation
31 March 2017	Former Marina Keys, Great Yarmouth	Untidy land and buildings	<ul style="list-style-type: none">• Authority granted to serve Section 215 Notices.• First warning letter sent 13 April 2017 with compliance date of 9 May.• 26 May 2017: Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Monitoring 15 June 2017. Further vandalism and deterioration. • Site being monitored and discussions with landowner. • Landowner proposals unacceptable. Further deadline given. • Case under review. • Negotiations underway. • Planning Application under consideration December 2018. • Planning application withdrawn and negotiations underway regarding re-submission. • Works undertaken to improve appearance of building. • Revised planning application submitted 1 April 2019. • Planning Committee 19 July 2019: Resolution to grant planning permission. • Arson at building, with severe damage 18 August 2019. • Discussions around securing building and partial demolition 19 August 2019. • Pre-demolition surveys almost completed and works commence thereafter 24 October 2019. • Works underway to secure and commence agreed demolition. 16 December 2019.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Site now sold. New landowner intends to build out with some amendments to be agreed. • New owner asked to demolish building as does not propose conversion 12 February 2020. • Application received to demolish building (and other amendments to scheme) 20 February 2020. • Application approved and demolition almost complete 24 September 2020. • Demolition completed and site cleared. Case to be closed.
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the removal of unauthorised static caravans on land at the Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so. • Site being monitored. • Planning Contravention Notices served 1 March 2019. • Site being monitored 14 August 2019. • Further caravan on site 16 September 2019. • Site being monitored 3 July 2020. • Complaints received. Site to be visited on 29 October 2020.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> Three static caravans located to rear of site appear to be in or in preparation for residential use. External works requiring planning permission (no application received) underway. Planning Contravention Notices served 13 November 2020.
8 November 2019	Blackgate Farm, High Mill Road, Cobholm	Unauthorised operational development – surfacing of site, installation of services and standing and use of 5 static caravan units for residential use for purposes of a private travellers’ site.	<ul style="list-style-type: none"> Delegated Authority to Head of Planning to serve an Enforcement Notice, following liaison with the landowner at Blackgate Farm, to explain the situation and action. Correspondence with solicitor on behalf of landowner 20 November 2019. Correspondence with planning agent 3 December 2019. Enforcement Notice served 16 December 2019, taking effect on 27 January 2020 and compliance dates from 27 July 2020. Appeal against Enforcement Notice submitted 26 January 2020 with a request for a Hearing. Awaiting start date for the appeal. 3 July 2020. Appeal start date 17 August 2020. Hearing scheduled 9 February 2021.
6 March 2020	Ditchingham Maltings	Failure to implement approved landscaping scheme (BA/2012/0005/FUL)	<ul style="list-style-type: none"> Planning Contravention Notice (PCN) served 9 September 2019.

Committee date	Location	Infringement	Action taken and current situation
		Approved in August 2016	<ul style="list-style-type: none"> • Breach of Condition Notice (BCN) served 22 October 2019 Non-compliance with condition 15 of planning permission - planting not in accordance with approved scheme. • Revised landscaping scheme submitted 21 January 2020. • Authority from Planning Committee to authorise prosecution, but stayed and delegated to Head of Planning to proceed only if adequate measures not undertaken by the developer to implement a satisfactory landscaping scheme and management plan. 6 March 2020. • Due to COVID-19, not been possible to engage contractors to work on the landscaping scheme for the site. New contractors now appointed and hoped that work could be progressed in the near future. 29 May 2020. • Maintenance work commenced, with replanting scheduled for autumn 2020/winter 2021 season. 15 June 2020. • Maintenance underway. Awaiting final approval of replanting scheme. 3 July 2020. • Landscaping scheme approved and planting to commence in November 2020. 20 November 2020.

Author: Cally Smith

Date of report: 20 November 2020

Planning Committee

04 December 2020

Agenda item number 10

Beccles Neighbourhood Plan – agreeing to consult

Report by Planning Policy Officer

Summary

The Beccles Neighbourhood Plan is ready for public consultation.

Recommendation

To agree that the Beccles Neighbourhood Plan proceeds to consultation.

1. Introduction

- 1.1. The Beccles Neighbourhood Plan is ready for consultation. The Plan says: ‘This document represents the Neighbourhood Plan for the town of Beccles for the period 2019 to 2036. The Plan contains a vision for the future of Beccles and sets out clear planning policies to realise this vision. The principal purpose of the Neighbourhood Plan is to guide development within the town. It also provides guidance to anyone wishing to submit a planning application for development within the town. The process of producing a plan has sought to involve the community as widely as possible. The different topic areas are reflective of matters that are of considerable importance to Beccles, its residents, businesses and community groups.’
- 1.2. This report seeks agreement for public consultation to go ahead. It should be noted that the Broads Authority is a key stakeholder and is able to comment on the Plan. It is likely that a report with these comments will come to the next Planning Committee for endorsement.

2. Consultation process

- 2.1. East Suffolk Council will write to or email those on their contact database about the consultation. The Broads Authority will also notify other stakeholders who may not be on East Suffolk Council’s consultee list. Paper copies for inspection will be made available by Beccles Town Council, and by East Suffolk Council on request. The consultation will run for 8 weeks, which takes into consideration the Christmas holidays and any access restrictions related to COVID-19.

3. Next steps

- 3.1. Once the consultation ends, comments will be collated and the Town Council may wish to submit the Plan for assessment. The Town Council, with the assistance of East Suffolk Council and the Broads Authority, will choose an Examiner. Examination tends to be by written representations. The Examiner may require changes to the Plan.
- 3.2. As and when the assessment stage is finished, a referendum is required to give local approval to the Plan. However, given that referendums are not able to go ahead until May 2021 at the earliest, the Government has made provisions that plans that have been examined and are ready for referendum have significant weight. Therefore, when we get to that stage the Authority will use the Plan to help determine relevant applications, thereby affording the Plan significant weight.

Author: Natalie Beal

Date of report: 18 November 2020

Appendix 1 – Submission Neighbourhood Plan

Appendix 2 – Basic Conditions Statement

Appendix 3 – Consultation Statement

Beccles Town Council

Beccles Neighbourhood Plan 2019-2036



**Submission Stage (Regulation 16)
Consultation Draft**

July 2020

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Appendix A

Non-Designated Heritage Assets within the Beccles Conservation Area

1 INTRODUCTION

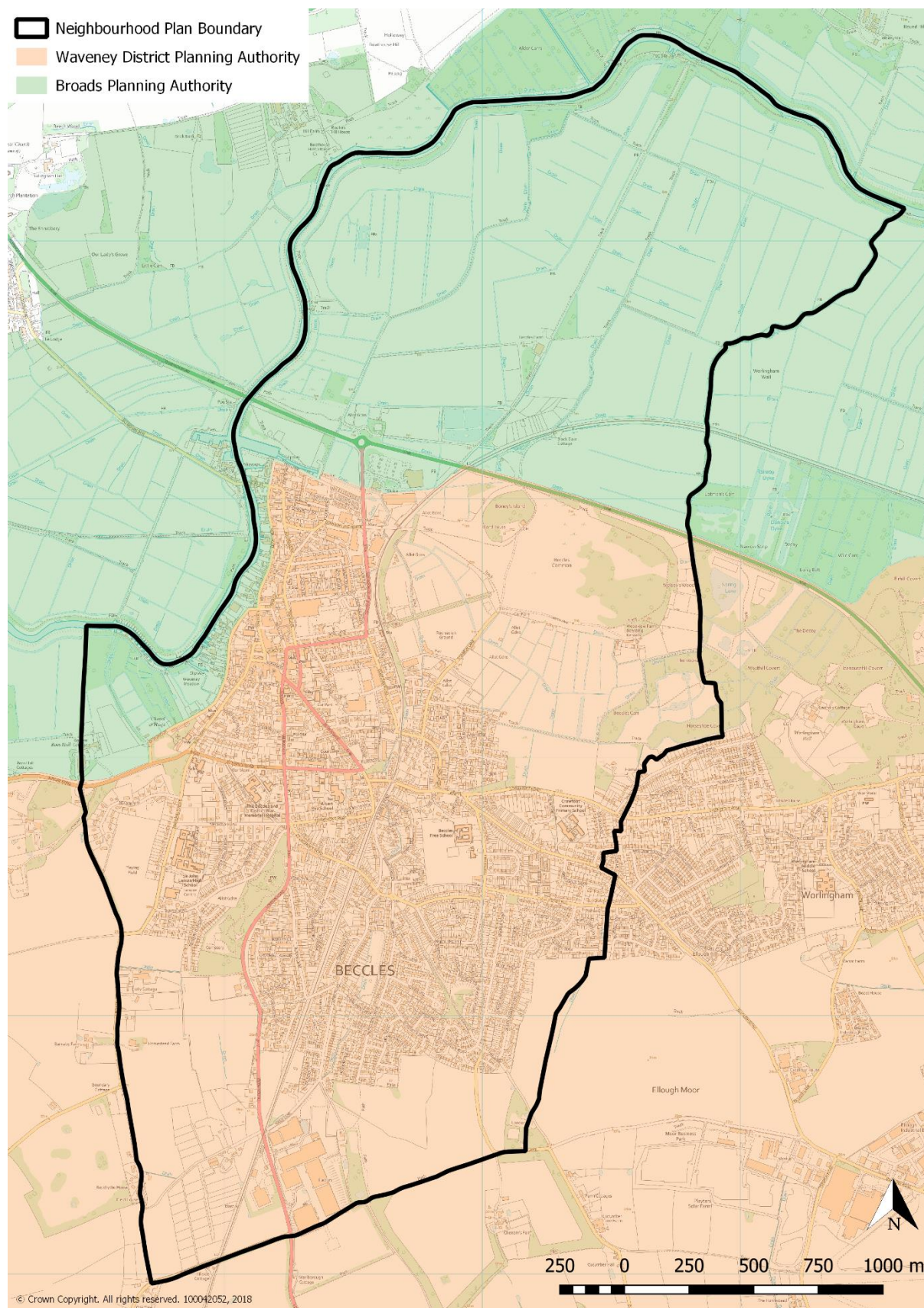
Purpose of the plan

- 1.1 This document represents the Neighbourhood Plan for the town of Beccles for the period 2019 to 2036. The Plan contains a vision for the future of Beccles and sets out clear planning policies to realise this vision.
- 1.2 The principal purpose of the Neighbourhood Plan is to guide development within the town. It also provides guidance to anyone wishing to submit a planning application for development within the town. The process of producing a plan has sought to involve the community as widely as possible. The different topic areas are reflective of matters that are of considerable importance to Beccles, its residents, businesses and community groups. It should be noted that planning applications are submitted to and determined by East Suffolk Council and the Broads Authority (depending on where they are located). However, the Neighbourhood Plan forms part of the development plan and therefore is given equal weight to the relevant Local Plan in the decision-making process.
- 1.3 Some of the Neighbourhood Plan policies are general and apply throughout the Plan area, whilst others are site or area-specific and apply only to the appropriate areas illustrated on the relevant map. Nevertheless, in considering proposals for development, East Suffolk Council or the Broads Authority will apply all relevant policies of the Plan. It is therefore assumed that the Plan will be read as a whole, although some cross-referencing between Plan policies has been provided.
- 1.4 The process of producing the Neighbourhood Plan has identified a number of actions which have not been included in the policies' sections. This is because these are not specifically related to land use matters and therefore sit outside the jurisdiction of a Neighbourhood Plan. These actions will be addressed by the Town Council outside of the Neighbourhood Plan process.

Policy context

- 1.5 Along with national planning policy, the Neighbourhood Plan represents one part of the development plan for the neighbourhood area over the period 2019 to 2036, the other parts being:
 - For the parts of the Neighbourhood Area in the former Waveney district - the Waveney Local Plan (2019).
 - For the parts of the Neighbourhood Area in the Broads Authority area –the Broads Local Plan (2019).

Figure 1.1: Beccles neighbourhood plan area/town boundary



- 1.6 East Suffolk Council and the Broads Authority, as the relevant local planning authorities, designated the Beccles Neighbourhood Area in November 2017 to enable Beccles Town Council to prepare the Neighbourhood Plan. The Plan has been prepared by the community through the Beccles Neighbourhood Plan (BNP) Steering Group.
- 1.7 The BNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012 (as amended). The BNP Steering Group has prepared the plan to establish a vision for the future of the town and to set out how that vision will be realised through planning and controlling land use and development change over the plan period.
- 1.8 The map in Figure 1.1 shows the boundary of the Neighbourhood Plan area, which is the same as the administrative boundary of Beccles parish.
- 1.9 Whilst the Neighbourhood Plan can only directly address planning applications and matters within the parish of Beccles, it is important that the Plan takes into account issues of relevance in the adjacent parish of Worlingham in particular. The built-up area of Worlingham is directly adjacent to that of Beccles and there is a close relationship between the communities. Beccles is a market town serving a wider hinterland and it is particularly the residents of Worlingham that rely on many of the services in Beccles. Whilst the process of preparing the Beccles Neighbourhood Plan has engaged with the community of Worlingham and has not sought to distinguish between needs depending on which side of the administrative boundary people live, it is important to be clear that Worlingham as a community, supported by its parish council, will have its own view on things and may choose to address these matters in a different way to this Neighbourhood Plan.
- 1.10 The Vision in the Waveney Local Plan, which allocates all growth in the area, aligns closely with that of the Neighbourhood Plan. In particular it seeks to improve quality of life; have a stronger economy, including more vibrant town centres and a strong tourist offer; housing of the right type to meet needs; increased opportunity for active lifestyles; protection of the Broads and the natural environment; and measures to reduce the contribution of the district to climate change.
- 1.11 The strategy for Beccles and Worlingham is for a total of 1,458 new dwellings over the period 2014 to 2036. In particular, this is to be delivered through the creation of the Beccles and Worlingham Garden Neighbourhood, which will deliver 1,250 dwellings (1,055 dwellings during the plan period) along with a range of facilities, including a care home, employment development, primary school, community hub and country park.
- 1.12 Along with the Garden Neighbourhood, a further 280 dwellings are allocated on land west of London Road and 13.4 hectares of land for employment uses south of Benacre Road at Ellough Airfield.
- 1.13 Road access has been improved through the provision of a southern relief road for Beccles which is now complete. The Local Plan also generally recognises the importance of improving cycling and walking linkages.
- 1.14 The Local Plan identifies a number of community infrastructure needs, including library improvements, extension/improvements to Beccles Medical Centre, a new community centre and various sports and 'green' leisure facilities. A number of these are envisaged and will be provided as part of the development of the Garden Neighbourhood.

Developing the Neighbourhood Plan

- 1.15 The development of the Beccles Neighbourhood Plan commenced in 2016 and has been characterised by extensive consultation with the community. The Plan has been driven forward by the Operational Group which has endeavoured to ensure that it has engaged across the whole of the community. It has held a variety of meetings, community consultations and evidence gathering events to allow the community and wider stakeholders to express their views.
- 1.16 The key principle for the Operational Group has always been to listen to what people think, rather than driving the conversation. Evidence gathered has informed the development of the Plan so that the content is based on what people living, working and playing in the town think.
- 1.17 The Operational Group has met with local groups in the town such as the Beccles Business Association (BBA) and the Beccles Branch of the National Women's Register, as well as holding evidence gathering events at schools, the medical centre, churches, shops and various events.
- 1.18 The Beccles Neighbourhood Plan website (www.becclesplan.com) contains lots of information and the Plan also has a Facebook page. The website has recorded the engagement diary, showing all the events undertaken as well as information relating to the Operational Group's monthly meetings.
- 1.19 The Group has endeavoured to ensure people have been informed of dates and times of events by posting posters in the town as well as leafleting households in Beccles and featuring in the local press. It has also written to a wide range of Beccles organisations and groups asking for any comments, concerns and input. In short, the Operational Group has tried to ensure that people have had an opportunity to get involved.
- 1.20 In terms of what people say and think, there is a strong sense from our community that they like living in Beccles and enjoy it just as it is. In other words, its quality as a market town with its own character and charm is important to them. Therefore whilst they would like to see some change and improvement, it should not be at the cost of damage to that special feel that Beccles has. The heritage of Beccles and its town centre are important to residents.
- 1.21 Concerns about housing growth and development were raised consistently but the Operational Group has attempted to be clear in explaining that the Neighbourhood Plan must focus on shaping the growth that is planned through the Waveney Local Plan and this opportunity is preferable to not having a plan and therefore potentially little influence over how the town grows.
- 1.22 Well planned and good design and quality building that fits with the town's character is important. This applies to both residential development and commercial development alike. Whatever is proposed needs to fit in with the environment and not be an eyesore.
- 1.23 It will however be important that as the town grows there is an opportunity for local people to access housing of a high quality to purchase and to rent.
- 1.24 Beccles has suffered from a loss of people in the mid-range age group (particularly 30-44 year-olds) over the years and the 2011 Census confirmed this. Whilst reasons for this are complex and varied, one element is the affordability of housing.
- 1.25 There are a number of messages that consistently came out of consultations:

- Improved facilities for both the young and the older age groups including indoor and outdoor facilities for play, sports and social gathering of varying kinds are needed.
- In terms of sports and leisure, swimming was a priority with requests for an indoor pool being made. Demand is high for the existing swimming facility at Beccles Lido so this may help give an indication of potential year-round demand.
- Concerns were raised about the medical centre and the ability to provide medical facilities to meet the needs of the community. There is a requirement from evidence gathered for additional medical capacity to serve the town in order to provide more efficient access to treatment. Concerns were also raised about access to GPs, health professionals and even practical factors such as the ability to park at the surgery.

Hidden Needs

- 1.26 Future changes to the town and environment should always consider factors identified in Beccles by the 2016 Suffolk Hidden Needs report¹. This has informed the Neighbourhood Plan as it is seen as vital that decisions made over the coming years are done so with the question of how this improves Beccles for people with particular needs.

Monitoring the Plan

- 1.27 Beccles Town Council, as the Neighbourhood Plan qualifying body, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery. As the responsible body for preparing a neighbourhood plan covering the parish of Beccles, it will fall to Beccles Town Council to monitor progress against the Neighbourhood Plan's objectives and to ensure that it remains relevant.

¹ University of Suffolk (2016) *Hidden Needs in Suffolk*, report to Suffolk Community Foundation

2 LOCAL CONTEXT

History of Beccles

- 2.1 Beccles is situated in the Waveney valley, in the county of Suffolk but very close to the Norfolk border. There has been a community here since pre-Saxon times when an arm of the sea extended as far as Beccles, making it a thriving port and a market town. The community prospered by initially relying on the herring industry and the Old Market dates from this era.



Beccles New Market, 1810

- 2.2 By late Tudor times the tidal estuary had silted up, but the town remained a busy port relying on wherry boats to transport local products such as wool to other places. Beccles was granted its charter by Elizabeth I in 1584 and Charter weekend is still celebrated usually each summer. In the late 16th and 17th centuries the town was ravaged by fire resulting in many of the buildings in the town centre being rebuilt in Georgian times. The street plan of earlier years remains along with the old street names such as Saltgate, Northgate and Ballygate.
- 2.3 A number of important historic and listed buildings can still be seen; the 15th century parish church of St. Michael (with its separate bell tower) which witnessed the marriage of Nelson's parents, and Leman House, once a local school set up by Sir John Leman in 1631 and now a museum. The octagonal shaped Town Hall was built in 1765 followed twenty years later by the Public Hall, still used for theatre and concerts. The Caxton printing works was set up in 1868 and the town's economies began to rely heavily on this industry; Clowes, as it became known, was possibly the largest book printers in Europe. The works were demolished in 2003, the site now being occupied by a Tesco supermarket. The ever-popular Lido was built in 1959, replacing a section of the River Waveney that had previously been fenced off for swimming.
- 2.4 Beccles is set among lovely countryside and is within close proximity to the coast. There are good bus services to Norwich and Lowestoft and rail connections to Ipswich and then on to London Liverpool Street. For some years now Beccles has been known as gateway to the Broads and it is boats that bring many of the tourists to Beccles each year. The town has been twinned with Petit-

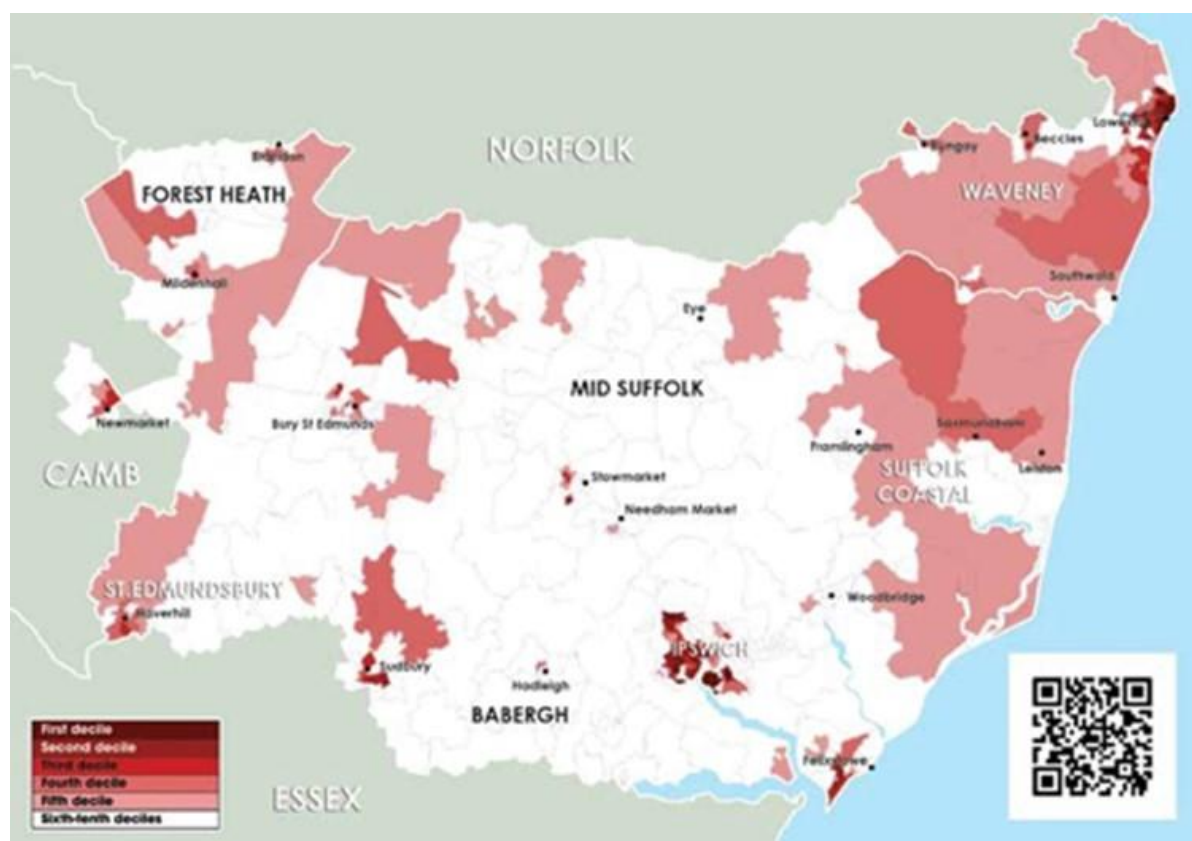
Couronne in Normandy which is itself twinned with Ahlem, a suburb of Hanover, and bonds of friendship are encouraged between the three communities.

- 2.5 Today Beccles is a thriving market town serving a wide area. It was awarded Fairtrade status in 2008; there is an annual Fairtrade Fortnight and many shops and cafes offer Fairtrade goods. The town has expanded in recent years and is well liked by both residents and visitors. It is important that, as this expansion continues, Beccles combines the vitality of a 21st century community while preserving its charm and historic heritage which reflects its evolution over time.

Beccles today

- 2.6 The Suffolk Hidden Needs Report 2016² gives a very comprehensive overview which challenges the stereotypical image of Suffolk as a prosperous rural county. There are a number of areas in Suffolk, including Beccles, which face a significant disadvantage as measured in the Index of Multiple Deprivation (IMD)³, Census and Social Mobility Index. Indeed, Beccles is one of the 20% most deprived neighbourhood areas in the county.

Figure 2.1: Index of Multiple Deprivation 2015 in Suffolk: ranking of local concentrations of deprivation in Suffolk relative to England



Source: IMD 2015, IMD overall score

² University of Suffolk (2016) *Hidden Needs in Suffolk*, report to Suffolk Community Foundation

³ The IMD is a UK government qualitative assessment of deprivation across England. It covers seven aspects of deprivation (income, employment, health and disability, crime, education, housing and living environment).

- 2.7 Being in a rural area of England, transport is an essential component of Beccles's quality of life and the access to opportunities by its residents. Beccles is recognised as having good links to Lowestoft, Norwich and trains to Ipswich⁴, but in the evening the frequency of service drops substantially. There has been a decline in bus services in the past decade.
- 2.8 Improvements to public transport, especially through villages and hamlets, would draw more people into the town.
- 2.9 The southern relief road opened in Autumn 2018 and one of the expected benefits will be to take heavy goods vehicle (HGV) traffic away from the town centre⁵, through which it has presently had to travel. Traffic within the town centre was an issue raised by the public - people would like to see less traffic in town to cut down on pollution. The community also feels that parking needed to be improved, with its cost cited regularly as being too high. Additionally, drivers do not always use designated parking areas, making certain access points problematic for large vehicles, including buses. This, along with the narrow pavements makes areas feel unsafe for pedestrians, especially for people with pushchairs, mobility scooters and wheelchairs.
- 2.10 The new southern relief road also provides a cycle path along its length which will ensure bicycle users can travel in safety. Another expected benefit of the road is reduced traffic in the town centre which will also increase pedestrian safety. Comments by young people confirm the need for cycle routes to be developed throughout the town and to and from the proposed Garden Neighbourhood, together with secure parking areas for bikes. Improving the opportunities for pedestrians and cyclists will help create healthy communities, create the potential to enhance our natural environment and ease congestion. By enhancing these aspects, we will be giving people of all ages the opportunity to walk and cycle as a form of recreation as well as being a form of transport.⁶
- 2.11 Beccles has many social activities and clubs for people of retirement age in the centre of the town. For example, the University of the Third Age (U3A) for retired and semi-retired people in Beccles, is extremely popular and supports over 50 Special Interest Groups⁷, while the Waveney Centre is open Monday to Saturday as a 'quiet-space' social hub for people aged over 55.
- 2.12 Equally, the Neighbourhood Plan engagement has shown that there is a great need for opportunities, activities, and places for youth and the younger 'pre-retirement' age groups.
- 2.13 The Beccles Library has developed as a community hub, holding a range of information about the local area, as well as putting on a range of activities for children aged 0-5 years and providing IT and printing facilities. It provides courses and groups which meet during working hours, a French 'drop-in' session some Saturdays, and a monthly reading group held in an evening. Blyburgate Hall provides a space and is used by a number of groups to provide social classes; Beccles Public Hall is a space which can be hired and tends to be used for performances; the Beccles Train Station has recently been refurbished - it now has a popular cafe, toilet, and rooms to hire which presently has

⁴ Waveney Local Plan | March 2019, www.eastsuffolk.gov.uk/newwaveneylocalplan (p14)

⁵ Waveney Local Plan | March 2019, www.eastsuffolk.gov.uk/newwaveneylocalplan (p14)

⁶ Waveney Local Plan | March 2019, www.eastsuffolk.gov.uk/newwaveneylocalplan (p14)

⁷ <https://u3asites.org.uk/beccles/home>

regular classes running, for example, yoga and art. The Quaker Hall and rooms also provide a popular venue for use by the community.

- 2.14 Beccles has a wide range of shops. Most basic things can be bought within the town, although feedback states there are too many charity shops. Local traders sell their produce at the popular weekly Friday market, for which a part of the town is closed off to cars. It is the 'older' generation which the Neighbourhood Plan engagement suggested feel most content with what the town provides regarding retail, whereas data from both primary and secondary schools demonstrates the need for a broader range of shops to serve the needs of younger people. Pedestrianisation of the town centre has also been suggested.



Sketch of the King's Head Hotel today

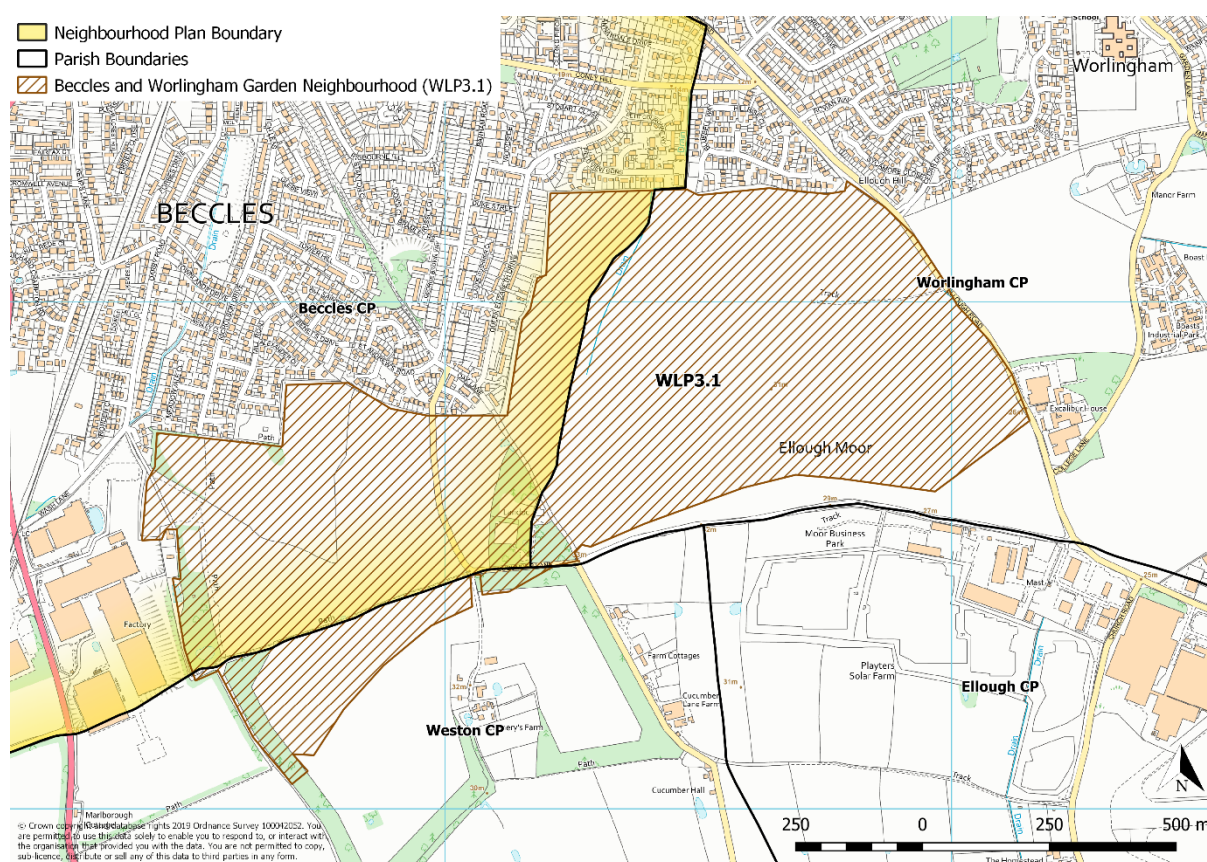
- 2.15 A common theme across people of all ages is that Beccles would benefit from an improvement to places for recreation and leisure time. The skatepark has now been completed. The Lido in Beccles is very popular amongst all ages and is open between the end of May and early September - it has excellent disabled access and facilities, as well as a sociable eating area. Popular suggestions are an indoor swimming pool, improvements to the current sports and fitness facilities in the town, a trampoline park, and a cinema.
- 2.16 Opportunities in Beccles which bring together the local community are always well attended. Examples include the Beccles Carnival, turning on the Christmas lights, the Duck Race, the Cycle Race, Beccles Society of Art annual exhibition, music, food and beer festivals, Beccles Triathlon and the Antiques Market.
- 2.17 Beccles Quay has the opportunity to be enhanced and improved as a community place. Community engagement showed that people would also like to see an improvement to Beccles Common,

turning it into an area with a sense of purpose and place rather than just being a public space. Improvements to the play park, providing a dog-walking 'zone', and developing this space to enhance and protect our natural environment have been popular. It would be an important factor to make this place accessible to people of all ages and states of mobility. This would provide a green place with a cafe for visitors and residents, as well as being somewhere to enjoy a range of events and entertainment.

The Beccles and Worlingham Garden Neighbourhood

- 2.18 The Waveney Local Plan allocates land to the south of the existing built up area of Beccles for development of the Beccles and Worlingham Garden Neighbourhood. The proposed area for the development encompasses parts of Beccles parish and also Worlingham and Weston parishes. This is shown in Figure 2.2.
- 2.19 This Waveney Local Plan allocates the land for the following:
- Approximately 1,250 dwellings (approximately 50% of this figure is likely to be located in Beccles parish, 40% in Worlingham parish and 10% in Weston parish but the final split but will depend on what is granted planning permission);
 - Retirement community comprising a care home/nursing home and extra care and/or sheltered dwellings;
 - 2 form entry primary school including a pre-school (2 hectares);
 - Country park, indoor/outdoor sports facilities, allotments, play areas and public open space (at least 25 hectares);
 - Community Hub comprising a convenience store, local shops, community centre and pre-school provision.
 - Employment development (falling under use classes B1, B2 and B8) (5 hectares).

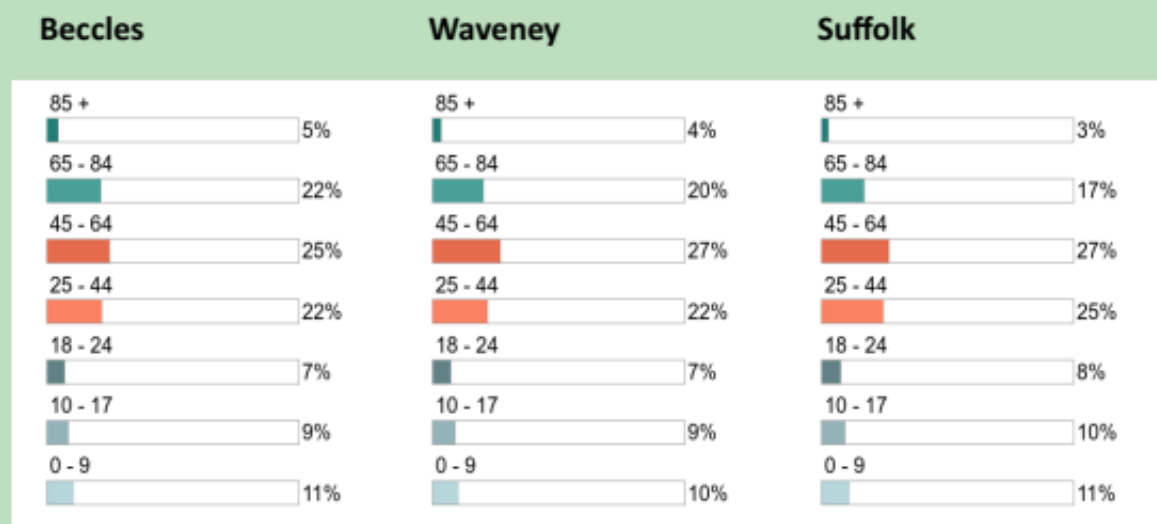
Figure 2.2: Beccles and Worlingham Garden Neighbourhood – area by parish



- 2.20 Whilst this will have a significant impact on the existing community of Beccles, it also represents a major opportunity to address some of the infrastructure needs of the community at present. Access to the Garden Neighbourhood for the existing community will be important, as will managing the impact of the new residents as they seek to move around Beccles. In this regard, the provision of the Beccles Southern Relief Road will help to re-route traffic away from the town centre.
- 2.21 It will be vital that the new 'neighbourhood' is planned to form part of the existing community of Beccles, rather than as a stand-alone settlement. As is shown in Figure 2.2, a significant proportion of the area of the Garden Neighbourhood is outside the parish boundary of Beccles, therefore the Neighbourhood Plan cannot include policies that directly concern development that is proposed in these areas.
- 2.22 The development is expected to take 20 years to be completed. At the current time much of the detail is not fixed. That detail will come with planning applications that are submitted at a later date. The allocation in the Waveney Local Plan and anything shown in accompanying masterplans is seeking to establish certain principles. The role of the Neighbourhood Plan is, through its policies, to better inform those principles and ensure that the detail reflects a development which can provide for the needs not only of the new residents but also the existing community of Beccles.
- 2.23 One principle that the Neighbourhood Plan wishes to see is that any residential blocks of development master-planned for the Garden Neighbourhood should respect the parish boundaries.

Beccles Today

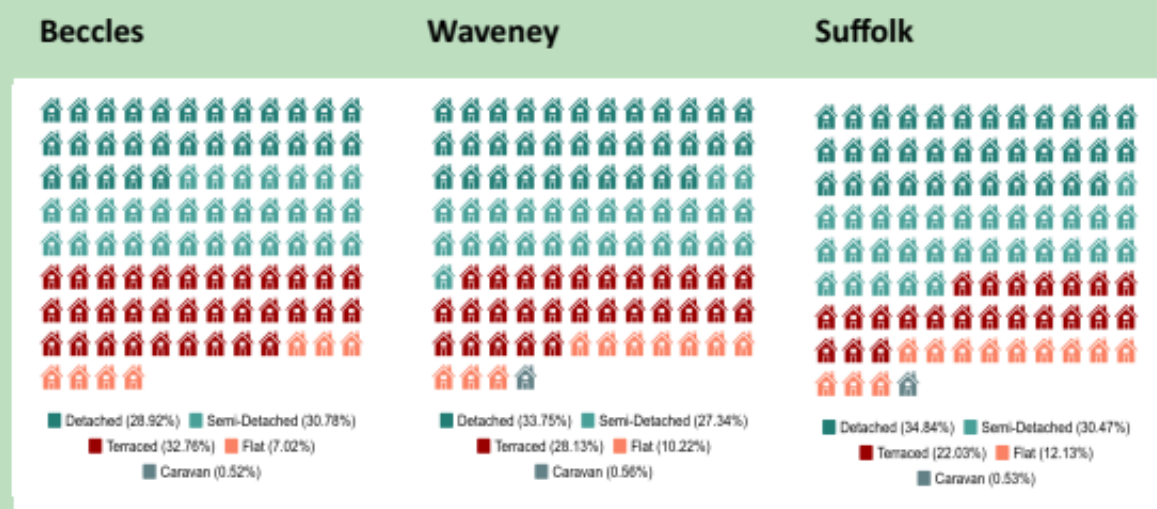
Age Structure



Large proportion of retirees

Smaller number of people of working age

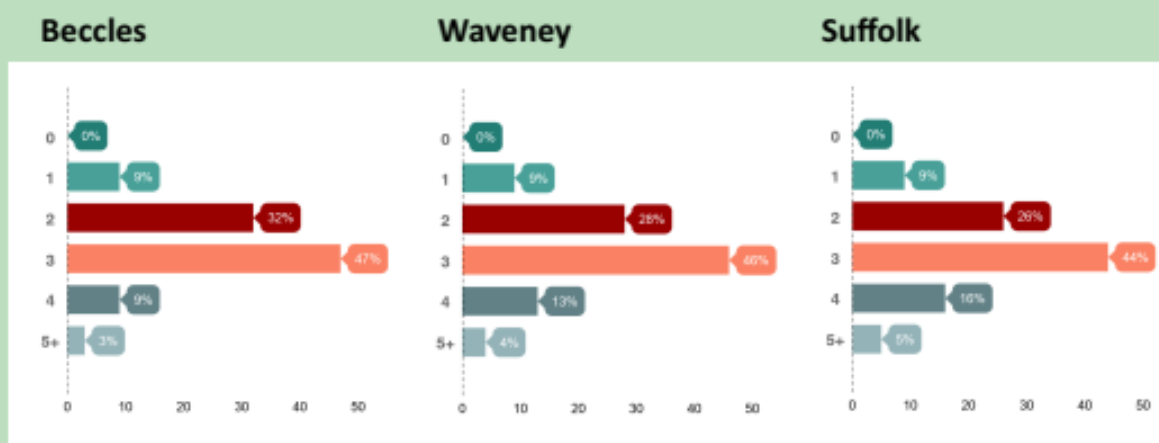
Type of Housing



Large proportion of terraced houses but fewer detached houses and flats

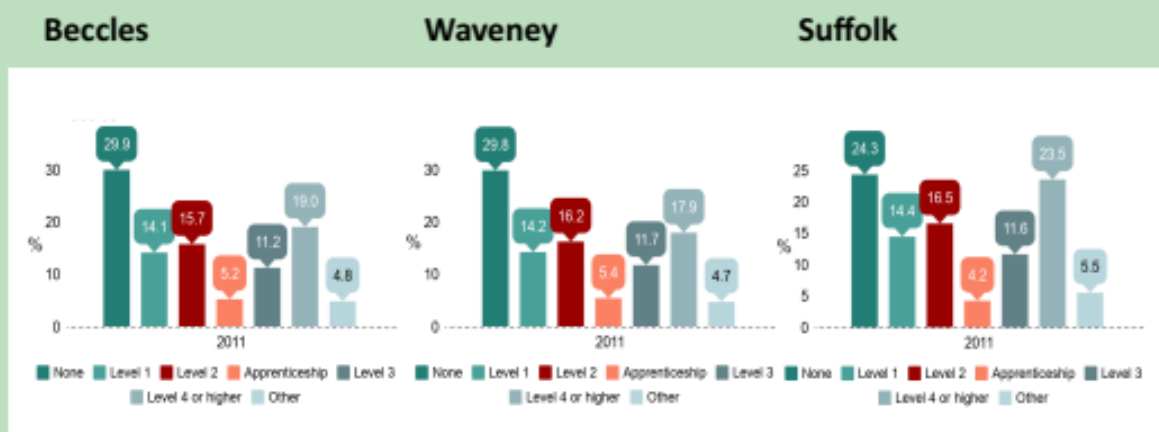
Beccles Today

Size of Houses



Lots of small, 2-bed houses and fewer larger, family houses

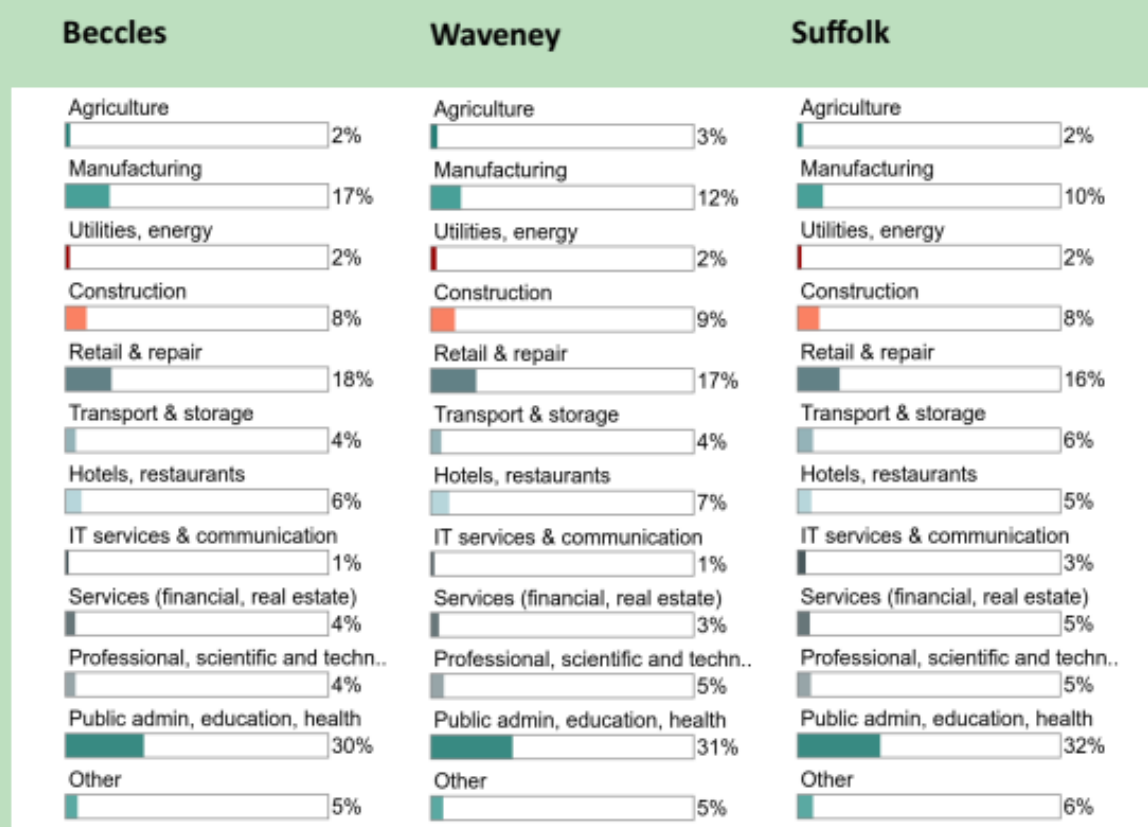
Qualifications



High number of unqualified residents but a reasonable proportion with high levels of qualification

Beccles Today

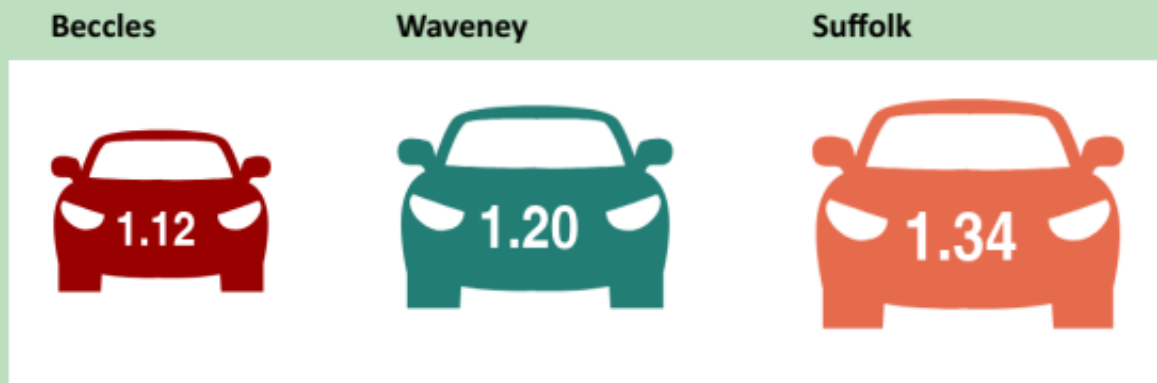
Working sectors



Manufacturing is well represented but fewer people work in higher value services, e.g. IT and financial

Beccles Today

Car Ownership



Car ownership is below average

Travel to Work



35% of people live and work in Beccles

Most others work in the local towns nearby

A high proportion of people walk and cycle to work

Source: 2011 Census

3 VISION AND OBJECTIVES

Challenges for Beccles

- 3.1 The Neighbourhood Plan seeks to address, as far as is possible, the challenges that face the community of Beccles. These challenges have been derived from consultation with the community as well as other sources of information such as Census data. In summary these challenges are:

Housing and inequality

- A shortage of affordable and rented housing for young people and families, and of sheltered accommodation for the elderly.
- Pockets of severe inequality in Beccles South, identified in the 2016 Hidden Needs Report.

Impact of proposed development south of Beccles

- Potential pressure from the large-scale residential development proposed in the Waveney Local Plan on the environmental, physical and social infrastructure and existing character of the town.

Employment

- Lack of local job opportunities which reflect the full range of technological advances and the green economy.

Infrastructure

- Lack of community facilities, especially for the parents with young children, and teenagers.
- Poorly maintained outdoor play facilities and open spaces, especially at Beccles Quay.
- Pressure on Beccles Medical Centre and lack of facilities for mental health.

Town Centre

- Town centre's potential as a shopping and social destination in an attractive historical setting constrained by limited space for people to walk and stroll.

Traffic and Movement

- Regular town centre congestion, air pollution and speeding, poor pedestrian safety and lack of provision for technological advances such as electric and driverless cars.
- A need for better management of public car parking particularly to serve the town centre and key tourist destinations.

Environment

- Inconsistently maintained heritage buildings, unsightly brownfield sites and pet fouling.
- Pollution of the River Waveney.
- Flooding.

Tourism

- Lack of visitor accommodation.
- Threats to the character and environment of the town which undermine attractiveness to tourists.

Vision for Beccles

3.2 In consultation with the community, the established vision for Beccles is as follows:

'By 2036 the Beccles Southern Relief Road will have been long completed. Attractive new housing in the Beccles and Worlingham Garden Neighbourhood and to the west of London Road will provide a range of dwelling sizes and tenure that allows young people to stay and raise families in Beccles, and to provide the elderly with sheltered housing. The new primary school, open space, sports facilities and shops in the Garden Neighbourhood will be easily accessible to the existing town via pedestrian, cycle and bus routes and will be fully integrated into existing infrastructure.

Light industrial units accommodating hi-tech business will have been developed within the Garden Neighbourhood and on brownfield sites. Our schools will have expanded to equip our younger people with the versatile skills required for the future and there will be more links between businesses and the wider community.

Heavy goods vehicles will no longer come into the town centre other than for deliveries, and this together with smart systems to reduce speeding as well as widened pavements will provide more space for pedestrians. This will have improved the environment for shopping and leisure, particularly by improving pedestrian safety and also by reducing air pollution. Electric vehicles will have reduced air pollution and there will be re-charging points in the town, plus better access for wheelchairs, mobility scooters and cyclists. Well maintained heritage buildings and a well-managed green environment, together with a good range of shops and services will have helped maintain the town's character. Elsewhere in the town road improvements have eased pressure at critical locations.

Beccles Medical Centre and other health services will have expanded to meet increased demand for both physical and mental care. There will be new and enhanced community spaces for parents, children and teenagers, including the new skate park and inclusive play areas. The town will have a new leisure centre and/or indoor swimming pool. The environment of the town will encourage active lifestyles for residents and visitors and provide a range of leisure activities to suit all ages.

Open spaces at Waveney Meadow, the Common and especially Beccles Quay will have been much improved to provide an enhanced attraction to residents and visitors. Visitor accommodation will have increased and tourism will be thriving.

The water quality of the River Waveney will have improved and flood risk will have been mitigated.'

Neighbourhood Plan Objectives

- 3.3 The objectives of the Neighbourhood Plan as identified through engagement with the community are as follows:

Housing

1. To contribute to the Waveney Local Plan housing strategy and provide a range of attractive housing types and tenures to meet all needs.
2. To ensure that the new housing proposed to the south of Beccles is integrated with the existing town.

Community facilities

3. To provide new community facilities especially for parents with young children, and teenagers, plus a new leisure centre and/or indoor pool.
4. To enhance existing open spaces, play areas and other facilities including the library and the Waveney Centre.
5. To develop Beccles Quay as an asset for residents and visitors.

Transport and Movement

6. To enhance pedestrian safety in order to maximise walking into the town centre and to other key destinations.
7. To support safe cycle routes, maintain and enhance public transport routes and community transport services, wherever possible.
8. To promote junction improvements where there is existing or anticipated pressure from new residential or industrial development.
9. To address potential future shortages of public car parking.

Environment

10. To maintain and enhance the character and heritage of our built environment, promote development of brownfield sites and maintain a clean, litter-free and attractive townscape.
11. To encourage the appropriate care and management of our wider green environment.
12. To co-operate with the relevant bodies in improving the water quality of the River Waveney.

Town Centre

13. To maintain a thriving town centre and minimise vacancies.
14. Improve the environment of the town centre and explore ways of making more car-free spaces for pedestrians.

Health

15. To improve and expand the existing Beccles Medical Centre including car parking so that it fully meets the needs of existing and new residents, and to explore other opportunities for providing medical facilities.
16. To encourage a physically and mentally healthy community.

4 COMMUNITY AND TOURIST INFRASTRUCTURE AND FACILITIES

Community facilities

Community hub

- 4.1 The Beccles community is diverse, hence the range of demands for indoor activity space are broad. There are community spaces which are already widely used throughout the town, but there is not yet a multi-use, centralised, focal point that offers the broad range of facilities the community needs.
- 4.2 There are a number of groups and types of activity that would benefit from such provision. This includes users as diverse as sports clubs, theatre companies, musical groups and religious groups. The faith community has specifically stated that such a facility would be an important part of providing multi-faith activities for the new and existing residents.
- 4.3 A new community facility is being developed in neighbouring Worlingham, but this is required to address the needs of Worlingham residents. Beccles needs its own community space. The Beccles and Worlingham Garden Neighbourhood is expected to deliver a community hub, including a convenience store, local shops, pre-school and a community centre. This is required to be ideally in a central location within the Garden Neighbourhood within the Beccles Parish, and with good accessibility from the existing community of south Beccles. Such a facility is likely to be capable of addressing the needs of the existing community of Beccles but must be accessible to them. It is particularly important that accessibility by public walkways, along cycle paths and by public transport is provided, as well as by car.
- 4.4 Ultimately a versatile, multi-use space, managed by the local community (through an appropriate vehicle) will not only help to ensure that the community of Beccles can thrive, but that it gives residents a sense of ownership and belonging.

POLICY BECC1: PROVISION OF A COMMUNITY HUB IN THE BECCLES AND WORLINGHAM GARDEN NEIGHBOURHOOD

As required by Waveney Local Plan Policy WLP3.1, the development of the Beccles and Worlingham Garden Neighbourhood is expected to include provision of a community centre. Any such provision is expected to meet the following criteria:

- a. The community centre should provide a flexible space which can address the identified needs of the community.**
- b. The developer must demonstrate that they have actively engaged the community on the design of the community centre space and that, as far as possible, the requirements of the community have been met.**
- c. The community of Beccles, through an appropriate management entity, is involved in the ongoing management of the community centre.**

d. The community centre is easily accessible to the existing community of Beccles, particularly on foot and by bicycle through the provision of a network of high-quality public walkways and cycle paths which link up with existing walking and cycling routes in Beccles town.

Other community facilities

4.5 Alongside a new community facility, it is important that existing community facilities are improved. There are a range of facilities serving the community that are in need of repair and upgrade in order to meet the needs of the community. These include:

- Play areas
- Skate park
- Sports and community facilities near the Common (serving the needs of the scouts)
- Beccles Library
- Beccles Lido
- Beccles Public Hall



Beccles Public Hall

4.6 Many of these facilities are home to services provided for young people and children. Yet there is widespread public consensus that activities and opportunities for young people are currently lacking in the Beccles community. Research to inform the Waveney Local Plan and on hidden needs supports this. There are spaces and facilities available - mostly for younger children - but these are in a poor state of repair.

4.7 The community of Beccles would like to see a greater range of activities and opportunities for young people and families by:

- Creating a designated 'Youth Space' inclusive and accessible to all. This will encompass both indoor and outdoor areas which will be managed in such a way as to give young people a sense of ownership and autonomy.

- Updating existing indoor and outdoor community spaces to provide integrated areas and activities to engage young people and families.
- Providing a designated space for indoor play. There is high demand for an indoor play area for families with younger children. This could be secured either by adapting an existing space or building a new one.
- Ensuring that an adequate range of spaces and facilities are fully accessible and inclusive.

4.8 Two specific needs have also been identified by the community. The first is an expansion of Beccles Library. The 2018 Waveney Infrastructure Study⁸ identified a need for a further 108m² of floorspace.

4.9 The second is a need for an indoor swimming pool. Whilst this is a long-term aspiration – with no suitable site currently identified – the only swimming facility serving the town is the Beccles Lido. This is only open between mid-May and mid-September, during which time demand is very high which often means people are unable to swim. As an illustration, the 2018 season which lasted 15 weeks saw visitors to the pool reached 48,821, which is a record. Typically, the Lido has a total of around 40,000 visitors per year⁹.

4.10 Since 2010 the Lido has been a community-run organisation and over this time has gone from strength to strength, providing not only a 'destination' attraction for tourists but importantly swimming for the public and schools in the area. This is important in an area that has the River Waveney and the Broads on its doorstep; children should be able to swim to minimise risks near water.



Beccles Lido

4.11 There has been strong feedback from residents that an indoor pool providing year-round facilities would be desirable.

⁸ Waveney District Council (2018) *Waveney Infrastructure Study 2018*

⁹ Beccles and Bungay Journal, 14th September 2018

- 4.12 The Waveney Open Space Needs Assessment 2015¹⁰ identified that Beccles lacks a Multi-Use Games Area (MUGA). One is proposed to be provided at the Beccles and Worlingham Garden Neighbourhood, so it will be important that the existing community has good access to that.
- 4.13 It will be important that the opportunity is taken, through the provision of the MUGA, to address wider needs. The Waveney Infrastructure Study 2018 identified the need for a small 3G artificial grass pitch in Beccles. This reflects the findings of the Waveney Playing Pitch and Outdoor Sports Facilities Assessment 2014¹¹ that the provision of synthetic turf pitches (for sports such as tennis, hockey and five-a-side football) are below average.
- 4.14 Beccles is also the Gateway to the Broads, making it a popular tourist town. Visiting tourists reasonably expect the availability of certain public facilities. Existing community members are concerned about the proposed closure and poor state of public toilets in the town centre. This reflects badly on Beccles and gives a poor impression of the town. The need is to provide facilities for tourists and local people alike that encourages people to visit and stay.

POLICY BECC2: COMMUNITY FACILITIES

- A. As required by Local Plan Policy WLP8.22, proposals for new community services and facilities will be supported if the proposal meets the needs of the local community. In Beccles, the provision of facilities to address the following local needs is strongly encouraged:**
- a. A 'Youth Space' incorporating indoor and outdoor areas.**
 - b. A Multi-Use Games Area (on the Beccles and Worlingham Garden Neighbourhood) which is capable of being used for a wide range of sports, including five-a-side football, tennis and hockey). This should ideally be complemented by the provision of appropriate changing facilities.**
 - c. A dedicated indoor play facility.**
 - d. Expansion of Beccles Library.**
 - e. An indoor swimming pool.**
- B. Alongside new provision, proposals to improve the quality of existing indoor community provision are strongly encouraged.**
- C. Proposals to bring back into any active use disused facilities which enhance Beccles's function as a tourist town are strongly encouraged, subject to ensuring that the use does not have a detrimental impact on the amenity of neighbouring uses.**

¹⁰ Waveney District Council (2015) *Waveney Open Space Needs Assessment*

¹¹ Waveney District Council (2014) *Waveney Playing Pitch and Outdoor Sports Facilities Assessment*

Tourist facilities

Beccles Quay and River Waveney

- 4.15 As a tourist town, Beccles Quay is an important asset which helps to draw visitors into the town. There is concern within the existing community about the general upkeep of Beccles Quay and public facilities there. For people who visit by river, this is the main gateway to the town, and the Broads.
- 4.16 Beccles residents say that they could take greater pride in Beccles Quay as an asset to the town and use it more themselves if it was better maintained and if there were more up-to-date facilities available. Some areas flood regularly, making access difficult. This is supported by the Waveney Open Space Needs Assessment which recommended that, 'the overall quality of the site should be improved to reflect the value of the open space to the community and enhance its value as a tourist destination on the River Waveney.'
- 4.17 It is important that improvements are made which create a more welcoming feel to the Quay for visitors and residents alike. In particular this needs to tackle areas susceptible to flooding. One option favoured by the community is the creation of an attractive park on the northern side of the Quay. The Quay Café has been extended by making use of the old Tourist Information Office and is re-providing tourist information as part of this. This has greatly helped to improve the tourist offer. Alongside this, the existing play area also needs improving to make a more attractive environment and provide a wider offer, for example through the provision of gym equipment.
- 4.18 The provision of a permanent mooring stage at the Quay is supported by the Neighbourhood Plan provided any developments address concerns of residents regarding issues such as noise and anti-social behaviour.



Beccles Quay

- 4.19 Better use of land in and around the Quay will help support tourism and hence local business.
- 4.20 It should be noted that Beccles Quay is within the Broads Authority area and therefore any proposals must also take account of the policies in its Local Plan, including Policy BEC2 on residential moorings.

- 4.21 The River Waveney is an important hub of the town's community, leisure and tourist activities. Public access to the river is important and needs to be enhanced (at the Quay as previously identified, and also at Waveney Meadow and via the Scores). Alongside this, information boards about river ecology, local history and culture are needed at all public access points.
- 4.22 On the river itself, there needs to be an increase in provision of dedicated moorings for tour boats and hire boats with the aim of encouraging river-tourism.
- 4.23 Ultimately, the tourist industry of Beccles is largely based around the theme of being 'the Gateway to the Broads'. It is therefore vital that all efforts are made to be responsible in how sensitive environmental matters such as pollution of the waterways are dealt with.

POLICY BECC3: BECCLES TOURISM

A. Development proposals are expected to protect and enhance the features of Beccles that contribute to the tourism offer of the area. In particular, proposals that will enhance tourism in Beccles and its role as 'Gateway to the Broads' are strongly encouraged. Such proposals must recognise and actively demonstrate sensitivity to the natural environment and must protect and, where appropriate, enhance it, particularly in respect of the state of water quality of the River Waveney.

Beccles Quay

B. Proposals to improve the environment of Beccles Quay are strongly encouraged, particularly if they address any of the following issues:

- a. reduce the impact of flooding on the Quay;**
- b. increase the provision of public green space on the north side;**
- c. expand the quantity and quality of food and drink provision;**
- d. increase the range of outdoor leisure facilities for all ages.**

River moorings

C. Proposals to provide moorings on the River Waveney for tourist boating activities will be encouraged.

Community actions and schemes for infrastructure funding: tourism

The following are actions and schemes for funding which the local community considers are important for enhancing tourism in Beccles:

- To improve facilities and landscaping at Beccles Quay and car park to enable the holding of community events.
- The potential provision of a stage at Beccles Quay is made subject to community consultation.

Overnight accommodation

- 4.24 Beccles attracts both day visitors and tourists that stay overnight. However, there is a shortage of overnight accommodation in the town. In particular when there are major events, such as at the Ellough Drag race track, this shortage is acute. This has wider impacts, as the retention of tourists locally is important to a wide variety of shop/business owners.
- 4.25 The Waveney Retail and Leisure Needs Assessment 2016¹² recommended that:
- “...the development of hotels should be promoted in order to accommodate higher visitor numbers who are often unable to find rooms within Beccles during peak times. By developing additional overnight accommodation, the centre will be able to increase its visitor capacity with positive benefits for the daytime and evening economy in terms of an increase in year-round footfall and expenditure.*
- 4.26 The Waveney Local Plan has a policy protecting existing tourist accommodation from changes to alternative uses. This is supported by the Beccles Neighbourhood Plan in order that the town can continue to offer tourists places to stay and thus encourage business from tourism in the town.
- 4.27 Any new hotel provision in Beccles must recognise the character of the town and be designed so that it is in keeping. It must also ensure that it does not have a detrimental effect on existing town centre uses, for example through large numbers of guests congregating on the street frontage.

POLICY BECC4: HOTEL ACCOMMODATION

The provision of new hotel accommodation or the conversion of existing buildings to hotel accommodation within Beccles town centre is encouraged, provided its design reflects the character of the town centre and does not result in the loss of amenity of existing town centre uses or their users.

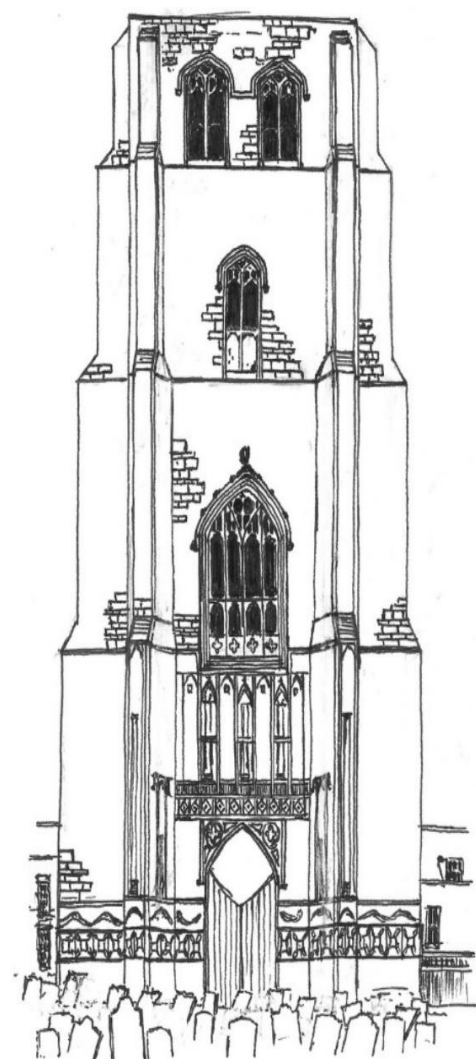
¹² Carter Jonas (2016) *Waveney Retail and Leisure Needs Assessment 2016*, for Waveney District Council

Heritage

4.28 Beccles is fortunate to have a wealth of heritage features which define the town and give it its unique character. This is one of the reasons why it is popular with tourists and is therefore a vital asset for maintaining the vitality of the town. The richness of this heritage is evidenced by the extent of the Conservation Area and the fact that there are nearly 150 listed buildings, with six of these being Grade I listed (see Figure 4.1). In particular, it is the way that these heritage assets sit within the environment of medieval streets and the market that gives the town a unique sense of pride and community.

4.29 In addition to the nationally listed heritage assets, a wealth of 'non-designated heritage assets' has been identified by East Suffolk Council. Those assets that lie within the Conservation Area are listed in the Beccles Conservation Area Appraisal 2014 (with most shown in Figure 4.2). These are buildings or places which, because of their appearance, design, heritage value, history or local significance, in themselves or in their setting, make a positive contribution to the local character and street scene and the appearance of the area around them. This will aid any future conservation reviews. The list of non-designated heritage assets within the Conservation Area is included in Appendix A and additionally in the Waveney Local Plan (Appendix 6).

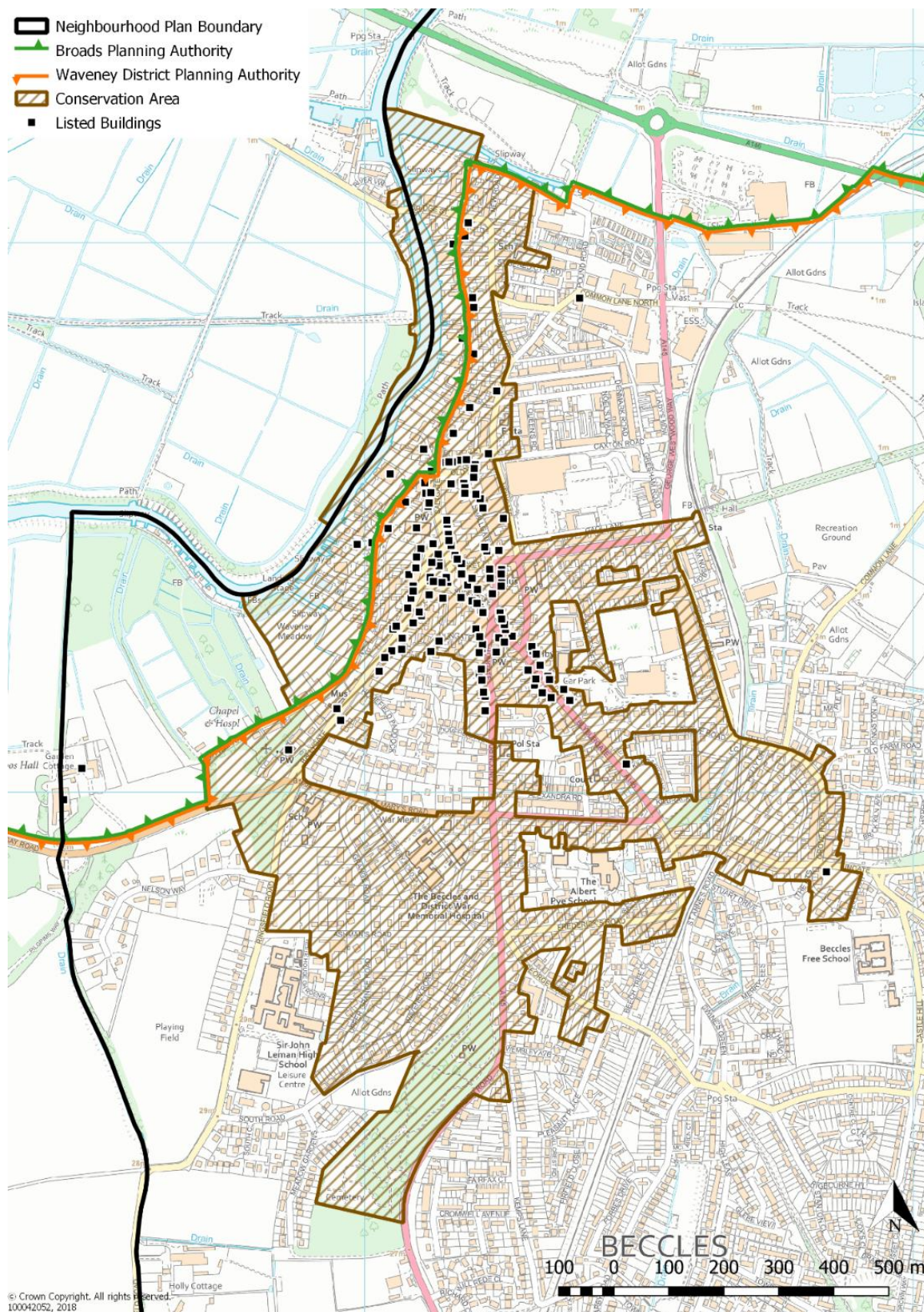
4.30 Whilst the Neighbourhood Plan is not adding any further non-designated heritage assets, it will be important to keep this under review, including non-designated heritage assets outside the Conservation Area.



St Michael's Tower

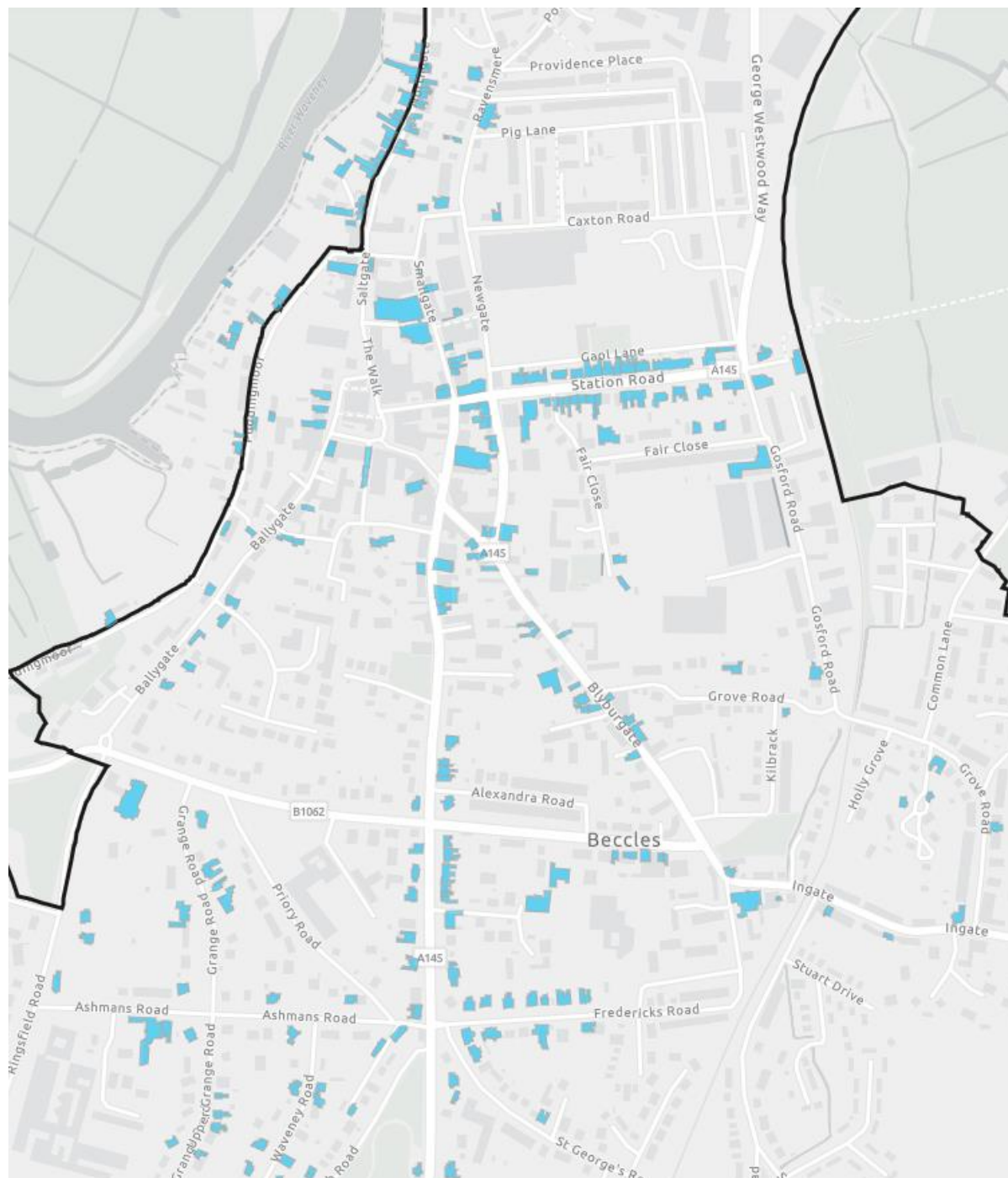
4.31 Suffolk County Council maintains the County Historic Environment Record which comprises a database of information on recorded archaeological sites. There are 132 entries for Beccles relating to all periods and including, for example, information on medieval town and on preserved prehistoric wooden trackways in the marshes. Non-designated archaeological heritage assets would be managed through the National Planning Policy Framework and Local Plan policies. Suffolk County Council Archaeological Services advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments.

Figure 4.1: Beccles Conservation Area and nationally listed buildings



Source: Beccles Conservation Area Character Appraisal 2014, Waveney District Council

Figure 4.2: Non-designated heritage assets in Central Beccles



Source: East Suffolk Council

— Settlement boundary

Non-designated heritage assets within the Conservation Area are listed in Appendix A

Examples of suitable materials that reflect the local distinctiveness of Beccles

Walls

- 4.32 Boundary walls built of yellow or red brick or of cobbles with brick quoins, crinckle-crankle or straight, contribute to the special character of the Conservation Area.

Replacement windows

- 4.33 There has been much replacement using modern materials such as UPVC for both windows and doors around the town and this has contributed to the degradation of architectural interest in some areas. The detailing and design of UPVC however has improved significantly in recent years, hence in some circumstances it could be appropriate to add windows using this material where it is of good visual appearance and the design is faithful to the original windows.

Roof lights and dormer windows

- 4.34 The appropriateness or otherwise of adding such features to existing buildings will differ from one property to another and will be considered as part of the planning application process. Generally however, dormers will be supported only where they are contextually appropriate and roof lights only on rear slopes.

Doors

- 4.35 Georgian and Victorian doors and door cases have a major impact on the quality of the town and should be maintained on existing buildings and wherever possible and appropriate, should be used on new development.

Street furniture

- 4.36 One of the underlying principles of the Neighbourhood Plan is to encourage less clutter and where possible reduce this so that we reinforce local character through co-ordinated design. Enhancement proposals for paving should retain historic surfaces and contractors that disturb these surfaces are required to reinstate them.
- 4.37 New signs or street furniture should be integrated into the design of the street. A proliferation of signs and posts will be discouraged.



Stone details and cast iron flat arches, London Road



Coursed brick and flint in a gable, Northgate



Black pantiles and historic joinery, Old Market



Brickwork quoins, cast iron downpipes and flint cobble surfacing, Northgate



Red brick and flint cobble combined in a modern wall, Puddingmoor



Stone steps and metal handrails, Northgate



Moulded brickwork and cast iron, Smallgate



Coloured glass, Station Road



Moulded white brickwork, Station Road



Gothic detailing, Old Market



Gauged brick arches and a reeded string course, Station Road



Painted brick and course, knapped flintwork with decorative bargeboards, slates and chimney stack, Puddingmoor

POLICY BECC5: HERITAGE AND DESIGN

- A. To ensure the conservation and enhancement of Beccles heritage assets, proposals must:**
- a. Preserve or enhance the significance of the heritage assets of the town, their setting and the wider built environment, including views into and out of the conservation area.**
 - b. Retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area.**
 - c. Contribute to the town's local distinctiveness, built form and scale of its heritage assets as described in the Beccles Conservation Area Appraisal and Management Plan documents, through the use of appropriate design and materials.**
 - d. Be of an appropriate scale, form, height, massing, alignment and detailed design which respects the areas character, appearance and its setting.**
 - e. Demonstrates a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context.**
 - f. Provide clear justification, through the submission of a heritage statement, for any works that would lead to harm to a heritage asset yet be of wider public benefit.**
- B. Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.**
- C. Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, the development proposal and an assessment of the impact of the proposal on the heritage assets.**

Community actions and schemes for infrastructure funding: heritage

The 2014 Beccles Conservation Area Character Appraisal identifies areas that have potential for enhancement. Over the past ten years, the conservation area in the centre of Beccles has seen a lack of maintenance and appropriate management. Visual evidence can be seen in damaged street furniture and inappropriate advertisements. A priority therefore for investment is to address these matters and enhance the quality of the conservation area.

Community actions and schemes for infrastructure funding: heritage assets

The following are actions and schemes for funding which the local community considers are important for preserving heritage assets in Beccles:

- Explore the potential for ground floor space of the Beccles Tower to be brought back into regular use as an exhibition space, ideally 'twinned' with Beccles Museum.

5 TRANSPORT AND MOVEMENT

- 5.1 As a market town destination, as well as a through route to Lowestoft, Great Yarmouth and Norwich, the historical road network of Beccles has significant challenges with respect to congestion. Partly this is due to the volume of vehicular traffic but also due to the number of heavy goods vehicles which travel right through the town centre. This often causes significant delays and queueing traffic creates problems with air pollution and pedestrian safety, reducing the attractiveness of Beccles town centre. The Southern Relief Road has been constructed to help relieve this problem. The attractiveness of the town centre is particularly important for Beccles as a tourist destination.



Congestion on Blyburgate and Ingate



**Congestion at junction of Fredericks Road,
St George's Road, Ashman's Road and
London Road**

- 5.2 The growth planned in the Waveney Local Plan – particularly at the Beccles and Worlingham Garden Neighbourhood – is inevitably going to have a detrimental impact on this. Whilst this is recognised in the Waveney Local Plan, with policies seeking to mitigate these problems as far as possible, the Neighbourhood Plan plays an important role in two respects:
- Addressing more localised junction issues where growth could impact on traffic movements.
 - Improving the network for walking and cycling, so encouraging people to not travel by car, particularly for short journeys. Access to the range of new community infrastructure proposed at the Beccles and Worlingham Garden Neighbourhood is important in this regard.

Local highway junctions

- 5.3 The Waveney Local Plan identifies specific transport schemes that are required to support growth. Policy WLP3.1 (Beccles and Worlingham Garden Neighbourhood) states that 'Road layout and access should encourage traffic to travel into Beccles westwards along the Southern Relief Road'.
- 5.4 This is an important principle which is required to ensure that the new traffic created by the Garden Neighbourhood, when making journeys into the town centre, does so by the route most likely to minimise congestion.

- 5.5 In addition, the Waveney Local Plan identifies the need for access improvements and servicing to the Enterprise Zone at Ellough, a cycle link to the Ellough industrial estates from the Garden Neighbourhood and improvements to the cycle network as identified in the Waveney Cycle Strategy¹³.
- 5.6 Whilst these interventions are supported, no other specific highways improvements are identified. Yet there are a number of road junctions in Beccles that are already congested at peak times to the point that they create problems of safe access for pedestrians and other road users such as cyclists. In a historic market town such as Beccles, one of its notable features is the narrowness of its roadways at certain points, which has fed through to narrow pavements. This is particularly the case along London Road and Blyburgate. Not only does this make it dangerous for pedestrians but, traffic queues caused by congestion increases the levels of air pollution, which creates a direct, increased health risk for pedestrians.



**Congestion on London Road
looking south from Peddars
Lane/St Marys Road junction**



**Congestion on Peddars Lane towards
London Road**

- 5.7 These local junctions may experience further congestion and safety issues as a result of growth created by the Garden Neighbourhood, by the allocation in the Waveney local Plan of 280 dwellings on land west of London Road or by other developments that come forward over the plan period.
- 5.8 The following junctions are considered to be at risk of increased traffic levels potentially causing increased risks to pedestrians and cyclists and therefore mitigation may be required:
- Blyburgate/Peddars Lane
 - Ashmans Road/Fredericks Road
 - Norwich Road/Loddon Road
 - Yarmouth Road/George Westwood Way
 - Norwich Road/Yarmouth Road
 - London Road/St Mary's Road.
 - Hungate/Blyburgate/Exchange Square

¹³ Waveney District Council (2016) *Waveney Cycle Strategy*
(<https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Background-Studies/Waveney-Cycle-Strategy.pdf>)

Figure 5.1: Local pinch point junctions

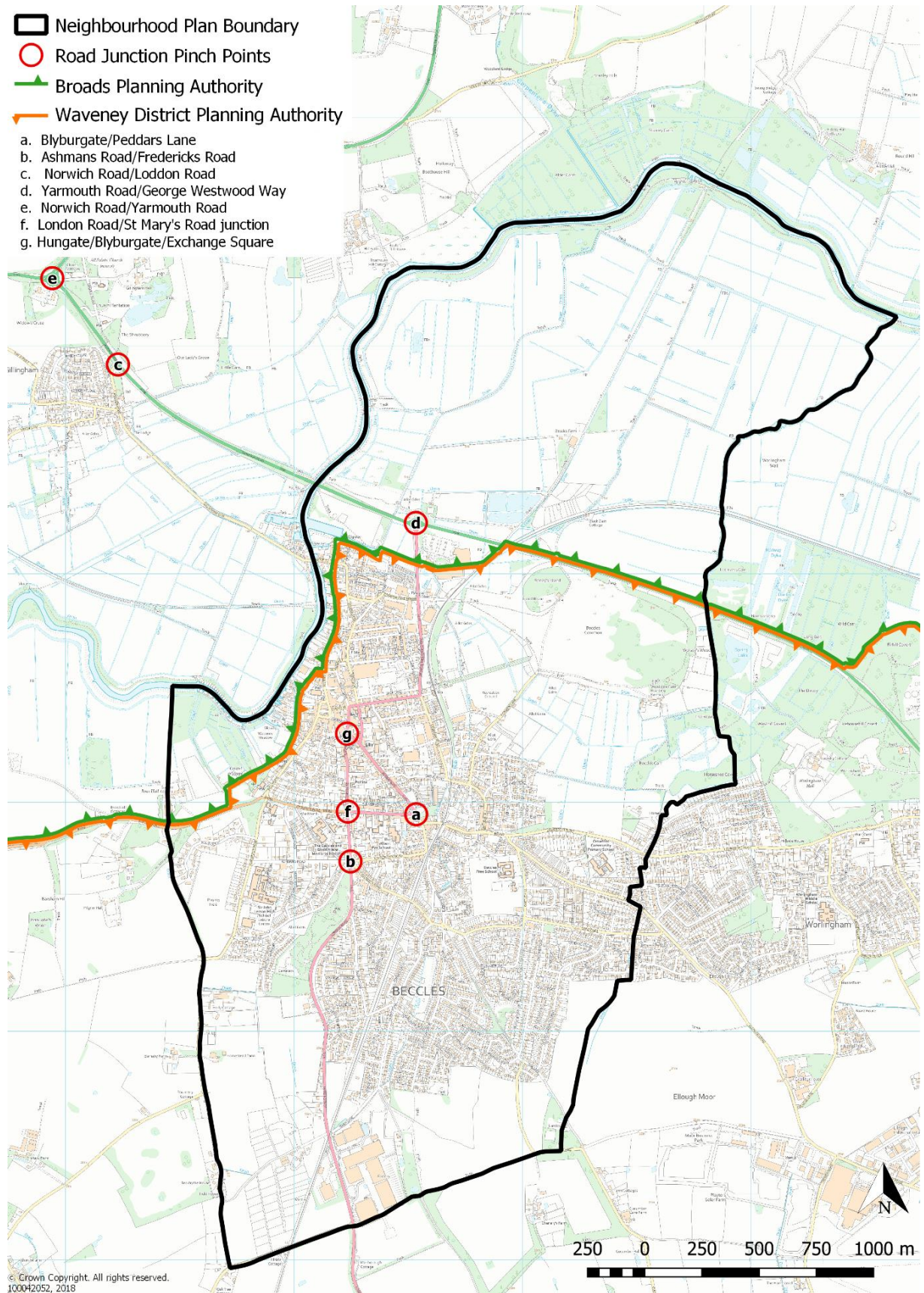


Figure 5.2: Local pinch point junctions – town centre



POLICY BECC6: LOCAL ROAD JUNCTIONS

- A. All Transport Assessments (for larger sites) or Transport Statements (for smaller sites) - as required by paragraph 111 of the National Planning Policy Framework - must address to the satisfaction of the highway authority the direct and cumulative transport impact on road junctions, in particular including the following, identified on the Policies Map:**
- a. Blyburgate/Peddars Lane**
 - b. Ashmans Road/Fredericks Road**
 - c. Norwich Road/Loddon Road**
 - d. Yarmouth Road/George Westwood Way**
 - e. Norwich Road/Yarmouth Road**
 - f. London Road/St Mary's Road**
 - g. Blyburgate/Hungate/Exchange Square**
- B. In particular, such transport impacts include the impact on the safety of cyclists and pedestrians at the respective local road junction.**

Community actions: Vehicular movement and parking

The following are actions which the local community considers are important for improving vehicular transport and parking in and around Beccles:

- Work with Suffolk County Council, as highway authority, on a scheme for restricting HGV's from travelling through the town centre, unless access is required. This could be in conjunction with the use of physical measures to deter such vehicles from passing through the zone entry points. This would be an area-wide scheme encompassing adjacent villages on the A145 and extending as far as Bungay.
- Work with Suffolk County Council on better signposting to encourage through traffic to use more appropriate routes than through the town centre. In particular:
 - Traffic going north towards Norwich and west towards Diss will need to be signposted to encourage them to use the main road network around the town.
 - Traffic needing to access the town itself should be encouraged to use the most appropriate access point.
- Measures to reduce speeding will be introduced within the town centre and residential streets to promote quality of life and to enhance the environment of the town. Such schemes should, wherever possible and appropriate, incorporate physical means to restrict speeds as these have been acknowledged as being more effective at being self-enforcing.
- Exploring the provision of one hour of free parking in public car parks in Beccles town centre.
- Review the management of public car parks in Beccles town centre and how this can be improved.

- Working with local businesses to encourage the use of artificial intelligence for transport and movement, which is expected to develop significantly over the plan period. Retraining affected staff will be an important part of the implementation of any such schemes.
- Regular traffic counts will be undertaken on major routes into and out of Beccles to assess the highway and traffic implications of all new developments as they progress.

Schemes for infrastructure funding: Vehicular movement and parking

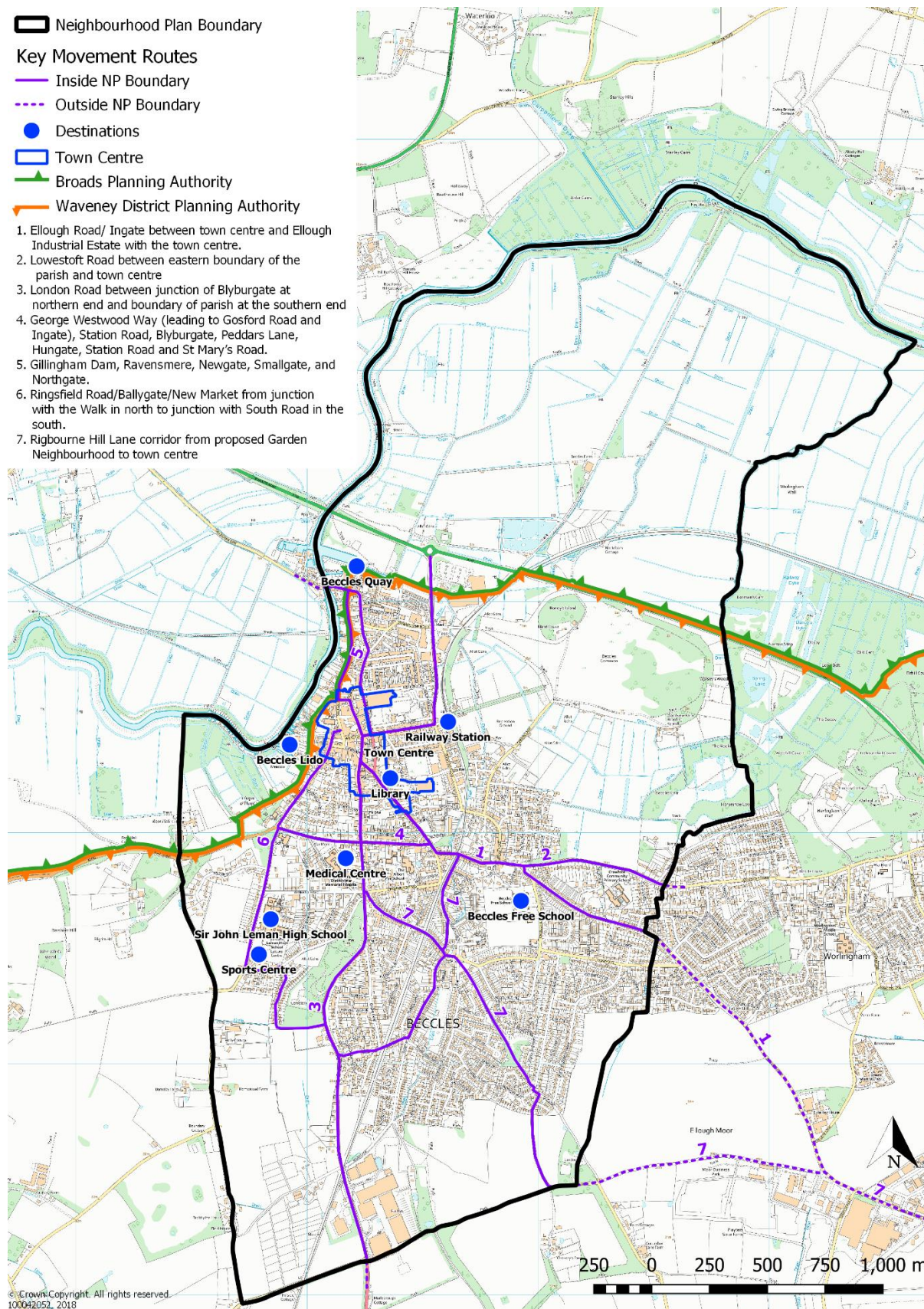
The following are specific schemes for which initial funding should be sought and used to explore the feasibility of developing further:

- Any appropriate scheme coming forward to improve the quality and management of car parking serving the town centre. This could include:
 - Improvement of the environmental quality of Hungate car park – resurfacing (including the walkways into New Market), upgrading of the public toilets and provision of soft landscaping.
 - Provision of a park-and-stride facility.
 - Additional car parking should be considered, based on future growth of the town and need due to social and technological changes.

Key Movement Routes

- 5.9 In terms of trying to positively influence future patterns of movement into and around Beccles, the Neighbourhood Plan seeks to focus on making improvements for pedestrians and cyclists in order to encourage more walking and cycling from all the residential areas. Linking the new housing sites, as well as the existing parts of the settlements, into the network of walkways and safer cycling routes is vital to encourage more walking and cycling and less use of the car. Such improvements have a range of benefits including:
- Providing genuine alternatives to the private car as a means of accessing the town centre, local schools and other community facilities;
 - Provide health benefits through increased walking and cycling;
 - Facilitating less congestion at busy times by encouraging children to walk to and from school and people to walk to the shops rather than 'jumping in the car' for a short journey;
 - Providing a safer environment for the community of Beccles, including for vulnerable users.
- 5.10 This sits alongside existing policies which seek to assist movement for cars, as appropriate.
- 5.11 Access on foot into and around Beccles and to key facilities such as the local school and the town centre requires improvement to existing walkways as well as the provision of some new walkways and pedestrian crossing points in order to encourage increases in usage. The Neighbourhood Plan identifies the Key Movement Routes that will enable access on foot and by bicycle to these key facilities. These are shown in Figure 5.3. It is vital that these Key Movement Routes are improved and that access to them from the new housing developments can be provided.

Figure 5.3: Key movement routes



- 5.12 For new development, it will be important that safe footpath and, where possible, cycle access is provided to link in with these movement routes. Without this, new developments will be isolated from the footway and cycle network and will become car-dependent estates.
- 5.13 One particular area where improved pedestrian access and safety is considered to be important is in the town centre. Some parts of the town centre are pedestrianised, but it is considered that increasing and improving this will enhance the vitality of the town centre as a place to visit, shop and enjoy leisure time. This does need to ensure that it enhances the prospects for local businesses, which is often a common concern. Research by Living Streets¹⁴ has assessed the impact of pedestrianisation schemes and has shown that, if implemented correctly, it does have positive benefits on spending and the viability of retailers in particular.
- 5.14 It is also noted that there are a number of proposed route improvements in the Waveney Cycle Strategy 2016 which will assist in the aim of increasing levels of cycling.
- 5.15 Where improvements are needed, contributions will be sought through Section 106 agreements or Community Infrastructure Levy and will be used to part-fund these and lever in match funding from other sources.

POLICY BECC7: KEY MOVEMENT ROUTES

- A. Development which proposes to improve cycling and walking will be supported. In particular, provision of segregated cycle and pedestrian routes will be strongly supported. Such routes should also ensure that access by disabled users, the blind and deaf and users of mobility scooters is secured.**
- B. To ensure that residents can access public transport facilities, schools, leisure and other important facilities serving Beccles, all new developments should ensure safe and continuous pedestrian routes that connect to the Key Movement Routes shown on the Policies Map.**
- C. Proposals to enhance the identified Key Movement Routes are strongly encouraged.**
- D. Development will be expected to not have an unacceptable impact on the safety and accessibility of Key Movement Routes and to provide a strategy to mitigate the impact of additional traffic movements on the safety and flow of pedestrian and cycle access.**

¹⁴ Living Streets (2018) *The Pedestrian Pound: The business case for better streets and places*, <https://www.livingstreets.org.uk/highstreets>

Community actions and schemes for infrastructure funding: non-vehicular movement

The following are actions which the local community considers are important for improving non-vehicular movement in and around Beccles:

- Develop a scheme for expanding the pedestrianised area of Beccles Town Centre. Any scheme should be designed to minimise its impact on parking and must retain access for deliveries to town centre businesses and have regard to the requirements of the disabled community including blind and deaf.
- Identify footways in Beccles Town Centre that would benefit from widening in order to improve pedestrian safety.
- Safeguarding and enhancing of existing Rights of Way. New footpaths created must link with existing paths and marry up with any definitive paths and must also be registered.

The following are specific schemes for which initial funding should be sought and used to explore the feasibility of developing further:

- Any appropriate scheme coming forward to expand the pedestrianised area of the town centre.
- More bicycle parking at key locations in the town including areas such as the Common.

Public transport

- 5.16 In order to reduce the impacts of congestion on Beccles's roads, it is important to improve a wide range of alternatives to the car. This not only includes walking and cycling for the shortest trips, but also public transport, i.e. bus services.
- 5.17 Whilst the existing bus services require improvement in frequency and coverage, Policy WLP3.1 in the Waveney Local Plan in respect of the proposed Beccles and Worlingham Garden Neighbourhood does not specifically require contributions towards any improvements. It is therefore unlikely that development will provide any significant investment in public transport improvements.
- 5.18 The Neighbourhood Plan seeks to identify and promote investment in public transport infrastructure and schemes that will improve existing services as far as possible in the most effective way. In particular, connections from the railway station are seen as an important part of increasing bus patronage.

Community actions and schemes for infrastructure funding: bus provision

The following are actions and funding priorities which the local community considers are important for improving the quality of bus services in and around Beccles:

- Promote and enhance the town bus service.
- Identify key locations for bus routes to link up with Beccles railway station and lobby bus providers.
- As identified on the Beccles and Worlingham Garden Neighbourhood Draft Masterplan, the creation of 'bus gates' into the development to provide safe and easy bus access into the town centre whilst restricting direct access for other vehicles between the new development and existing areas.

Electric vehicle infrastructure

- 5.19 Whilst it is important to maximise non-car use, there will still be a demand by vehicular use by residents for many journeys. The shift towards electric vehicles over the plan period is expected to be significant, largely due to the Government ban on the sale of new petrol and diesel vehicles in the UK in 2040. To encourage take-up of alternatives, and specifically electric vehicles, as early as possible, it will be important that vehicle charging facilities at home are complemented by a network of affordable public charging points.
- 5.20 Plug-in Suffolk is one example of a pilot scheme to bring together the charging experience of electric vehicle owners under one standard procedure when they are away from home. It is intended to work in support of the rapid charging network that is already being set up to cover main highways.
- 5.21 Such a scheme requires locations where the site owner is willing to have a charging point. Plug-in Suffolk would cover the upfront costs and the site owner would pay a nominal rent per charger per day. When someone uses the charger, some of the money goes to the site holder as a revenue stream.
- 5.22 With the need for a wide and comprehensive network of public charging points, it is important the such innovative schemes are encouraged.

Community actions and schemes for electric vehicle infrastructure provision

Beccles Town Council will work with electric vehicle infrastructure providers and site owners to put in place a comprehensive network of public charging points at key destinations in Beccles:

- Identify locations for the provision of electric vehicle recharging points (ideally fast charging points) in Beccles town centre.

6 BECCLES TOWN CENTRE

- 6.1 Beccles has an attractive and much-valued town centre, with few shop vacancies. There is a range of shops, restaurants and service facilities, plus a Friday market.
- 6.2 The Public Hall and Quaker Hall provide focus of community activity and leisure use within the town centre, complemented by the nearby Beccles Library.
- 6.3 The community of Beccles considers the town centre to generally have a good range of shops and facilities. This was supported by the Waveney Retail and Leisure Needs Assessment 2016¹⁵ which considered the town centre to be healthy in terms of uses and mix. The potential of the town centre to provide a safe and attractive environment for shopping and social activities is restricted by the amount of through traffic and some narrow pavements. The opportunity exists to provide more traffic free areas but the impact on traffic and parking must be carefully considered.



Beccles Market

- 6.4 Nevertheless, it must be recognised that the demand for retail floorspace of many kinds is in decline nationally. In these circumstances, policies that seek to retain retail uses within the primary frontages may have increasingly detrimental impacts over the plan period. A more flexible and proactive approach is required if the town centre is to retain its role as a hub of community activity.
- 6.5 Whilst traditional retail uses within the town centre and its primary retail frontages will be supported and encouraged, the Neighbourhood Plan seeks to provide a policy framework for allowing other types of use where vacancies are in evidence and have been so for some time. Policy WLP8.18 of the Waveney Local Plan specifically identifies that town centre uses will be permitted within town centre boundaries. Such uses include all retail and service uses, offices, hotels and leisure use. However, the Neighbourhood Plan wishes to broaden this to other uses that will maintain footfall in the town centre. Such uses must demonstrate that the unit in question has no demand for other town centre uses.
- 6.6 In addition, the use of vacant premises on a temporary basis, either for retail or leisure activities, or for community activities more generally, is encouraged.

¹⁵ Carter Jonas (2016) *Waveney District Council: Retail and Leisure Needs Assessment 2016*

POLICY BECC8: BECCLES TOWN CENTRE

- A. In the Primary and Secondary Shopping Frontages of Beccles Town Centre, as shown on the Policies Map, the change of use of premises from main town centre uses to other uses will be supported, provided it can be demonstrated that:**
- a. the premises in question have not been in active use for at least 12 months and a minimum 12-month active marketing campaign can be demonstrated which meets the marketing requirements in Appendix 4 of the Waveney Local Plan); and**
 - b. the proposed use will retain and enhance footfall along the frontage; and**
 - c. the proposed use will maintain or improve interest in the area.**
- B. Equally, the use of any premises for temporary uses will be supported along these frontages. Such uses include 'pop up' shops and cultural, creative and leisure uses introduced on a temporary basis or for specific events.**
- C. Such uses must demonstrate that they will not have a detrimental impact on the amenity of neighbouring uses, particularly residential through excessive noise and pollution.**

Community actions: Beccles Town Centre

The following are actions which the local community considers are important for improving the vibrancy and quality of Beccles Town Centre:

- Beccles Town Council, in consultation with other stakeholders, give consideration to establishing a Town Centre Management Team.
- Encourage more street events, including more specialist markets, entertainers and street vendors.
- Explore with stakeholders the potential for further traffic free areas.
- Policing to meet the needs of an expanding community.

7 HEALTH AND WELLBEING

- 7.1 The very first hospital in Beccles was mentioned in 1362 and is believed to have been built some years earlier at the instigation of a man who had been allegedly cured of leprosy. It appears that a hospital of sorts continued in Beccles until the late 17th century after which there seems to have been no medical provision in the town until around the mid-1800s when a dispensary, maintained by voluntary subscriptions, was established in Hungate. By 1873 this was no longer large enough to meet the requirements of the town and the building of a hospital started in Fair Close at a cost of £1,500. This was officially opened in June 1874 and patients were admitted from September of the same year.
- 7.2 After the end of World War I, it was agreed that the town's war memorial should be in the form of a well-equipped up to date hospital with 24 beds and an x-ray department which continued to be used till the mid-seventies. The site of this, along with the war memorial cross, was to be on land bordering St Mary's Road and Priory Road. The 24-bed hospital, costing £12,000 that was raised by public and private subscriptions, was opened in February 1924 and included two beds allocated for maternity services. The latter were mainly used for caesarean births and were in use until 1960 when maternity services for the mums of Beccles were carried out in Yarmouth and Norwich.
- 7.3 In 1948 the hospital came under the umbrella of the newly formed NHS and has continued to be an important asset to the town ever since. Today the 20-bed community hospital is an intermediate care unit with in-patient facilities for those needing care or therapy but not to the degree of that provided by a general hospital. Physiotherapy and occupational therapy are also available. Currently the hospital is operated by East Coast Community Health Care but sadly the minor injuries clinic closed in February 2017. Patients consistently bring good reports of the hospital. One patient said, "Every member of staff was pleasant and caring. If I could award stars, I would give 5 to the Beccles hospital" while another said, "Every member of staff went beyond the call of duty."
- 7.4 In these days of cut backs and pressure on the NHS, everything must be done to ensure that Beccles hospital continues the good work that has been going on there for many years.
- 7.5 A significant concern to the community are the levels of deprivation and inequality in Beccles.
- 7.6 As shown in Section 2, the Suffolk Hidden Needs Report 2016 identified Beccles as having some particularly significant types and pockets of deprivation.
- 7.7 Building a strong sense of community wellbeing and good mental and physical health, through ensuring the best possible community facilities are made available and accessible, can help change this. Various matters relating to community facilities are addressed in the section on 'Community and Tourist Infrastructure and Facilities'. However, matters relating to health and social wellbeing – in terms of more direct provision – are not.
- 7.8 There is a need within the scope of existing initiatives to ensure when planning and future development in Beccles takes place, that policies which are put in place address the work already

undertaken by Suffolk County Council with regard to its Joint Mental Health Commissioning Strategy for Adults 2014–2019¹⁶.

- 7.9 The Hidden Need Report shows that South Beccles is an area of particular concern. Providing facilities such as a retirement community comprising a care home/nursing home and extra care and/or sheltered dwellings, along with a community centre, can address isolation and loneliness to the ageing population. The Garden Neighbourhood provides an opportunity to achieve this.
- 7.10 There was significant feedback through the Neighbourhood Plan of concerns about provision of both mental and physical health facilities in Beccles. In particular people are concerned about medical provision being mostly centred at the Beccles Hospital site. However, there was a particularly strong feeling that more comprehensive provision could be delivered through a new, modern medical facility at an alternative location (which would possibly complement the provision at Beccles Hospital). Whilst the Beccles and Worlingham Garden Neighbourhood proposals do not include such provision, it is expected that contributions will be made towards expansion of the existing Beccles Medical Centre. Such expansion could be delivered through a new facility on an alternative site. Whilst no sites have been identified, the Neighbourhood Plan supports any ongoing work to address this situation.
- 7.11 Communal and outside activities are supported by the Neighbourhood Plan and Beccles Town Council's programs on this matter are welcomed. Outside activities such as gardening are widely recognised as being good for both mental and physical health and are to be encouraged. Pride in Beccles is one such example of community action.

POLICY BECC9: MEDICAL PROVISION IN BECCLES

Proposals to expand and improve medical provision at Beccles Health Campus, including car parking to meet the needs of existing residents and proposed new communities, will be strongly encouraged, as will the provision of enhanced social care services.

Community actions: Health and wellbeing

The following are actions which the local community considers are important for improving health and wellbeing in Beccles:

- Beccles Town Council will work with all relevant stakeholders (including developers, the County Council and social care providers) to better engage with the NHS regarding the provision of a comprehensive care setting to address the needs of the community of Beccles.
- Beccles Town Council will work with East Coast Community Health Care and other health partners to ensure all efforts are made to retain an operational hospital facility in Beccles.
- Beccles Town Council will seek to build on its current group of community volunteers.

¹⁶ Suffolk County Council and NHS (2015) *Joint Mental Health Commissioning Strategy for Adults, 2014-2019*

Dog waste

- 7.12 Residents of Beccles have long complained about dog waste in the town.
- 7.13 Dog waste contains faecal coliform bacteria which is known to cause cramps, diarrhoea, intestinal illness and kidney disorders. It can also cause Ocular Toxocariasis. This is rare but can affect young children who encounter it and will impact on eye health. Whilst we feel that most owners are responsible as evidenced by full dog poo bins it only takes a few who are maybe less willing or able to clean up to cause issue.
- 7.14 An audit undertaken in January 2019 gives a view on areas, but it is considered likely that most people know additional locations. Whilst this is not a land use issue, it is considered important to take a sensible stance and include relevant actions in the Neighbourhood Plan.

Community actions: Dog waste

The following are actions which the local community considers are important for improving health and wellbeing in Beccles in respect of dog waste:

- The Town Council should make every effort to ensure that waste bins are available in areas where they currently do not exist and where residents flag an issue with dog waste.
- Clear notice should be displayed of penalties / fines that can be levied should someone not collect and either take away or bin their dog's waste.
- Flag dangers to health that are presented by dog waste.
- Promote good community behaviours in schools and organisations and Pride in Beccles.

Age-friendly housing

- 7.15 The population of Beccles is growing progressively older: the proportion of younger people is declining and the proportion of pensioners increasing. This is supported by the Hidden Needs Report which identifies isolation and loneliness as growing problems, particularly among older people. Creating age-friendly communities - including the mix of homes and the design of the built environment more generally - would have a significant positive effect on older people's health and wellbeing, increasing human contact and provision of emotional support. This should be an important principle in designing new development.
- 7.16 The Neighbourhood Plan encourages provision of a built environment that supports and enhances ageing and aligns health, housing and care systems around a shared objective of helping people to live independently in a home that is suited to their needs as they age. This would potentially reduce the pressure on the Beccles Medical Centre.
- 7.17 Policy WLP8.1 of the Waveney Local Plan requires a mix of housing which is based on evidence of local needs including the Strategic Housing Market Assessment. New residential developments are expected to provide at least 35% of properties as 1- and 2-bed properties. This will address the generic need for smaller properties. It is supported by Policy 8.31, which requires developments to be 'lifetime design', with 40% of all dwellings on sites of 10 dwellings or more to meet required standards for accessible and adaptable dwellings. Equally, Policy DM43 of the Broads Local Plan

has a requirement for 20% of housing developments of five dwellings or more to meet Building Regulation standard M4(2) concerning accessible and adaptable dwellings. These policies are supported by the Neighbourhood Plan.

8 DESIGN, REGENERATION AND HOUSING

- 8.1 Development and regeneration activity should demonstrate a high standard of architectural design as well as appropriate landscaping and layout. This should seek to achieve outstanding or innovative design and designs that establish a positive distinctive character. In short new development should make a positive contribution to the environment of Beccles. Variation in housing design is important to avoid everything looking the same. Design therefore needs to be of a high quality and demonstrate that provision of buildings will improve the look and character of Beccles and fit well within the environment.

Design principles

- 8.2 As recognised in the Hidden Needs Report, people still live in housing estates that are badly designed, built and poorly managed, resulting in social inequality and poor health outcomes that affect quality of life and local prosperity. A wide range of research provides evidence and demonstrates that health and wellbeing can be improved through design and regeneration.
- 8.3 Areas of South Beccles would benefit from improved access to community facilities for people of all ages including health and wellbeing, and youth and community services; employment and skills opportunities; an improved quality of place; and better outcomes for residents and communities. Existing streets can be retrofitted to varying extents. The Neighbourhood Plan seeks to encourage well-thought out design which deliberately and demonstrably provides health and wellbeing benefits for residents and users. This should be both for estate regeneration and new development.
- 8.4 Any development should respect and enhance the landscape quality of the area in which it lies and provide opportunities, where possible, for improvements in public access to green infrastructure. The Waveney Green Infrastructure Strategy¹⁷ sets out improvements that need to be considered in the Beccles (and Worlingham) area. In particular, there is a need for more parks and gardens to serve Beccles. Development proposals should demonstrate how they contribute towards the recommendations of the Green Infrastructure Strategy, including delivery of the recommended projects.
- 8.5 The type of features that will assist in achieving this are relatively simple and inexpensive. The principle should be that public places should be designed so that they are places where people want to spend time because it provides an enjoyable and pleasant environment. They should also be well lit to ensure users feel safe after dark, which is an issue of particular importance to young people wishing to use youth facilities. Equally, people should be able to move around easily on foot and by bicycle without feeling threatened by the presence of vehicular traffic.
- 8.6 Ultimately, estate regeneration can address Hidden Needs in Beccles and play a key role in thinking differently about how we meet not only the health and social care needs of people, but also how it can transform economic outcomes by attracting investment and providing space for new or resurgent skills and employment needs.

¹⁷ Waveney District Council (2015) *Waveney Green Infrastructure Strategy*

POLICY BECC10: GENERAL DESIGN PRINCIPLES

- A. Development proposals must demonstrate high standards of architectural design with appropriate layout and landscaping. Proposals which demonstrate outstanding or innovative design of buildings that establishes a distinctive character which is likely to have a positive impact on Beccles and its environment will be strongly supported.**
- B. Proposals should seek to incorporate sustainable design and construction measures including, where feasible, ground/air source heat pumps, solar panels and grey/rain water harvesting solutions.**
- C. Proposals should take mitigation measures so as to not adversely affect any historic architectural or archaeological assets on the development site or in its surroundings.**
- D. All new dwellings or replacement dwellings should, as a minimum, comply with the Technical Housing Standards - Nationally Described Space Standards.**
- E. Any major new housing development¹⁸ must, through its design:**
 - a. reflect the topographical, natural, built and historic features of the locality surrounding the site;**
 - b. preserve views into and out of the site, particularly from public roads and footpaths.**
- F. New development or major regeneration is expected to include high quality green infrastructure. This could include open spaces, parks, woodlands, allotments, play areas, 'green corridors', and street trees. This would provide a significant opportunity to create, recognise, protect, and enhance environmental assets.**

¹⁸ The definition of 'major development' is as per the NPPF, i.e. 10 or more homes or a site area of 0.5 hectares or more

POLICY BECC11: DESIGN OF STREETS AND PUBLIC SPACES

- A. New development or major regeneration of public streets and spaces is expected to demonstrate, through its design and layout, how it will enhance the health and wellbeing of residents or users, including those with a disability. In particular, it should seek to incorporate the following into its design:**
- c. Street infrastructure which allows all residents and users to enjoy their surroundings whatever the season, such as provision of sensitively designed shade and shelter features, benches, tree planting and practical landscaping features such as planters. This should be supported by sensitively located, low energy lighting.**
 - d. Along main 'desire lines', ensure that pavements are wide enough to allow multiple users.**
 - e. Where possible, install segregated cycle lanes to support active transport.**
 - f. Provision of an adequate number of safe highway crossing points which prioritise pedestrians and cyclists.**
 - g. Take mitigation measures so as to not adversely affect any historic architectural or archaeological assets on the development site or in its surroundings.**
- B. Any proposals for shared spaces should ensure that the disabled, blind and deaf are consulted at an early stage of the design process. It must be demonstrated that the impact of the design of shared space design on all members of the community has been assessed.**

Effective Sustainable Urban Drainage Systems, biodiversity and flood risk

- 8.7 The issue of flooding has been raised during the engagement phase for the Neighbourhood Plan. In particular there are concerns about the impact that new development will have, particularly if further greenfield land is to be built on. This is also acknowledged in the Waveney Green Infrastructure Strategy.
- 8.8 Whilst flooding issues are generally dealt with at the strategic level, the Neighbourhood Plan presents an opportunity to encourage effective urban drainage solutions that can add additional capacity and flexibility to water drainage systems in cost effective ways. Sustainable Drainage Systems (SuDS) are a common tool for mitigating the impact of water created by a development but commonly these solutions fail to take the opportunity to maximise the wider benefit of SuDS and to properly integrate it into development. When determining the appropriate SuDS method, developers need to consider amenity value and green infrastructure as well as the basic function of moving water away from the built form. This is particularly important, given that well-designed SuDS can not only improve the environment and provide biodiversity benefits, but can also provide a place for residents and others to enjoy and be closer to nature.

- 8.9 Recent developments in Beccles have often failed to take full advantage of the benefits of well-designed SuDS schemes. Whilst SuDS have been provided, they are not often made attractive and accessible to people, nor have they been designed to enhance biodiversity, as now required by the NPPF. In particular, they have not recognised the opportunities to mitigate the growing threat of water stress through effective water capture and management. For example, when rainwater or greywater is captured, it can be used to keep greenery adequately watered and to generally cool the ambient temperature of built development.



Example of creative SuDS provision

Rills in a development in Stroud, Gloucs

(Source: Wildfowl and Wetlands Trust)

- 8.10 There are many examples of creative use of space within developments where a 'multi-value' approach to SuDS provision has been adopted. The common theme is that a wide range of techniques and approaches have been used to maximise the potential for SuDS to mitigate climate change. These approaches start from the point that SuDS is about more than just flood mitigation and that, importantly, good design means SuDS can be provided even where there is very little available space.

POLICY BECC12: MULTI-VALUE SUSTAINABLE DRAINAGE SYSTEMS, BIODIVERSITY AND FLOOD RISK

- A. Development should provide Sustainable Drainage Systems (SuDS) unless there is clear evidence why this is inappropriate¹⁹. Such development is encouraged to demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens.**
- B. SuDS should be designed to enhance wildlife and biodiversity, minimise the impacts of flooding and enhance water quality, and the developer should demonstrate how this will be achieved. In particular, SuDS must be designed to capture diffuse pollution from current and planned hard surfaces to ensure there is no deterioration in the Water Framework Directive status of the River Waveney as a result of pollution from activities such as road traffic, amenity and pesticide/fertiliser use.**
- C. Proposals that improve the water quality, biodiversity and landscape value of the River Waveney will be strongly encouraged, in order to protect wetland habitats within Beccles where the River Waveney passes through the area. This includes controlling invasive non-native species and ensuring that new development proposals do not damage or destroy riparian habitats or water quality in the river.**
- D. Development should be directed to the part of any site which is least prone to flooding.**
- E. Applicants should take into account the Environment Agency's guidance on Flood Risk Assessments: Climate Change.**

Maximising energy efficiency through design

- 8.11 The need to improve the energy efficiency of the stock of residential properties is a nationwide issue as well as one in Beccles. Building Regulations established minimum standards for the energy efficiency of properties yet, if the UK is to reduce the significant amount of energy used in construction and operation of its stock of buildings, more energy efficient buildings are required. Development to Passivhaus or equivalent widely-recognised standards will also serve to reduce (or even eliminate) energy bills for occupiers. This would represent a significant social benefit, particularly for those on low incomes, many of whom are living in households with hidden needs in Beccles.
- 8.12 Waveney Local Plan Policy WLP8.28 requires major development (defined as 10 residential properties or more or at least 1,000m² of commercial floorspace) to submit a sustainability statement to demonstrate that development has maximised energy efficiency, used locally sourced

¹⁹ These requirements do not apply to householder developments, e.g. conservatories, extensions and fences

materials, incorporates sustainable water management measures and minimises construction waste. Similarly, Policy DM14 in the Broads Local Plan requires a reduction of at least 10% in the predicted energy use for the same scales of development. However, a significant number of new properties in Beccles will be on sites of less than 10 dwellings. In addition, many properties will be renovated, either to upgrade poor quality stock or to provide enlarged properties. Whilst development must remain deliverable (and improving energy efficiency as part of some minor renovation proposals which require consent in the Conservation Area may be impractical), such smaller developments should also seek to put in place measures which demonstrably maximise the efficiency of the built form. Broads Local Plan Policy DM14 similarly addresses this requirement. All development will be expected to comply with any uplift in Building Regulation standards that may be introduced during the plan period.

POLICY BECC13: LOW ENERGY HOUSING DESIGN

New residential properties (including replacement properties) on sites of less than 10 dwellings, as well as significant renovation and extension of existing properties (where a planning application is required) are expected to demonstrate that they have incorporated measures which actively improve the energy efficiency of the buildings. This relates to the heating, cooling, lighting and waste management of the buildings as well as the opportunity for renewable energy generation on the property.

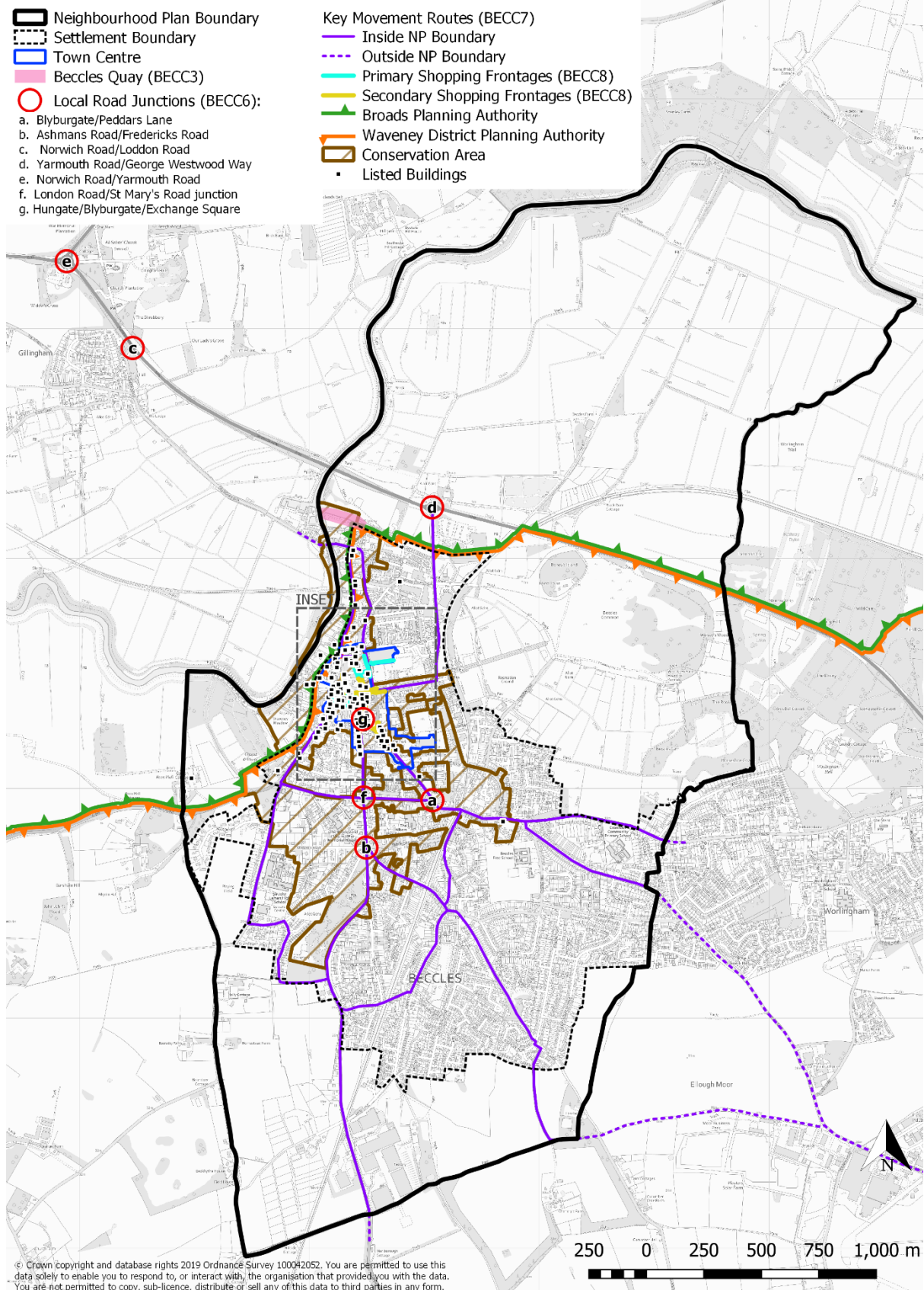
Development sites within the Beccles settlement boundary

- 8.13 Within the settlement boundary there are a number of sites which are considered likely to come forward for development during the plan period. Whilst these sites are not necessarily all available for development at the time of preparation of the Neighbourhood Plan – and are therefore not allocated – it is considered important to recognise their potential to provide a range of facilities that will benefit the community as part of mixed use development.

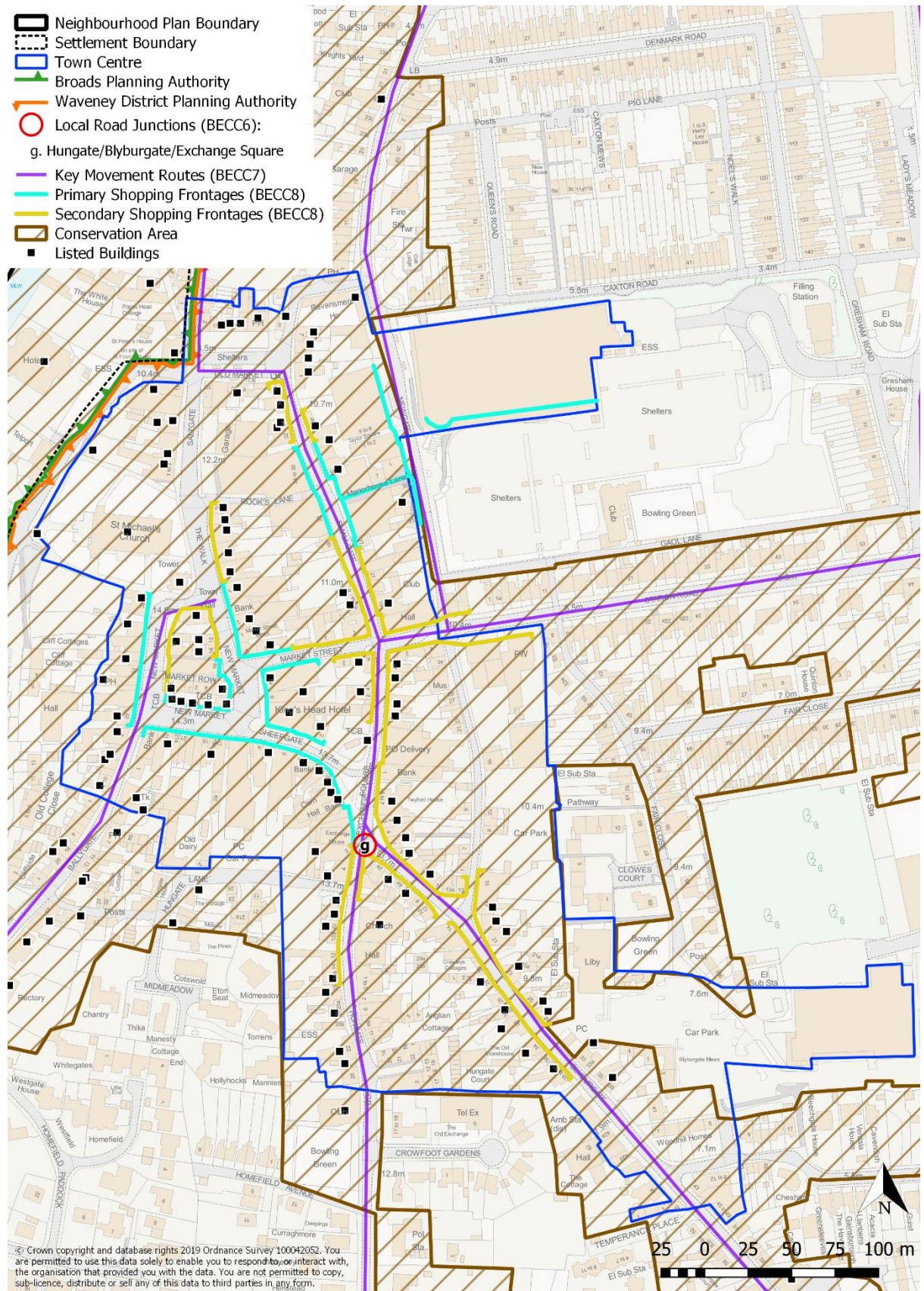
Community actions: Development sites

Beccles Town Council will actively work with owners of sites within the settlement boundary of Beccles to identify opportunities for community uses that could be incorporated as part of a mixed-use development.

9 POLICIES MAP



INSET MAP



10 SUMMARY OF COMMUNITY ACTIONS AND FUNDING PRIORITIES

- 10.1 Table 11.1 provides a summary of the community actions identified in the Neighbourhood Plan.
- 10.2 Below is a summary of the priorities for investment of Community Infrastructure Levy (CIL) funding and funding from other sources:

Transport and movement

- i. Any appropriate scheme coming forward to increase the volume and/or quality of car parking serving the town centre.
- ii. Improvement of the environmental quality of Hungate car park - resurfacing (including the walkways into New Market), upgrading of the public toilets and provision of soft landscaping.
- iii. Provision of a park-and-stride facility.
- iv. Any appropriate scheme coming forward to expand the pedestrianised area of the town centre.
- v. The creation of bus gates into Beccles and Worlingham Garden Neighbourhood.

Community facilities

- i. A 'Youth Space' incorporating indoor and outdoor areas (as identified in policy BECC2)
- ii. A dedicated indoor play facility (as identified in policy BECC2)
- iii. A Multi-Use Games Area (as identified in policy BECC2)
- iv. Provision of a green gym
- v. Expansion of Beccles Library to provide greater opportunities for a range of community activities (as identified in policy BECC2)
- vi. Tourism and leisure improvements at Beccles Quay.
- vii. Well-lit footpaths.

Table 11.1: Priority actions to support the Beccles Neighbourhood Plan

Item	Description	Partners
Transport and Movement		
HGV movements	Work with Suffolk County Council, as highway authority, on a scheme for restricting HGV's from travelling through the town centre, unless access is required. This could be in conjunction with the use of physical measures to deter such vehicles from passing through the zone entry points. This would be an area-wide scheme encompassing adjacent villages on the A145 and extending as far as Bungay.	Suffolk County Council
Signposting	Work with Suffolk County Council on better signposting to encourage through traffic to use more appropriate routes than through the town centre. In particular: <ul style="list-style-type: none"> ○ Traffic going north towards Norwich and west towards Diss will need to be signposted to encourage them to use the main road network around the town. ○ Traffic needing to access the town itself should be encouraged to use the most appropriate access point. 	Suffolk County Council
Speeding	Measures to reduce speeding will be introduced within the town centre and residential streets to promote quality of life and to enhance the environment of the town. Such schemes should, wherever possible, incorporate physical means to restrict speeds as these have been acknowledged as being more effective at being self-enforcing.	Suffolk County Council
Public car parking	Exploring the provision of one hour of free parking in public car parks in Beccles town centre.	East Suffolk Council
Public car parking	Review the management of public car parks in Beccles town centre and how this can be improved.	East Suffolk Council
Electric vehicles	Identify locations for the provision of electric vehicle recharging points (ideally fast charging points) in Beccles town centre.	Plug-in Suffolk
Technological improvements	Working with local business to encourage the use of artificial intelligence for transport and movement, which is expected to develop significantly over the plan period. Retraining affected staff will be an important part of the implementation of any such schemes.	Beccles Town Council Beccles Business Association

Beccles Neighbourhood Plan
Submission Stage (Reg 16) Consultation Draft

Item	Description	Partners
Traffic impact	Regular traffic counts will be undertaken on major routes into and out of Beccles to assess the highway and traffic implications of all new developments as they progress.	Suffolk County Council
Vehicle idling	Develop a campaign to reduce vehicle idling	Beccles Town Council
Pedestrian movement in town centre	Develop a scheme for expanding the pedestrianised area of Beccles Town Centre. In particular, identify footways in Beccles Town Centre that would benefit from widening in order to improve pedestrian safety. This should take into account those who are disabled.	Beccles Town Council Suffolk County Council
Heritage		
Conservation Area	Maintenance and appropriate management of the conservation area in the centre of Beccles in order to enhance its quality.	East Suffolk Council
Beccles Tower	Explore the potential for ground floor space of the Beccles Tower to be brought back into regular use as an exhibition space, ideally 'twinned' with Beccles Museum.	Beccles Town Council
Beccles Town Centre		
Town centre management	Assess the value of establishing a Town Centre Management Team.	Beccles Town Council
Street events	Encourage more street events, including more specialist markets, entertainers and street vendors.	Beccles Town Council Beccles Business Association
Health and wellbeing		
Comprehensive care provision	Work with all relevant stakeholders to better engage with the NHS regarding the provision of a comprehensive care setting to address the needs of the community.	Developers Suffolk County Council

Beccles Neighbourhood Plan
Submission Stage (Reg 16) Consultation Draft

Item	Description	Partners
		Social care providers
Community volunteering	Continue programme of engaging residents in community volunteering.	Beccles Town Council
Lighting of recreational spaces and pathways	Undertake assessment of recreational spaces and pathways that are appropriate locations for sensitive lighting to allow use after dark. Consult on any proposed spaces and determine which are appropriate to fund and deliver.	Beccles Town Council East Suffolk Council Suffolk County Council Suffolk Police
Seating on the Common	Undertake assessment of appropriate locations for new seating on the Common. Then fund and deliver this.	Beccles Town Council Fenland Charity Trust
Public waste bins	Undertake community survey to identify hotspots for waste bin provision.	Beccles Town Council

Appendix A Non-Designated Heritage Assets within the Beccles Conservation Area

The full list of Non-Designated Heritage Assets in Beccles parish is held by East Suffolk Council.

Ballygate

Odds:

31

(C) Lodge to Homefield House, built 1865-67 by J Edwin Crisp. Single storey, red brick, hipped slate roof, large central chimney stack.

33

(B) (C) Lodge to Homefield House, built 1865-67 by J Edwin Crisp. Single storey red brick and flint, hipped slate roof, casement windows with transome.

35 (*Ballygate Cottage*)

(B) Former farmhouse, part of the Ashman's Estate. Two storey, rendered with gables parapets and red clay pantiled roof.

41

St Mary's Cottage.

Probably built circa 1824.

Well-detailed early C19 building of white brick, set side on to the street.

Evens:

22

(B) Believed to have been built as stables for Ballygate House but now a cottage. Red brick. Semi circular windows with multiple panes.

26 (*Cliff House*)

Built in 1866. Two storey red brick house with hipped slate roof and end chimney stacks. Three window front with central six panel door with transome light in open porch. 2/2 pane inset horned sash windows with segmental arched heads with keystones.

Blyburgate

Odds:

13, 13a

Two storey, rendered, with red clay pantiled roof, casement windows to first floor, shopfronts.

15, 15a, 15b

Slate roof, rendered wall, 8/8 pane vertical sliding sash windows to first floor, shopfronts.

21a, 35

51

(B) Crow step gable, jettied on south side? Rebuilt axial chimney suggest a pre 1700 date but only south gable predates 1850. Red pantiled roof. New windows and render.

53 – 59

(B) Timber framed under a single roof of mostly black glazed pantiles. Contains a large vaulted cellar accessible only from no 59, which also has a small historic shopfront.

Evens:

10/12

2 storey white brick with gabled slate roof with end stacks. 3 window front, 6/6 pane vertical sliding sash windows with margin lights under flat arches with keystones, central roof dormer, shopfront.

14 (*Providence House and flat*)

C19, white brick with hipped slate roof and 6/6 panel vertical sliding sash windows with margin lights and flat arches with keystones, shopfront. Probably built late 1860s or 1870s. One of the buildings in the alley at the side bears the date 1859, but the rest of the building at the back is probably 16th or 17th century & the new and old roofs join in an extraordinary way.

18, 18a

Render, hipped red pantile roof, mullion and transome window, shopfront.

36, 36a

Probably mid-late Victorian. Painted brick, 3 window front, 2/2 pane vertical sliding sash windows with segmental arched heads with keystones, white brick chimney stacks, modern shopfront.

38, 38a

Black glazed pantile roof with gable parapets and end stack. Two 2/2 pane vertical sliding sash windows, shopfront.

42 (*The Cottage*)

44 (*Oakleigh House*) and detached outbuilding (C)

Private House designed by F E Banham and built in 1898 for W M Crowfoot MD. Built by E J Hindes for £1450. Two and a half storey, red brick with plain tile roof and turret to the north, roof dormers and mullion and transome windows.

46

Appears to be a jettied building, but the jetty is modern, to broaden the pavement. Roof form implies a timber frame. Red and black glazed pantiles, render, gable onto the street, modern windows, shopfront.

60

(B) Appears in a drawing of 1830s. Large external chimney on south side. Two storey, rendered, gable parapets, red pantiled roof, exposed rafter feet, Two 3/3 pane vertical sliding sash windows with margin lights, central modern door.

Blyburgate Hall

Blyburgate – Temperance Place

2, 3

Bridge Street

The Ship (former PH) and its outbuildings

Two storey pebbledashed, 3 window front with central door and replacement vertical sliding sash windows with margin lights. Slate roof with white brick gable end chimney stacks.

1-4 *Becclesgate*

(B) Former maltings, red brick laid in English bond with red clay pantile roof.

Exchange Square – west side

Corn Hall (rear of bank)

(D) Formerly a Fisher Theatre. Fisher Theatres are a very significant local and regional feature. These are among the earliest purpose-built theatres in the country.

Fair Close

35, 37, 39

(C) Built in 1873-4 as cottage hospital by architect J L Clemence.

Fen Lane

1-8 *The Maltings*

(B) Former maltings. Red brick with red clay pantile roof.

Grange Road

Odd:

5, 7

A pair of two and a half storey red brick houses with two storey canted bays. 2/2 and 1/1 pane vertical sliding sash windows under white brick segmental arches with moulded red brick keystones and pediments. 6 panel doors, concrete tiled roofs.

9

Red brick two and a half storey with pebbledashed and half timbered frieze and gable in bay set at 45 degree angle. 2/2 pane vertical sliding sash windows and neo-classical moulded brick doorcase. Red plain tiled roof.

11, 11a

Two and a half storey red brick with clay plain tiled roof. Dutch gable to front elevation. 4/1 pane vertical sliding sash windows, brick arches. Stone string course and detailing to doorway of no 11.

Evans:

St Benets Church

10 (*St Mary's Children's Home*)

Two and a half storey, red brick with quoins, flat arches,

aprons and string course. A timber dentil course to eaves and verges. 6/6 pane vertical sliding sash windows, central doorway with forward projecting wings either side. Round windows in gables.

Grove Road

10

108 (Ingate Hotel)

Two storey, red brick and pebbledash with half timbered projecting gables on timber brackets. Cornice, 4/4 pane vertical sliding sash windows, curved in places.

Horse And Groom Lane

2, 2a

Hungate

Odds:

Hungate Hall Playgroup

Single storey white brick with unusual decorative detailing to verge, three round headed windows grouped under a single round arch. Gable onto street, round headed doorways in lean-tos either side.

7, 9, 9a, 9b

Built 1880s. 2 storey red brick with white brick dressings, 2/2 pane sashes with bracketed sills.

11, 13

2 storey red brick cottages with black pantiled roofs. 3 window front, 8/8 pane sashes, shopfront to no 11, moden half glazed door under round rubbed brick arch. Elsewhere flat arches.

Evens:

12-14, 14-16 flats 1, 2 & 3, The Studio, The Flat, The Studio
2 storey red brick with pantiled roof. No 12 has a single 2/2 pane sash window with shopfront below. No 14 has three 2/2 pane sash windows with double fronted shopfront below. No visible chimneys.

Hungate Lane

20,

21 and store to rear, 21a

Two storey red brick with slate roof. Large axial chimney

stack and remains of truncated older stack to west end (no 21) 8 pane side hung casement windows. Red brick store.

Littlegate

27

Ingate

1

Two storey, red brick. 2/2 pane vertical sliding sash windows, slate roof, shopfront with stained glass frieze.

2-4

Building to rear of no 10 and north of Daisy Cottage

22

Red brick with black pantiled roof, gable parapet, 3/3 pane vertical sliding sash windows with margin lights.

50-52

(B) Steep pitched roof suggests a timber framed structure. Red brick, black pantiles, replacement windows.

Ingate Hotel (see 108 Grove Road)

London Road

Odds:

17, 19

Built between 1871 and 1881. White brick with hipped, slate roof and central shared chimney stack. Rubbed brick flat arches over inset 6/6 pane sliding sash windows, those to no 17 now replaced with flush fitted upvc. Round brick arches over doors with plain fanlights.

21, 23

Built between 1841 and 1845. White brick, no 23 now painted. All other details as for nos 17 and 19, other than chimney stacks, which are situated at either end of ridge.

25, 27, 29, 31 (Esdelle Terrace)

Built 1871-1874. Two storey red brick terrace of two handed pairs with shared gabled roof and two storey canted bay frontages. No 25 only retains original slate roof. Two shared chimney stacks. 2/2 pane inset vertical sliding sash windows under flat arches with keystones. Round arches over doorways.

33-35

Built between 1832 and 1838. Two storey red brick cottages with shared black pantiled roof.

37 (*Rose Cottage*)

Built between 1841 and 1851. Two storey red brick cottage with black pantiled roof.

39

Built between 1904 and 1914. Two and a half storey red brick house.

43, 45

Built between 1841 and 1851. A fine pair of imposing hipped roofed houses in white brick with three storeys and delicate detailing to the ground and first floor windows. Double reveal to doorways.

Teemore

Built between 1820 and 1824. Wide frontage and shallow, hipped slate roof. White brick, 3 window front with ventral doorway and open porch. 6/6 pane flush fitted vertical sliding sash windows. Attached red brick hipped slate roofed garaging set back to north and two storey red brick wing set back to south.

Evens:

10

Probably late C18, flush windows and fine fanlight and door. Painted roughcast render now covers original fair-faced brickwork elevations.

12 (*Gothic House*)

(B) Built between 1824 and 1828. Two storey, red brick house with hipped, slate roof. Symmetrical front with lean-to side wings with parapets. Fine gothic arched half glazed double doors with hood over and apparently original gothic fenestration. Gothic railings to front boundary.

14 (*The Larches*)

(B) Built 1802. Set behind an open garden and railings. Two storey red brick with hipped, pantiled roof and single storey canted bays to either side of central 6 panel doorway. Simple timber doorcase with pediment within larger pedimented porch. The interesting and unusual semi-circular south end and bays being added in 1870s or 80s.

16 (*Millbank*)

(B) Built 1828, originally part of 14. Purpose built as private girls' school. Double revealed entrance to side. A large house of simple vernacular detailing. Two storey, red brick with hipped slate roof. 3 window front, handsome white brick and flint boundary wall.

18

Set above road level, pantiled.

20 (*Victoria Cottage*)

Built 1880. Plaque on front of house 'FKP 1880'. F K Peachey was a reader at Caxton Press for 54 years.

26, 28, 30 (*Providence Cottages*)

Built circa 1875. Two storey red brick with hipped, tiled roof with projecting gabled central bay. White brick quoins. Decorative metal flat arches. Only no 28 retains original fenestration.

Manor House Lane

7

Built between 1870 and 1875. Two storey, red brick cottage with pantiled roof and dentil eaves cornice. Three window front has 3/3 pane vertical sliding sash windows with margin lights and central six panel door in simple timber doorcase.

Side elevation of former Taylors building (fronting Smallgate)

(C) Previously a Primitive Methodist Chapel, designed by William Wright Woodroffe and built in 1872 by Mr Hindes. Red brick with white brick dressings. Two storey high narrow round topped, vertical sliding sash windows with margin lights, a lower bay to the rear having bricked up windows. Bay fronting Smallgate modified and painted.

Market Street

3, 3a, 3b

Painted brick with canted corner and double shopfront. Two storey, painted brick with bracketed eaves, brick architraves and dentil string course, 1/1 pane vertical sliding sash windows.

Newgate

21-23

May have been part of 11 and 13 Smallgate at one time. Initials on gateway BF EE 1720 possibly Benjamin Folkard and Elizabeth Elmy or Ely. Pantiled roof with gable parapets and dormer windows, 3 window front, 2/2 pane vertical sliding sashes, painted arches.

New Market

13

Three storey, red brick, tripartite window to first floor 6/1, 12/1, 6/1 under a single stone lintel. A pair of similar windows to second floor. Moulded brick detailing including triangular pediment. Modern shopfront to ground floor.

23 (*Barclays Bank*)

Built in 1868 for Gurneys Bank. Much altered since built. Three storey, red brick, three window front, square headed sliding sashes under three connected red and white brick gothic arches, infilled with moulded red brickwork. Plain stone lintel to second floor over a pair of 2/2 pane sashes. Barclays Bank in large tablet to second floor side elevation.

27, 27b

Two storey with parapet. Painted brickwork, 5 window front, 2/2 pane vertical sliding sashes.

31

Simple parapeted three storey façade, 3 mullion and transome windows with shopfront below.

33, 35

33 and 35 share a black glazed pantile roof and may have originally been one building. No 33 has a painted façade, a three window front of 6/6 pane vertical sliding sashes and a modern shopfront. No 35 is red brick with an asymmetrical 3 window front of 2/2 pane vertical sliding sashes, two dormers above and a shopfront below with separate six panel door with plain fanlight under a round arch. Large ridge chimney stack reduced in height. Elsewhere, arches are segmental white brick with red brick moulded keystone. Moulded white brick cornice to eaves.

Northgate

Odd:

Popes Head Cottage

1, 3a & b, 5

11, 13 and outbuildings

Brick facade, painted. Pantile roof, continuous, but with gable ends projecting at each end. No chimneys. Change of angle of pantiles at base, suggesting thatch, but the angle of the roof too shallow. Modern windows, but wider than tall flat arched.

No 11:- One ground floor window to street indented,

but blocked up. One of two of first storey also blocked. Smaller height, probably the original size. Sign of earlier doorway blocked up. Doorcase looks authentic.

Doorscraper to left of door.

No 13:- Upper storey 2 windows, new, probably enlarged.

1 central window filled in and smaller. Doorcase looks authentic, Adam-like swag decoration. Two lower windows, left one sash, 10 panes top & bottom, but Victorian. Right: modern.

15, 17

Built by John Pedgrift. All one house, but two buildings. Brick, painted. Simple columns or pilasters at either end of No 11. Parapet roof to both buildings, [a change from gable to parapet occurred between 1933 and the listing] with shallow roofs. One chimney between two buildings, one on the left.

No 15: two adjacent inset doorways, arched with fanlights. Left one, simple spoked. Right one more decorative curved ends to spokes. Three windows on top floor, 6 pane sash windows top & bottom. Not Victorian, but narrow glazing bars. Irregular spacing between windows. Right window inset within arch, possibly original doorway, as it goes down to ground.

No 17: three sash windows, 6 panes top and bottom on upper storey, one blocked up, but inset. Similar window below. Door inset arched with fan vault.

19, 21

Built c 1860-70

No 19: Brick facade, painted. Shallow roof, with projected eaves to the front with braces. Upper storey: 4 windows inset, 6 glazing bars top & bottom, not Victorian. Lower floor: 2 windows, right one does not open, perhaps originally the doorway. Sash window, 6 panes. Door modern. Round window to the right, possibly original, no sign of disturbance to brickwork.

No 21: Brick, 18th century. Parapet roof, hipped, steepish, pantiled & house at right angles to street. Facade appears to have been added to the front of the building. Square house. Upper floor windows flush with wall, seemingly 18th century with 8 panes. Lower floor: 2 original arched doorways bricked up. Modern, odd, windows, one with new top. Doorcase very wide, broken pediment.

23 (*Cambridge House*) and flat 1

Flemish gable. 1 chimney at south end built outside. Steep roof. 2 large dormers, not original. Tiles. Rendered surface. Wooden? beam projecting under roof line, irregular, projecting outwards. Upper windows well below eaves. Casement windows (newish) flush with facade. Low ground floor. Steps up to door. Very low, inset, modern.

25, 27

No 25: fairly steep roof. Flemish gable with iron ties at north end. Upper storey red brick with 2 flush frame sash windows, 6 panes. Doorway authentic? older brickwork. No 27: Central plain chimney. New roof tiles. Older brickwork top and bottom. New windows and door. Much disturbance of brick.

29, 31

No 29 The Volunteer Arms then The Lord Nelson Steep roof with pantiles. Small high dormer windows. Change of roof angle at bottom suggesting earlier use of thatch. Facade rendered, brick on south side. Chimneys either end. Raised gable ends. Upper storey: 3 squarish windows, with one opening central casement. 9 panes. Doorcase possibly original. signs of neighbouring doorcase (now closed) Lower window, right, wooden. Ironwork on north side: 1670: IH (standing for Joseph Harbor)

33 and outbuildings

35

This property has been a boat yard for most of the last 200 years. For 150 of those years it was run by the Wright family. It is difficult to trace back earlier than 1804 as it was not owned by either of the two manors of Beccles. It might have belonged to one of the manors which owned a small quantity of property in the town, such as Barsham Hall, whose Court Books have been lost.

37-39

Marquis of Granby Opened c 1837, closed in 1899. Although many pubs named "The Marquis of Granby" were given by the Marquis to the Landlord as a gift for soldiering, this does not appear to be one of them, as the 1837 Manor record says that it is NOW a Public House, suggesting that this was not the case in the past, perhaps ten years ago. The Marquis died in 1770 aged 49.

61 (The Tannery))

63 (Waveney Lodge)

(1-6 The Tannery)

Red brick, slate roof.

Tannery Score

69, 71, 73

Evens:

Outbuilding to rear of Northgate House (12)

12a

Former stables and accommodation for Northgate House (12 Northgate). Painted brick, black pantiled roof, dormers.

14, 16, 20

22

Built between 1853 and 1877.

24, 26, 30, 32, 34, 36, 38 and annexe, 40, 40a

42

Could date from 1620.

Garage to 62 (Montague House)

62a

Became part of Montague House in 1751. Was separated from it in the mid 1990s.

64, 66, 68, 70

Old Market

12

Partially demolished circa 1933 to widen Saltgate. Pantiled roof, painted ashlar render, one window front, dentil course.

Outbuilding to rear of Northgate House, 12 Northgate

(B) Red brick, pantiled roof.

Puddingmoor

Odds:

5, 7

5 Cliff Cottages

Painted brick. A fine probably late c18 interior with many features intact.

Crinkle crankle wall at 33-41

(B)

Evens:

Puddingmoor Place

Render, concrete tiled roof with end chimney stacks, 2 window front, 2/2 pane inset sashes, central door.

8, 12, 14, 18, 20, 22, 38a

40

One fine gable end remains of a much older property at no 40. The House has iron ties on the North end Flemish Gable: JHL standing for Joseph and Hannah Lambert. They were married in 1729. He died in 1786 aged 86, she in 1766 aged 62.

Vista outbuildings

Flint House (Waveney Lodge)

(B) (C) Built as a lodge to Waveney House by Nathaniel Pells between 1851 and 1861. A fine piece of architectural detailing. Coursed, knapped flint walls and painted brick dressings, fishscale slate roof with moulded timber bargeboards and dominant multi-shafted chimney stack.

Telport

Planning permission granted in 1881. A building of robust scale and detailing.

Ravensmere

1 (Caxton Arms PH)

Built between 1875 and 1881. Two storey, painted brick. Single storey canted bays, 6/6 pane vertical sliding sash windows with margin lights.

23 and its outbuildings

Three storey, pebbledashed, slate roof. 1 window front, 6 pane vertical sliding sash window with margin lights to first floor, side hung casements above and shopfront below.

35 (The Royal Oak PH)

Red brick and pebbledash with half-timbered gable, red clay plain tiled roof, large decorative chimney stack with engaged diagonal shafts to front elevation, a further smaller ridge stack to north.

41

45, 47, 49

The Quadrant, built between 1881 and 1885. Well-constructed simple frontage of red brick, two storey but with low eaves and shallow roof.

1, 1a, 2, 3 and 4 Silletts Cottages

Ringsfield Road

1 (Lawn House)

Two and a half storey, red brick and pebbledash with half timbered gable. 4/1 pane mullion and transome windows. Semi circular arch over recessed doorway.

3

Arts & Crafts. Two storey red brick and pebbledash with casement windows. Deep eaves overhang, dormer window.

5

Arts & Crafts. Two storey, red brick and red clay tile hung with red clay plain tiled roof with exposed rafter feet. Mullioned windows with leaded lights. Deep porch.

Rosemary Lane, Northgate

7, 8, 9, 10, 11, 12

St Marys Road

St Michaels Lodge

Two and a half storey, red brick with half timbered gables, red clay plain tiled roof, 1/1 pane vertical sliding sash windows, an oriel window to the front elevation and an open porch.

Saltgate

The Old Cinema

Built 1914. Single storey purpose built cinema now used as a restaurant. Triangular and curved pediments are combined in the front elevation with the word 'cinema' in a striking mosaic design above the entrance.

Smallgate

Post Office

Two storey, red brick with parapet and Dutch gables to gauged slate roof. 8 window front, 6/9 pane sashes at first floor level. Round topped metal windows to ground floor with entrance doors at either end. Double reveals. Stone plinth, keystones and string courses.

Public Hall

(C) Built circa 1790 as an assembly room. Architect Thomas Fulcher, with later alterations by local architect A Pells. Render with parapet. Quoins, architraves and triangular pediments. Hipped black pantiled roof. 4 windows, to ground floor central doors with window either side. Two blind windows and four others to side elevation.

Buildings to rear of 13

Quaker Hall to rear of no 15

15a

21

Site of former guildhall. White brick, parapet to north gable, 4 window front, 6/6 pane, round headed to all openings, 2 doors to ground floor.

23, 25,

(B) Two and a half storey, rendered, timber framed. Red clay pantiles to no 23, slate to no 25. Modern shopfronts.

Building to rear of 23

27

Two storey, painted brick with slate roof. Chimney to north. Three window front, 6/6 pane vertical sliding sash windows under painted cambered arches with keystones. I similar window to ground floor and shopfront with cornice supported on large timber consoles.

Former Taylors site – Manor House Lane elevation – see under Manor House Lane.

47

Built by William Moore before 1875. Two storey red brick with parapet and chimney to north. Decorative brick detailing to parapet, arches and aprons. Two window front, unusual 1/2 pane mullion and transome windows. One large 3/3 pane mullion and transome window to ground floor with entrance door to right. 1/2/2 panel historic door.

Wall to north of 49

White brick wall with red brick panels and half round capping.

22-30

(C) Co-op building with its later connecting bridge above Rooks Lane by local architect Arthur Pells, built in 1895/1913. Range south of Rooks Lane is dated 1895. Two storey, huge 2/2 pane vertical sliding sash windows. Red brick with decorative moulded brick detailing to cornices, triangular pediments and aprons. Shopfronts incorporate a stained glass frieze below fascia level. C20 tiling to ground floor. Range north of Rooks Lane is a pale terracotta with red brick banding. Neo-classical façade incorporating triangular pediments. Five window front – 4/1, 10/1, 4/1 panes. Shop windows retain pull out awnings and incorporate multiple pane frieze and curved glass into doorways.

Station Road

Odd:

1, 1a, 3

No 1 built between 1861 and 1864. No 3 built in gap between houses on either side between 1875 and 1881. West side added probably between 1927 and 1936. 1 is white brick with red clay pantiled roof, 1a has been rendered.

5, 7, 9, 11 (Wellington Terrace)

Built circa 1864. White brick with slate roof apart from no 5 which has concrete tiles. Original windows except no 5.

13, 15

Built between 1861 and 1864. White brick with concrete tile roof. 13 has original joinery, both appear to have had bay windows added, no 13 canted, no 15 square.

17, 19

Built between 1865 and 1871. White brick. 17 has slate roof and original joinery, 19 has concrete tiles and upvc windows.

21, 23

Built between 1864 and 1871. 21 has slate roof and upvc windows, 23 has concrete roof tiles and upvc windows and porch.

25, 27

Built between 1875 and 1881. 25 has had its brickwork cleaned and has aluminium windows, 27 has original joinery and a concrete pantiled roof.

29

Joined onto 31 in 1900. Built forward of established building line. Designed by Arthur Pells. Built by George & Herbert Hipperson. Cost £459.00. White brick, cleaned, upvc windows, red clay pantiled roof.

31, 33

Built circa 1864. 31 White brick, concrete tiled roof, upvc windows, 33 White brick, concrete tiled roof, original windows, modern door. Now attached to 35, originally had no bay windows.

35, 37 and building to rear of 35

Built 1864. No 35 attached to no 33 after 1883. Original joinery. No 35 has a slate roof, no 37 is concrete tile.

39, 41, 43, 45, 47, 49 (Norfolk Terrace)

Built between 1865 and 1871. 39 and 41 have slate roofs, the remainder concrete tile. 39, 41, 43 and 47 have

original joinery although the door to 41 has been modified, 45 has aluminium windows and an original door and 49 has modern timber windows.

51, 53

Built between 1885 and 1891. 51 is brick, 53 (Ferndale) is stone. Slate roofs, original joinery.

Hipperson Mews

Former workshop, painted brick, windows are modern timber replacements

Railway Hotel

Painted brick, some upvc windows.

Former station building

Red brick, now mostly painted. Asymmetrical two storey front with single storey wings. Mullion windows, hood moulds.

Evans:

2, 4a, b & c

Built 1854 as part of terrace including Smallgate and Newgate properties.

No 4 formerly the Suffolk Hotel, but entirely rebuilt. Two storey, white brick, no 4 now painted. Hipped slate roof. Bracketed eaves, corner shopfronts. 6/6 pane vertical sliding sash windows with margin lights.

Baptist Chapel (6 Station Road)

Built 1860-61/1872. Designed by an unnamed London architect. Double storey height and full width triangular pediment give the building architectural presence.

8

White brick, cleaned. Double fronted plus bay to side now a garage.

10, 12, 14

Built between 1865 and 1871.

16, 18, 20, 22

Were being built in 1871. White brick. No 18 is painted. Nos 20 and 22 have carriage arches at either end.

24, 26, 28, 30 (Salisbury Place)

Built between 1875 and 1881.

White brick terrace

32 (Alexander House)

Built in 1881-2 by Robert Alexander King, builder and owner. White brick, cleaned. Detached, double fronted with two storey bay windows.

34 (Chumleigh), 36

Built between 1885 and 1891.

38 (Carlton Villa), 40 (Hollybank)

Built between 1881 and 1883

42, 44 flats 1-4

Built between 1865 and 1871. No 44 (Star House) formerly the Star Inn/Hotel.

46, 48, 50

Two storey, red brick with hipped, slate roof. Segmental arches over 2/2 pane vertical sliding sash windows, moulded brick detailing.

The Score

Primrose Cottage and outbuildings

Petcham House

N.B. 'Hungate Hall Playgroup' should be listed as 'Hungate Church Hall'



BECCLES NEIGHBOURHOOD PLAN

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Beccles Neighbourhood Plan 2019-2036

Basic Conditions Statement

Beccles Town Council

June 2020



info@navigusplanning.co.uk
www.navigusplanning.co.uk

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1. Introduction

- 1.1. This Basic Conditions Statement has been produced to accompany Beccles Neighbourhood Plan.
- 1.2. The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:
 - Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
 - Planning and Compulsory Purchase Act 2004: ss 38A-C
 - Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (As Amended)
- 1.3. Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five¹ basic conditions before it can proceed to a referendum. These are:
 - I. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - II. The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - III. The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - IV. The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
 - V. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- 1.4. This document sets out how the Plan meets the Basic Conditions.

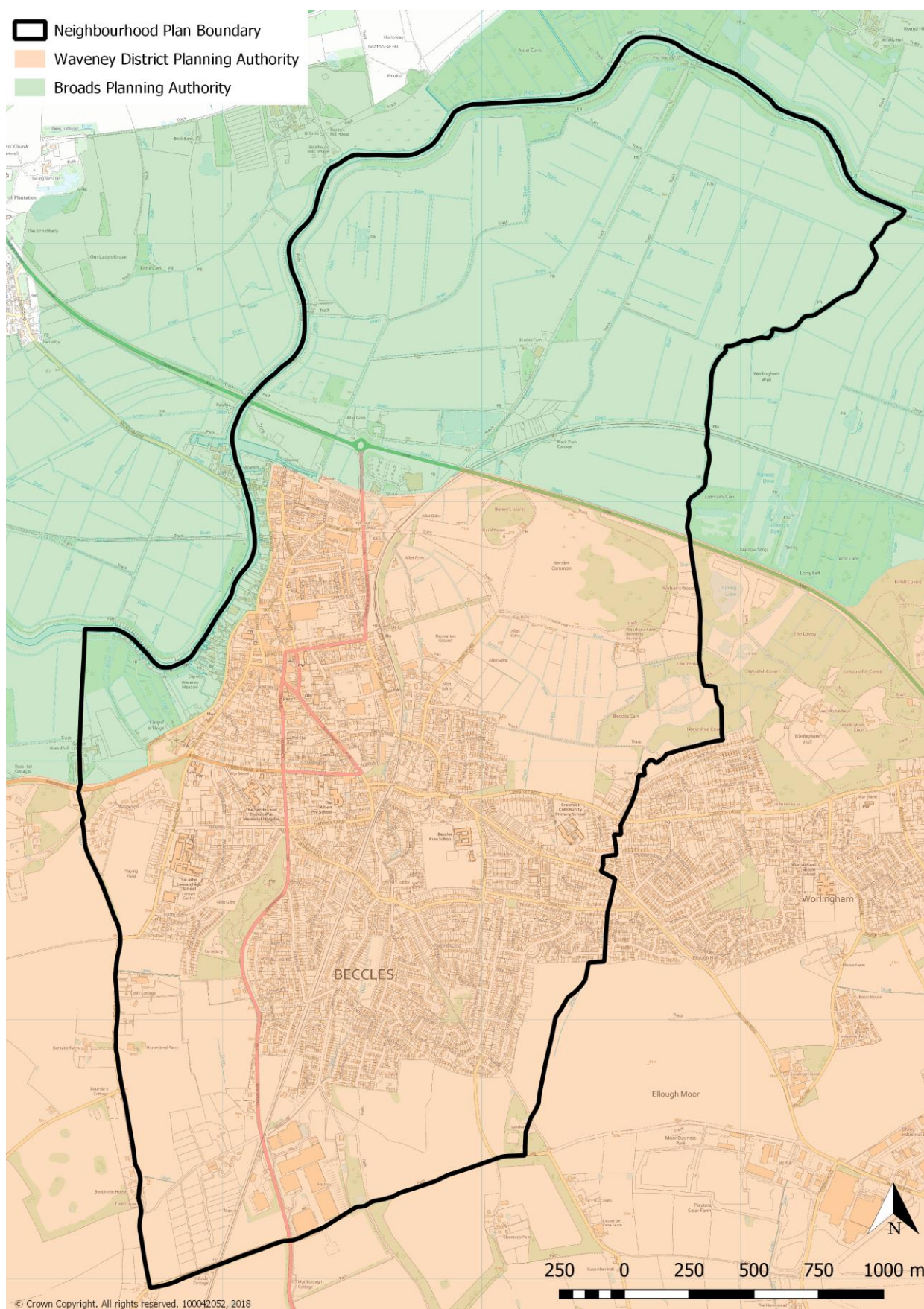
Key statements

- 1.5. The Plan sets out policies that relate to the development and use of land within only the Beccles Neighbourhood Area. Part of the area lies in Waveney district (under the administration of East Suffolk Council) and part lies in the Broads Authority area. This is shown in Figure 1 below. This demonstrates compliance with Regulation 15(a) of the Neighbourhood Planning Regulations.
- 1.6. The Plan refers only to the administrative boundary of Beccles. There are no other adopted Neighbourhood Development Plans that cover the Beccles Neighbourhood Area.
- 1.7. Beccles Town Council, as the qualifying body, has prepared the Plan, which covers the parish area of Beccles. This area was designated by Waveney District Council in November 2017 and by the Broads Authority in October 2017.
- 1.8. The Beccles Neighbourhood Plan Sub-Committee (being a sub-committee of the Town Council) has prepared the Plan to establish a vision for the future of the parish. The community has set out how that

¹ There are two further basic conditions, which are relevant only to the making of a Neighbourhood Development Order and are therefore not considered in this document.

vision will be realised through planning and controlling land use and development change over the plan period 2018 to 2036.

Figure 1: Beccles Neighbourhood Plan Area



2. Basic Condition (i) – Conformity with National Planning Policy

- 2.1. To meet this condition, the Plan must be shown to have regard to national policies and advice contained in guidance issued by the Secretary of State. National policy and guidance is contained within the National Planning Policy Framework (‘NPPF’) and the Planning Practice Guidance (‘PPG’).

National Planning Policy Framework

- 2.2. The NPPF has 13 key objectives which are:
1. Delivering a sufficient supply of homes
 2. Building a strong, competitive economy
 3. Ensuring the vitality of town centres
 - 4 Promoting healthy and safe communities
 5. Promoting sustainable transport
 6. Supporting high quality communications
 7. Making effective use of land
 8. Achieving well-designed places
 9. Protecting Green Belt land
 10. Meeting the challenge of climate change, flooding and coastal change
 11. Conserving and enhancing the natural environment
 12. Conserving and enhancing the historic environment
 13. Facilitating the sustainable use of minerals
- 2.3. This statement explains how the Plan contributes to meeting these objectives and also notes the specific national policies that the Plan is intended to support and supplement.
- 2.4. The Plan has 16 objectives. These are summarised in Table 2.1 alongside the NPPF goals that each objective seeks to address.

Table 2.1: Assessment of the Beccles NP objectives against NPPF goals

Plan objective	Relevant NPPF goal
To contribute to the Waveney Local Plan housing strategy and provide a range of attractive housing types and tenures to meet all needs.	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Achieving well-designed places
To ensure that the new housing proposed to the south of Beccles is integrated with the existing town.	<ul style="list-style-type: none"> • Making effective use of land • Achieving well-designed places • Promoting healthy and safe communities
To provide new community facilities especially for parents with young children, and teenagers, plus a new leisure centre and/or indoor pool.	<ul style="list-style-type: none"> • Promoting healthy and safe communities
To enhance existing open spaces, play areas and other facilities including the library and the Waveney Centre.	<ul style="list-style-type: none"> • Promoting healthy and safe communities • Conserving and enhancing the natural environment

Plan objective	Relevant NPPF goal
To develop Beccles Quay as an asset for residents and visitors.	<ul style="list-style-type: none"> • Promoting healthy and safe communities • Building a strong, competitive economy
To enhance pedestrian safety in order to maximise walking into the town centre and to other key destinations.	<ul style="list-style-type: none"> • Promoting healthy and safe communities • Promoting sustainable transport
To support safe cycle routes, maintain and enhance public transport routes and community transport services, wherever possible.	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy and safe communities
To promote junction improvements where there is existing or anticipated pressure from new residential or industrial development.	<ul style="list-style-type: none"> • Promoting healthy and safe communities
To address potential future shortages of public car parking.	<ul style="list-style-type: none"> • Ensuring the vitality of town centres
To maintain and enhance the character and heritage of our built environment, promote development of brownfield sites and maintain a clean, litter-free and attractive townscape.	<ul style="list-style-type: none"> • Conserving and enhancing the historic environment
To encourage the appropriate care and management of our wider green environment.	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Meeting the challenge of climate change, flooding and coastal change
To co-operate with the relevant bodies in improving the water quality of the River Waveney.	<ul style="list-style-type: none"> • Meeting the challenge of climate change, flooding and coastal change
To maintain a thriving town centre and minimise vacancies.	<ul style="list-style-type: none"> • Ensuring the vitality of town centres
Improve the environment of the town centre and explore ways of making more car-free spaces for pedestrians.	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy and safe communities • Ensuring the vitality of town centres
To improve and expand the existing Beccles Medical Centre including car parking so that it fully meets the needs of existing and new residents, and to explore other opportunities for providing medical facilities.	<ul style="list-style-type: none"> • Promoting healthy and safe communities
To encourage a physically and mentally healthy community.	<ul style="list-style-type: none"> • Promoting healthy and safe communities

- 2.5. Table 2.2 sets out each policy of the Plan alongside the policies in the NPPF that it has had regard to and analyses how each Plan policy contributes to achieving the key objectives of the NPPF.

Table 2.2: Assessment of how each policy in the Beccles NP conforms to the NPPF

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
POLICY BECC1: PROVISION OF A COMMUNITY HUB IN THE BECCLES AND WORLINGHAM GARDEN NEIGHBOURHOOD	91, 92	This policy contributes to the NPPF requirement of promoting healthy and safe communities. The policy encourages the provision of a particular community facility that is required to serve the community of Beccles.
POLICY BECC2: COMMUNITY FACILITIES	91, 92	This policy contributes to the NPPF requirement of promoting healthy and safe communities. The policy encourages the provision of particular community facilities that are required in Beccles.
POLICY BECC3: BECCLES TOURISM	81, 83, 91, 92	This policy contributes to the NPPF requirements of promoting healthy and safe communities and building a strong and competitive economy. The policy encourages development that enhances the tourism offer, particularly at one of the key assets (Beccles Quay) and along the river.
POLICY BECC4: HOTEL ACCOMMODATION	81, 83, 85	This policy contributes to the NPPF requirements of ensuring the vitality of town centres and building a strong and competitive economy.
POLICY BECC5: HERITAGE AND DESIGN	185	This policy contributes to the NPPF objective of conserving and enhancing the historic environment. It directs development to ensure that it respects the local character of heritage assets and the Conservation Area.
POLICY BECC6: LOCAL ROAD JUNCTIONS	102, 111	This policy contributes to the NPPF requirement of promoting healthy and safe communities. The policy ensures that development properly addresses the impact of vehicular traffic and key junctions serving Beccles.
POLICY BECC7: KEY MOVEMENT ROUTES	91, 102, 103, 104	This policy contributes to the NPPF objective of promoting sustainable transport. The policy seeks to enhance the main routes where walking and cycling can be significantly increased if appropriate infrastructure is provided.
POLICY BECC8: BECCLES TOWN CENTRE	85	This policy contributes to the NPPF objective of ensuring the vitality of town centres. The policy seeks to protect town centre uses and provide flexibility for temporary uses of vacant shops.
POLICY BECC9: MEDICAL PROVISION IN BECCLES	91, 92	This policy contributes to the NPPF requirement of promoting healthy and safe communities. The policy supports expanded medical provision to serve the needs of a growing town.
POLICY BECC10: GENERAL DESIGN PRINCIPLES	125, 127	This policy contributes to the NPPF requirement of achieving well designed places and making effective use of land. The policy encourages development to reflect the character of local surroundings and to ensure space standards are met.
POLICY BECC11: DESIGN OF STREETS AND PUBLIC SPACES		This policy contributes to the NPPF requirements of achieving well designed places and promoting healthy and safe communities. The policy seeks to ensure the design of streets and the public realm maximises the potential to enhance health and wellbeing.

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
POLICY BECC12: MULTI-VALUE SUSTAINABLE DRAINAGE SYSTEMS AND BIODIVERSITY	149, 150, 170, 174	This policy contributes to the NPPF objectives of conserving and enhancing the natural environment and meeting the challenge of climate change, flooding and coastal change. The policy seeks to ensure that SuDS are provided creatively and that biodiversity is maximised.
POLICY BECC13: LOW ENERGY HOUSING DESIGN	149, 150	This policy contributes to the NPPF objective of meeting the challenge of climate change, flooding and coastal change. The policy expects small new housing sites to incorporate measures that improve the energy efficiency of buildings.

3. Basic Condition (iv) – Contribution to Sustainable Development

- 3.1. The NPPF states in paragraph 11 that a presumption in favour of sustainable development is at the heart of the NPPF.
- 3.2. For the Plan, sustainable development has been the fundamental basis of each of its policies. The National Planning Practice Guidance advises that ‘sufficient and proportionate evidence should be presented on how the draft neighbourhood plan ... guides development to sustainable solutions’. The evidence base presented alongside the Plan, coupled with the reasoned justification for each policy in the Plan, demonstrates how the Plan guides development towards sustainable solutions.
- 3.3. Table 3.1 below summarises how the objectives and policies in the Plan contribute towards sustainable development, as defined in the NPPF. Many of the objectives of the Plan overlap the three strands of sustainability, so for the purposes of this document, the most relevant strand has been taken to illustrate conformity.

Table 3.1: Assessment of Beccles NP objectives and policies against sustainable development

Deliver economic sustainability	
NPPF definition – ‘to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.’	
BECCLES NP Objectives	<p>To develop Beccles Quay as an asset for residents and visitors.</p> <p>To maintain a thriving town centre and minimise vacancies.</p> <p>Improve the environment of the town centre and explore ways of making more car-free spaces for pedestrians.</p>
BECCLES NP Policies	<p>POLICY BECC3: BECCLES TOURISM</p> <p>POLICY BECC4: HOTEL ACCOMMODATION</p> <p>POLICY BECC8: BECCLES TOWN CENTRE</p> <p>POLICY BECC11: DESIGN OF STREETS AND PUBLIC SPACES</p>
Commentary	<p>The NPPF seeks to secure economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meet the twin challenges of global competition and of a low carbon future.</p> <p>The Plan seeks to contribute to the delivery of this national aim by building on its twin assets of tourism (on the Broads) and its historic town centre. It seeks to promote tourism (BECC3) and tourist accommodation (BECC4), whilst providing a flexible approach to temporary uses of empty shops in the town centre (BECC8) and seeking to improve the pedestrian environment of the town centre (BECC11).</p>

Deliver social sustainability	
<p>NPPF definition – ‘to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.’</p>	
BECCLES NP Objectives	<p>To contribute to the Waveney Local Plan housing strategy and provide a range of attractive housing types and tenures to meet all needs.</p> <p>To ensure that the new housing proposed to the south of Beccles is integrated with the existing town.</p> <p>To provide new community facilities especially for parents with young children, and teenagers, plus a new leisure centre and/or indoor pool.</p> <p>To enhance existing open spaces, play areas and other facilities including the library and the Waveney Centre.</p> <p>To enhance pedestrian safety in order to maximise walking into the town centre and to other key destinations.</p> <p>To support safe cycle routes, maintain and enhance public transport routes and community transport services, wherever possible.</p> <p>To maintain and enhance the character and heritage of our built environment, promote development of brownfield sites and maintain a clean, litter-free and attractive townscape.</p> <p>To maintain a thriving town centre and minimise vacancies.</p> <p>Improve the environment of the town centre and explore ways of making more car-free spaces for pedestrians.</p> <p>To improve and expand the existing Beccles Medical Centre including car parking so that it fully meets the needs of existing and new residents, and to explore other opportunities for providing medical facilities.</p> <p>To encourage a physically and mentally healthy community.</p>
BECCLES NP Policies	<p>POLICY BECC1: PROVISION OF A COMMUNITY HUB IN THE BECCLES AND WORLINGHAM GARDEN NEIGHBOURHOOD</p> <p>POLICY BECC2: COMMUNITY FACILITIES</p> <p>POLICY BECC5: HERITAGE AND DESIGN</p> <p>POLICY BECC7: KEY MOVEMENT ROUTES</p> <p>POLICY BECC8: BECCLES TOWN CENTRE</p> <p>POLICY BECC9: MEDICAL PROVISION IN BECCLES</p> <p>POLICY BECC10: GENERAL DESIGN PRINCIPLES</p> <p>POLICY BECC11: DESIGN OF STREETS AND PUBLIC SPACES</p>
Commentary	<p>One of the key objectives in the NPPF is to promote healthy communities, which incorporates social sustainability. The local community’s needs and interests can be met through the provision of new community facilities (BECC1 and BECC2), including medical facilities (BECC9), strengthening the vitality of the town centre (BECC8) and ensuring good design of the public realm to enhance the way it is used by pedestrians (BECC11).</p> <p>One of the strengths of Beccles is its heritage which makes it such an attractive place to live. BECC5 and BECC10 seek to ensure that development is informed by the local character and that the heritage assets of Beccles are retained.</p>

	BECC7 seeks to protect and improve cycling and walking routes, which not only create a physically healthier community, but one that is also more inclusive and people-friendly.
Deliver environmental sustainability	
NPPF definition – ‘to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’	
BECCLES NP Objectives	To encourage the appropriate care and management of our wider green environment. To co-operate with the relevant bodies in improving the water quality of the River Waveney.
BECCLES NP Policies	POLICY BECC12: MULTI-VALUE SUSTAINABLE DRAINAGE SYSTEMS AND BIODIVERSITY POLICY BECC13: LOW ENERGY HOUSING DESIGN
Commentary	The natural environment and addressing climate change is of key importance to Beccles and its community. BECC12 seeks to push development to develop multi-functional SuDS and also to take all opportunities to maximise biodiversity. BECC13 ensures that small residential developments maximise the energy efficiency of buildings.

- 3.4 As demonstrated in Table 3.1, the strategic objectives of the Plan are considered to comprise a balance of social, economic and environmental goals. The policies in the Plan demonstrably contribute to achieving well-designed places, promoting a healthy and safe community and conserving and enhancing the natural and historic environment.

4. Basic Condition (v) – General Conformity with the Strategic Policies of the Development Plan

- 4.1. The development plan currently consists of the following:
- 2019 Waveney Local Plan
 - 2019 Broads Local Plan
 - 2011 Suffolk Waste Core Strategy
 - 2008 Suffolk Minerals Core Strategy
- 4.2. Table 4.1 details the Beccles NP policies alongside a consideration of how they are in general conformity with the strategic policies in the 2019 Waveney Local Plan and the 2019 Broads Local Plan. Where it is not clear whether a policy is strategic, a judgment has been made. Equally, there are a number of strategic policies in these documents which are not considered relevant to any of the policies in the Neighbourhood Plan. In such cases, these strategic policies have not been included.
- 4.3. Where a policy is not identified in Table 4.1, it is considered that the Neighbourhood Plan does not contain any policies that directly relate to it.
- 4.4. It is confirmed that there are no policies in either the 2008 Suffolk Minerals Local Plan or the 2011 Suffolk Waste Local Plan that the Beccles NP policies have any relevance to.

Table 4.1: Assessment of conformity with strategic policies in the development plan

Local Plan Policy	Beccles NP policy
Waveney Local Plan	
Policy WLP1.3 – Infrastructure	Policy BECC1 seeks to ensure that new community facilities required by the community are delivered by the new Garden Community. BECC2 seek to ensure that new community facilities required by the community are delivered in accessible locations. BECC9 encourages the expansion of medical provision to serve the resident population.
Policy WLP8.16 – New Hotels and Guest Houses	Policy BECC4 encourages provision of hotel accommodation within the town centre.
Policy WLP8.19 – Vitality and Viability of Town Centres	Policy BECC8 seeks to maximise the potential of appropriate uses, including temporary uses, to enhance the vitality of the town centre.
Policy WLP8.21 – Sustainable Transport	Policy BECC7 seeks to enhance the main pedestrian and cycle routes through Beccles. Policy BECC6 seeks to ensure that development demonstrates that it is able to mitigate the traffic impacts at key junctions.
Policy WLP8.22 – Built Community Services and Facilities	Policies BECC1 and BECC2 seek to ensure that new facilities required by the community are delivered in accessible locations.
Policy WLP8.24 – Flood Risk	Policy BECC12 seeks to ensure that development maximises the potential of SuDS provision.
Policy WLP8.27 – Renewable and Low Carbon Energy	Policy BECC13 seeks to ensure that small residential development maximises the potential to deliver energy efficient buildings.
Policy WLP8.29 – Design	Policy BECC5 seeks to ensure high quality design that reflects the character of Beccles, particularly its historic character.
Policy WLP8.30 – Design of Open Spaces	Policy BECC11 seeks to ensure that public realm schemes reflect the character of Beccles.
Policy WLP8.34 – Biodiversity and Geodiversity	Policy BECC12 seeks to ensure that the biodiversity value of SuDS and of the River Waveney are maximised.
Policy WLP8.37 – Historic Environment	Policy BECC5 seeks to ensure high quality design that reflects the historic character of Beccles.

Local Plan Policy	Beccles NP policy
Policy WLP8.38 – Non-Designated Heritage Assets	Policy BECC5 seeks to protect and encourage the enhancement of non-designated heritage assets
Policy WLP8.39 – Conservation Areas	Policy BECC5 seeks to ensure that development that affects the setting of the Beccles Conservation Area ensures that it reflects its character.

Local Plan Policy	Beccles NP policy
Broads Local Plan	
Policy SP2: Strategic flood risk policy	Policy BECC12 seeks to ensure that development maximises the potential of SuDS provision.
Policy DM7: Open space on land, play space, sports fields and allotments	Policy BECC2 encourages the provision of a youth space.
Policy DM8: Green infrastructure	Policy BECC11 seeks to ensure that public realm schemes maximise health and wellbeing
Policy SP3: Climate change	Policy BECC13 seeks to ensure that small residential development maximises the potential to deliver energy efficient buildings.
Policy SP5: Historic Environment	Policy BECC5 seeks to ensure high quality design that reflects the character of Beccles, particularly its historic character. It also seeks to ensure that development that affects the setting of the Beccles Conservation Area ensures that it reflects its character.
Policy DM11: Heritage Assets	Policy BECC5 seeks to protect and encourage the enhancement of non-designated heritage assets
Policy DM13: Natural Environment	Policy BECC12 seeks to ensure that the biodiversity value of SuDS and of the River Waveney are maximised.
Policy SP8: Getting to and around the Broads	Policy BECC7 seeks to enhance the main pedestrian and cycle routes through Beccles.
Policy SP9: Recreational access around the Broads	Policy BECC3 encourages the provision of moorings on the River Waveney
Policy DM23: Transport, highways and access	Policy BECC6 seeks to ensure that development demonstrates that it is able to mitigate the traffic impacts at key junctions.
Policy SP11: Waterside sites	Policy BECC3 encourages the provision of moorings on the River Waveney and improvements to Beccles Quay.
Policy SP12: Sustainable tourism	Policy BECC4 encourages provision of hotel accommodation within the town centre. Policy BECC3 encourages the provision of moorings on the River Waveney and improvements to Beccles Quay. Policy BECC7 seeks to enhance the main pedestrian and cycle routes through Beccles.

Local Plan Policy	Beccles NP policy
Policy DM31: Access to the water	Policy BECC3 encourages the provision of moorings on the River Waveney and improvements to Beccles Quay.
Policy SP14: Mooring provision	Policy BECC3 encourages the provision of moorings on the River Waveney for tourist boating activities.
Policy DM33: Moorings, mooring basins and marinas	Policy BECC3 encourages the provision of moorings on the River Waveney for tourist boating activities.
Policy DM43: Design	Policy BECC5 seeks to ensure high quality design that reflects the character of Beccles, particularly its historic character.
Policy SP16: New community facilities	Policies BECC1 and BECC2 seek to ensure that new facilities required by the community are delivered in accessible locations.
Policy DM44: Visitor and community facilities and services	Policies BECC1 and BECC2 seek to ensure that new facilities required by the community are delivered in accessible locations. Policy BECC9 encourages the expansion of medical provision to serve the resident population.
Policy DM45: Designing places for healthy lives	Policy BECC11 seeks to ensure that public realm schemes maximise health and wellbeing
Policy DM46: Safety by the water	Policy BECC3 encourages the provision of moorings on the River Waveney and improvements to Beccles Quay.
Policy DM48: Conversion of buildings	Policy BECC2 encourages bringing derelict buildings back into uses that enhance the tourism offer of Beccles
Policy SSROADS: Main road network	Policy BECC6 seeks to ensure that development demonstrates that it is able to mitigate the traffic impacts at key junctions.

5. Basic Condition (vi) – Conformity with EU Obligations

- 5.1. The Plan and the process under which it was made conforms to the SEA Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). In February 2019, the draft Neighbourhood Plan was subject to an initial screening report prepared by East Suffolk Council. This was published for consultation with the statutory bodies (the Environment Agency, Natural England and Historic England) to assist in the determination of whether or not the Beccles Neighbourhood Plan would have significant environmental effects in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. Following feedback from the statutory bodies, East Suffolk Council issued its screening opinion in April 2019, which considered that an SEA would not be required.
- 5.2. The Screening Opinion has been submitted at Regulation 16 stage as part of the evidence base for the Plan.
- 5.3. In addition to conforming to its EU obligations, the Plan does not breach and is not otherwise incompatible with the European Convention on Human Rights.

6. Basic Condition (vii) – Conformity with the Prescribed Conditions

- 6.1. Under Directive 92/43/EEC, also known as the Habitats Directive², it must be ascertained whether the draft Plan is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations are known as Habitats Regulation Assessments ("HRA"). An appropriate assessment ("AA") is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether or not it is necessary to undertake an assessment, a screening process is followed.
- 6.2. In February 2019, an SEA Screening Report – which included an HRA screening – was prepared by East Suffolk Council and published for consultation with Natural England, being the relevant statutory body. Following feedback from Natural England, East Suffolk Council issued its screening opinion in April 2019, which considered that an HRA would not be required because the Plan is not likely to have significant impacts on European protected species or sites.
- 6.3. Later in April 2019, the Planning Practice Guidance was changed in respect of HRA screening. East Suffolk Council advised that the plan should be fully and explicitly assessed for the need for Appropriate Assessment following this change in Government guidance. Following the amendments made in light of representations made on the Regulation 14 version of the Neighbourhood Plan, a revised screening was undertaken. East Suffolk Council issued its re-screening opinion in February 2020, which came to the same conclusion, namely that an HRA would not be required.
- 6.4. The Screening Report including the responses from the statutory body has been submitted at Regulation 16 stage as part of the evidence base for the Plan.

² Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora': <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043>.

7. Conclusion

- 7.1. The relevant Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Beccles Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Beccles Neighbourhood Plan complies with Paragraph 8(1) (a) of Schedule 4B of the Act.




NAVIGUS PLANNING

Truro, Lushington Road, Manningtree, Essex, CO11 1EF

info@navigusplanning.co.uk

www.navigusplanning.co.uk

 [@NavigusTweets](https://twitter.com/NavigusTweets)

Beccles Town Council

Beccles Neighbourhood Plan 2019 – 2036



Consultation Statement

June 2020

INTRODUCTION

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Beccles Neighbourhood Plan (the Plan).

The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations (as amended), which requires that a consultation statement should:

- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted; and
- describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

CONSULTATION ACTIVITY

This section of the Consultation Statement provides a summary of how the Beccles Neighbourhood Plan Operational Group (NPOG) publicised their activities in order to get feedback from Beccles residents of all age groups. This was undertaken at various stages through the preparation of the Plan. The ultimate aim was to ensure that all the objectives of the Plan could be satisfactorily addressed.

Summary of activity

In the Autumn 2016 when the draft Waveney Local Plan was first produced for consultation, it was agreed by Beccles Town Council that it would be sensible for Beccles to initiate a Neighbourhood Plan which could be developed in parallel with the emerging Local Plan.

To begin the process, a website (<http://becclesplan.com/>) was set up together with a Facebook page, and in November 2016 a public meeting was held in the Beccles Library following a notice in the Beccles & Bungay Journal, which was well attended. This was followed by a more detailed article also in the Beccles and Bungay Journal.

In early December 2016, a “Neighbourhood Plan Operational Group” (NPOG) was set up and several meetings were held in the library. The group was initially made up of 3 from the Beccles Council and 9 from the general public.

Initially a “Wishing Tree” to gather opinions about any issues people wanted to raise regarding life in Beccles was established in the library (see Figure 1).

Figure 1: The Wishing Tree



Thereafter, this was then moved to the Beccles Medical Centre to begin to further gauge the response from Beccles residents. The feedback from the “Wishing Tree” was then uploaded to Facebook. The “Wishing Tree” initiative was also taken to the local Schools and the Tesco Supermarket in order to ensure that it reached the widest audience possible. Well over a hundred post-it notes were collected from the various locations.

In addition, general events were held in the evening in the Beccles Library to help and facilitate those people who worked during the day time to come along and give their feedback.

With the information gathered from the “Wishing Tree” initiative, the next stage in the process of drawing up the Neighbourhood Plan began in January 2018 with the publishing of the NPOG’s “Objectives, Visions and Aims” in the Beccles & Bungay Journal. Following the publication of the “Becclesplan” website, various events took place to engage with and gather feedback from people through their businesses, local societies and other social local events as follows:

- 5 Feb 2018: “Pop UP Café” in the library
- 6 Mar 2018: Beccles Business Trade Association Meeting
- 6 Apr 2018: Market Day outside the King’s Head and St Michael’s Coffee Morning
- 8 Apr 2018: Beccles Beer Festival in the Public Hall
- 5 Jun 2018: Beccles Wellbeing Event in the Blyburgate Hall
- 3 Jul 2018: Beccles National Women’s Register at the Quaker Hall

At all these locations questionnaires were completed by attendees, where necessary with the help of members of the NPOG. This related to topics which were considered to be relevant for inclusion in the Neighbourhood Plan viz:

- Community Facilities, Tourism and Heritage
- Transport
- Town Centre
- Health and Wellbeing
- Housing
- Environment

The feedback from these activities were analysed and summaries were made available on the website for comment. The comments from the public were generally supportive and these are highlighted in the matrix tables attached as Appendix A to the “Outcome Document”.

Over a period of nine months from July 2018 – April 2019, monthly meetings were held by the NPOG to gather evidence on each of the themes and then draw up the draft Neighbourhood Plan, taking into account all the feedback received. During the development of the Draft Plan, “community actions and schemes for infrastructure funding” were established which related to matters which would not be addressed directly through the planning policies in the plan. Throughout the process the NPOG was assisted by Navigus Planning, consultants experienced in the legalities of drawing up a Neighbourhood Plan.

In Summer 2018, the Draft Neighbourhood Plan was made available to Beccles Town Council and East Suffolk Council for informal consultation and review.

Regulation 14 Consultation

The completed Pre-Submission Draft Neighbourhood Plan was formally consulted on under Regulation 14 of the Neighbourhood Planning Regulations. The consultation documents were made available to the general public and other interested parties via the Becclesplan website, with hard copies of the Plan document made available in Beccles Library and Beccles Town Hall where all interested parties could view the plan and make comments. In addition, details were sent to Archant (for the Beccles & Bungay Journal and the Eastern Daily Press), Look East and Radio Suffolk.

The Regulation 14 Consultation ran between 7th June and 19th July 2019. As required, the following statutory and other formal consultees were directly informed of the details of the consultation via email:

- East Suffolk Council
- Broads Authority
- Suffolk County Council
- Natural England
- Environment Agency
- Historic England
- NHS
- Anglian Water
- Essex & Suffolk Water
- Network Rail
- Neighbouring Parish Councils:
 - Aldeby
 - Barsham
 - Ellough
 - Gillingham
 - Ringsfield
 - Weston
 - Worlingham

Additional formal bodies consulted were as follows:

- Beccles Business and Tourism Association
- Suffolk Preservation Society
- Suffolk Police

The following is a list of community bodies that were consulted directly on the Regulation 14 Neighbourhood Plan:

Guides
Army Cadets

Beccles Library
Beccles Skate Park Community

Air Cadets	Beccles Women's Institute
Sea Cadets	Aspergers Group
Beccles Lido	Ladies Probus
Beccles Public Hall	Beccles Carnival
Beccles Museum	The Blind Association
Beccles Society	Marsh Trail Fishing
Citizen's Advice Bureau	Beccles Wildfowlers
Cricket Club	Blyburgate Hall Users
May Centre	Beccles Twinning Association
Beccles Lions	Helping Hands
Rotary Club of Beccles	Beccles Townland Charity
Football Club	Sir John Leman High School
Rugby Club	St Benet's Primary
Royal British Legion	Ravensmere Primary
Rising Stars	Albert Pye Primary
Beccles Rowing Club	Beccles Free School
Beccles Sailing Club	

In total, there were 20 representations made to the Regulation 14 Consultation. Of these, 6 were by members of the public and the remaining 14 by specific bodies. The full set of representations have been submitted alongside this Consultation Statement. The NPOG considered all the representations made and made amendments to the Plan as necessary and/or appropriate. A matrix presenting how each comment was addressed is shown in Appendix A to this Consultation Statement.

Strategic Environmental Assessment

The Plan and the process under which it was made conforms to the SEA Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). In February 2019, the draft Neighbourhood Plan was subject to an initial screening report prepared by East Suffolk Council. This was published for consultation with the statutory bodies (the Environment Agency, Natural England and Historic England) to assist in the determination of whether or not the Beccles Neighbourhood Plan would have significant environmental effects in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. Following feedback from the statutory bodies, East Suffolk Council issued its screening opinion in April 2019, which considered that an SEA would not be required.

The Screening Opinion has been submitted at Regulation 16 stage as part of the evidence base for the Plan.

Habitats Regulations Assessment

Under Directive 92/43/EEC, also known as the Habitats Directive, it must be ascertained whether the draft Plan is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations

are known as Habitats Regulation Assessments ("HRA"). An appropriate assessment ("AA") is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether or not it is necessary to undertake an assessment, a screening process is followed.

In February 2019, an HRA screening – included as part of an SEA Screening Report – was prepared by East Suffolk Council and published for consultation with Natural England, being the relevant statutory body. Following feedback from Natural England, East Suffolk Council issued its screening opinion in April 2019, which considered that an HRA would not be required because the Plan is not likely to have significant impacts on European protected species or sites.

Later in April 2019, the Planning Practice Guidance was changed in respect of HRA screening. East Suffolk Council advised that the plan should be fully and explicitly assessed for the need for Appropriate Assessment following this change in Government guidance. Following the amendments made in light of representations made on the Regulation 14 version of the Neighbourhood Plan, a revised screening was undertaken. East Suffolk Council issued its re-screening opinion in February 2020, which came to the same conclusion, namely that an HRA would not be required.

The Screening Report including the responses from the statutory body has been submitted at Regulation 16 stage as part of the evidence base for the Plan.

KEY RESPONSES FROM CONSULTATION

Following the Initial Questionnaire and each Individual Event, summaries were drawn up from which the public's feedback was included. These summarised details are included in matrix form in Appendix B to this Consultation Report.

This material was then utilised in the drawing up of the Neighbourhood Plan.

Feedback regarding Community Facilities, Tourism and Heritage

The feedback from the Initial General Questionnaire (Wishing Tree) strongly indicated that more green spaces were required, plus improved and maintained play parks, improved indoor leisure facilities for young people and the elderly. Particular mention was made of soft play areas for babies and toddlers, indoor and outdoor gym/sport facilities, a community centre for the new housing development and an indoor pool. It was also felt there was a need for improvement to the Quay for the use of locals and tourists alike.

The heritage of the town was felt to be very important and should not be lost as the town grows. This would benefit locals and tourists alike.

Below are listed the venues and dates of the individual events and the main points of the public feedback:

1. Pop Up Café in the Library – 5 Feb 2018
 - (a) Places of worship for all faith groups should be made available.
 - (b) As there is a waiting list, space for allotments should be included.
 - (c) Facilities are needed for the elderly population and also for young people to encourage them to stay in the town.
 - (d) Increased open spaces, parks, play areas and a community hub for the new garden development.
 - (e) Provide and sponsor apprenticeships to encourage young people into the town.
2. Market Place, St Michael's Coffee Morning and Beer Festival – 6-8 Apr 2018
 - (a) Request for an indoor pool.
 - (b) Request for more street events, i.e. Food Festival etc.
 - (c) Increased youth activities.
3. Wellbeing Event in the Blyburgate Hall – 5 Jun 2018
 - (a) Would like an outdoor gym.
 - (b) Improvements for wheelchair users and dog-users.
 - (c) Access to leisure facilities for those in poverty.
4. Beccles National Women's Register at the Quaker Hall – 3 July 2018
 - (a) Lack of facilities for young teenagers.
 - (b) Youth clubs and indoor pool.

From the above feedback the following policies were developed:

- **POLICY BECC1: *Provision of a Community Hub in the Beccles and Worlingham Garden Neighbourhood.***
- **POLICY BECC2: *Provision of community facilities which meets the needs of families, young people and the elderly e.g. Multi Use Games Area, Indoor Place, Expansion of Beccles Library, and indoor Swimming Pool. Also improve and maintain existing leisure facilities.***
- **POLICY BECC3: *Development proposals for the improvement of tourism in Beccles in its role as 'Gateway to the Broads', i.e. improvement of the Quay with regard to the river moorings and the green space on the north side, leisure and catering facilities.***
Community Action: A scheme to improve landscaping, car park and provision of a stage at Beccles Quay.
- **POLICY BECC4: *Provision of new hotel accommodation or the conversion of existing buildings within the town centre will be encouraged, provided it is not to the detriment or loss of amenities in the town centre.***
- **POLICY BECC5: *Ensure the conservation and enhancement of Beccles heritage assets.***

Community action: Schemes are necessary for the maintenance and appropriate management of the conservation area in the centre of Beccles, particularly the Beccles Tower ground floor space be brought back into regular use, ideally twinned with the Museum.

Feedback regarding Transport and Movement

The feedback from the general questionnaire raised concerns regarding the movement of traffic through the town, particularly with regard to HGV movement. Also parking was considered an important issue with emphasis placed on adequate parking at the station and proper parking management throughout the town.

This led to issues regarding pedestrians, i.e. Wider and improved pavements and possibly more pedestrianisation in the centre of town and a 20 mph speed limit. Also better facilities for cyclists, local town buses and possible Park & Ride from the Garden Development to the town centre.

Below are listed the venues and dates of the Individual Events and the main points of the public feedback:

1. Pop Up Café and Library – 5 Feb 2018
 - (a) Reduction of heavy goods traffic.
 - (b) Improve parking and bus link at the station.
2. Market Place, St Michael's Coffee Morning and Beer Festival – 6-8 Apr 2018
 - (a) Request for one hour free street parking and town centre car parks.
 - (b) Improved traffic management and cheaper parking.
 - (c) Improved public transport.
 - (d) Town centre road completely closed during Markets.

- (e) HGV movements are a problem.
- (f) There is a need for a reduction of through traffic with possibly more pedestrianisation.
- 3. Wellbeing Event in the Blyburgate Hall 5 Jun 2018
 - (a) 'One Life Suffolk' raised car park management as an issue.
 - (b) BACT thought weight restrictions were necessary to control HGV's.
- 4. Beccles National Women's Register at the Quaker Hall
 - (a) Perceived problems with extra traffic from the new Lidl.
 - (b) Narrow pavements.
 - (c) Cycling should not be allowed on pavements.
 - (d) Access to town centre should be restricted for cars, and some respondents were in favour of further pedestrianisation of the centre.

From the above feedback the following policies were developed:

- **POLICY BECC6: *Transport impact on local road junctions identified in the Neighbourhood Plan.***

Community Actions: Vehicular movement and parking.

- **POLICY BECC7: *Proposals to enhance the identified Key Movement Routes in conjunction with improvement to segregated cycle and pedestrian routes and any new development will be expected not to have an unacceptable impact on the safety accessibility of these Key Movement Routes.***

Community actions: Develop a scheme for expanding the pedestrianisation area, identify pavements which would benefit for widening, safe guarding Rights of Way and bicycle parking at key locations. Enhance local bus services and provide for charging points for electric vehicles.

Feedback regarding the Town Centre

Feedback from the initial questionnaire: Respondents felt that it was very important to promote, respect and appreciation of the centre of Beccles, which is a conservation area. Also more should be done to keep the town free of litter, particularly round the take-away food outlets. Also re-development of brownfield sites in the town was needed. Particular mention was made of dog fouling.

Below are listed the venues and dates of the Individual Events and the main points of the public feedback:

1. Pop Up Café in the Library- 5 Feb 2018
 - (a) Maintain and encourage independent shops.
 - (b) Retain character while encouraging a vibrant town centre.
2. Market Place and St Michael's Coffee Morning – 6 Apr 2018
 - (a) Appreciate the compactness of the centre and diversity of shops

- (b) Keep and increase restaurants and coffee shops
- (c) Improve public toilets.
- 3. Beer Festival in the Public Hall – 8 Apr 2018
 - (a) Specialist shops i.e M&S or Waitrose and more events.
 - (b) Improve public toilets.
 - (c) Maintain banks, Post Office and increase size of market.
 - (d) Possibly more pedestrianisation.
- 4. Wellbeing Event in the Blyburgate Hall – 5 Jun 2018
 - (a) Police would like to extend the CCTV coverage and extend to Rigbourne Hill.
 - (b) Expansion of health facilities imperative.
 - (c) Ensure we keep and possibly improve the library and the Public Hall
- 5. Beccles National Women's Register at the Quaker Hall – 3 Jul 2018
 - (a) Mixed views about pedestrianisation, but wanted some restricted access to cars in the town centre.
 - (b) Large number of charity shops – good or bad?

From the above feedback the following policies were developed:

- **POLICY BECC 8: *Beccles town centre shop frontages and retail outlets uses will be supported to retain and enhance footfall. Temporary use will be supported provided there is not detrimental impact of the amenity of neighbouring uses.***

Community Actions: Beccles Town Council, in consultation with other stakeholders, to consider a Town Centre Management Team, encourage more street events, more traffic free areas. Also possible additional policing for an expanding community.

Feedback for Health and Wellbeing

Feedback from the initial questionnaire: Beccles must ensure adequate medical centre facilities and must retain the local hospital and blood clinic with possibly bringing back the minor injuries unit. There is also a need for more accessible recycling. All public toilets need upgrade and possibly more of a police presence to deter anti-social behaviour.

Below are listed the venues and dates of the Individual Events and the main points of the public feedback:

1. Pop Up Café in the Library – 5 Feb 2018
 - (a) Accessible recycling
 - (b) Ensure infrastructure development is in line with the health and wellbeing of the community.
2. Market Place and St Michael's Coffee Morning and Beer Festival – 6-8 Apr 2018
 - (a) Public toilet improvement.
3. Wellbeing Event in the Blyburgate Hall - 5 Jun 2018
 - (a) Wheel chair and dog-users accessibility.
 - (b) Difficulty getting doctor's appointments.

4. Beccles National Women's Register at the Quaker Hall – 3 Jul 2018
 - (a) Health Centre required for current needs and plan expansion as population increases.
 - (b) Must cover all age groups and provide facilities for i.e. therapy sessions.

From the above feedback the following policies were developed:

- **POLICY BECC9: *Proposals to expand improve the Medical Provision in Beccles and enhanced social care services.***

Community Actions: Beccles Town Council to liaise with all relevant stakeholders to better engage with the NHS regarding the health needs of the community of Beccles, and to retain an operational hospital facility in Beccles, and seek to building on its current group of community volunteers. Ensure sufficient waste bins for dealing with dog waste with clear notices advising the penalties/fines for not dealing responsibly with dog waste, and also flag the dangers to health from dog waste.

Feedback regarding Housing

Feedback from the initial questionnaire: The biggest worry raised, was ensuring the infrastructure i.e. Medical Centre, roads, schools and shops would be adequate to meet the planned number of new houses. Also we must ensure all sizes of homes for young and old to buy or rent are available. We must also be careful that wholesale housing development does not spoil the town and it remains a Suffolk Market Town.

Below are listed the venues and dates of the Individual Events and the main points of the public feedback:

1. Pop Up Café in the Library – 5 Feb 2018
 - (a) Infrastructure in line with development to cover education, leisure, etc.
 - (b) Provide affordable housing to buy or rent.
 - (c) The available housing needs to meet the demand from the young, families and the elderly population.
2. Market Place, St Michael's Coffee Morning and Beer Festival – 6-8 Apr 2018
 - (a) Did not cover housing.
3. Wellbeing in the Blyburgate Hall – 5 Jun 2018
 - (a) Try to restrict (second homes) holiday homes.
 - (b) Ensure empty buildings are used for housing.
 - (c) Provide affordable housing to encourage young people to come back to Beccles.
4. Beccles National Women's Register at the Quaker Hall 3 Jul 2018
 - (a) New housing should have adequate infrastructure i.e. parks, shops, medical facilities and schools.
 - (b) As well as affordable to rent and buy, mixed style housing should be considered i.e. flats, sheltered housing to ensure not segregating young and old.

From the above feedback the following policies were developed:

- **POLICY BECC10: *General design must demonstrate high standards of architectural design in line with the distinctive character of Beccles, being environmental sustainable and comply with Nationally Described Space Standards. Housing developments of ten plus homes must be accompanied by a landscape appraisal.***
- **POLICY BECC11: *New development or major regeneration of public streets and spaces must demonstrate that the layout allows all residents and users to enjoy their surroundings whatever the season, pavements are wide enough to allow multiple users, and where possible provision of segregated cycle and pedestrian walkways. Also due consideration must be given for the disabled, blind and deaf to enjoy the new streets and space layout.***

Feedback regarding Environment

Feedback from the initial general questionnaire: It was requested that more green space be made available. Also Cycle and walkways should link the new housing to Beccles town centre. Also improvement to pavements within the town to make it safer for pedestrians, wheelchair users and dog-users.

Below are listed the venues and dates of the Individual Events and the main points of the public feedback:

1. Pop Up Café in the Library – 5 Feb 2018
 - (a) Reduction of heavy goods traffic through the town centre.
 - (b) Maintain and increase open spaces, parks and play areas.
2. Market Place and St Michael's Coffee Morning – 6 Apr 2018
 - (a) Implement traffic management.
 - (b) Improve pavements and clearing litter.
 - (c) Improve public transport
3. Beer Festival in the Public Hall -8 Apr 2018
 - (a) Improve roads and try to reduce heavy traffic.
4. Wellbeing in the Blyburgate Hall – 5 Jun 2018
 - (a) Provide and outdoor gym.
 - (b) Wheelchair accessibility
 - (c) Provide cycle routes and secure parking for bikes.
5. Beccles National Women's Register at the Quaker Hall 3 Jul 2018
 - (a) Concerns about brownfield sites – remaining undeveloped.
 - (b) Improve Beccles Spaces – sometimes like "waste Ground"

From the above feedback the following policies were developed:

- **POLICY BECC12: *Multi-value sustainable drainage systems, biodiversity and flood risk must be assessed prior to any new development.***

- **POLICY BECC 13: *Low energy housing design must be considered for any new residential properties on sites of less than 10 dwellings and any extension of existing properties (where a planning application is required).***

Community actions: Beccles Town Council will work with owners of sites within Beccles boundaries to identify opportunities of mixed-use development.

Further, more detailed feedback information is available on the Beccles Web Site (<http://becclesplan.com>), which is listed below:

- Responses to Neighbourhood Consultation
- Beccles Dog Fouling Analysis
- Beccles Conservation Area Character Appraisal
- Beccles Youth Group Presentation*
- Beccles Businesses and Town Council Feedback
- River Waveney Trust
- Appearance of Town
- Housing Growth and Infrastructure
- Leisure, Green Spaces and Recreation
- Public Services
- Transport and Parking

All of the above have been taken into account when drawing up the policies for inclusion in the Neighbourhood plan.

*Special mention has to be made of the Presentation supplied by Beccles Youth Group, and it is considered that the Neighbourhood Plan covers most of their points raised under Policy BECC1 and BECC2.

APPENDIX A: HOW REPRESENTATIONS TO REGULATION 14 CONSULTATION HAVE BEEN ADDRESSED

This excludes all factual or grammatical amendments as well as amendments which do not materially change the Plan section/policy in question.

Ref.	Name of body	Representation	Response by Responsible Body	Amendment to Plan
2	East Suffolk Council	BECC3C – Provide guidance on how proposals for river moorings may be coordinated with Broads Authority.	No comment was made by the Broads Authority about this clause. However, the point is noted and it is considered unnecessary to make reference to the Broads Authority as it is a point of fact that they are the planning authority for applications within their area.	Remove final sentence of BECC3C.
2	East Suffolk Council	BECC4 – Hotels could be permitted anywhere in the Plan area.	Noted and agreed	Amend BECC4 to comply with national planning policy.
2	East Suffolk Council	BECC4 – Conversion of existing buildings to hotels	Noted that new hotel opportunities within the town centre are likely to be in converted buildings.	Amend BECC4 to reflect impacts of conversion as well as new hotel accommodation.
2	East Suffolk Council	Heritage – worthy of its own chapter.	Noted and agreed	None
2	East Suffolk Council	Heritage – reference in Local Plan to non-designated heritage asset criteria	Noted and agreed	Add supporting text into Section 4.
2	East Suffolk Council	Heritage – reference to future review of non-designated heritage assets	Noted and agreed	Add supporting text into Section 4.
2	East Suffolk Council	Heritage – UPVC replacement windows can enhance heritage	Noted and agreed	Add supporting text into Section 4.
2	East Suffolk Council	Heritage – restrictive wording on dormers.	This is a misunderstanding. Para 4.33 is not suggesting that dormers can never be appropriate on the front of buildings.	Text amended for clarity.
2	East Suffolk Council	BECC5 – only applying criteria to Conservation Area.	Noted and agreed	BECC5 amended to apply across whole Plan area.
2	East Suffolk Council	Community actions: vehicle movement and parking – concern about encouraging 1-hour parking	Noted and this reflects the need for an appropriate balance in a tourist town where many people arrive by car. Given that this is a	No change

Ref.	Name of body	Representation	Response by Responsible Body	Amendment to Plan
			community action rather than a policy and also that it is only 'exploring' the issue, then it is considered reasonable.	
2	East Suffolk Council	Schemes for infrastructure funding vehicle movement and parking – concern about lack of evidence for increased car parking	Noted and agreed	Add in to Section 5
2	East Suffolk Council	BECC8 – Clarity over what uses are covered within Class A and whether this should be extended to refer to all town centre uses	Noted and agreed that this needs clarification to confirm that it relates to all town centre uses.	Amend BECC8.
2	East Suffolk Council	BECC8 – No need to reference Local Plan policy	Noted and agreed	Amend BECC8A
2	East Suffolk Council	BECC8 – Make reference to marketing guidance in Waveney Local Plan	Noted and agreed	Amend BECC8A
2	East Suffolk Council	BECC10 – Given that this provides good design guidance, split the policy into 2 separate policies.	Noted and agreed	Split BECC10 into 2 separate policies.
2	East Suffolk Council	Policies Map – remove settlement boundary	Disagree as Section 8 does make reference to development sites within the settlement boundary. Whilst this is not a policy, it would be unhelpful to the reader to remove the settlement boundary.	No change
3	Environment Agency	Flood risk – The sequential test should be applied to the location of development	Noted and agreed	No change. Amend BECC11 (now BECC12)
3	Environment Agency	SuDS – Requirement to improve water quality should be included in BECC11.	Noted and agreed	Amend BECC11 (now BECC12)
3	Environment Agency	No mention of maintaining and enhancing the biodiversity of the River Waveney	Noted and agreed	Add in clause on biodiversity to BECC11 (now BECC12)

Ref.	Name of body	Representation	Response by Responsible Body	Amendment to Plan
4	Broads Authority	Vision – Reference to skate park and question over whether this is new or existing	This is an existing skate park	Vision amended to clarify
4	Broads Authority	BECC2C – Bringing disused facilities back into any use.	Noted and agreed	Amend BECC2C.
4	Broads Authority	BECC3A – Reference to ‘environmental degradation’	Noted and agreed	Amend BECC3A.
4	Broads Authority	Should text on p29 be included in BECC5.	Noted, however it is considered that this would be overly prescriptive and would make for an overly lengthy policy	No change
4	Broads Authority	Community actions: vehicle movement and parking – Concern about encouraging 1-hour parking	Noted and this reflects the need for an appropriate balance in a tourist town where many people arrive by car. Given that this is a community action rather than a policy and also that it is only ‘exploring’ the issue, then it is considered reasonable.	No change
4	Broads Authority	Fig 5.3 - Are Morrisons, the Lido and the Quay destinations	There will always be a long list of destinations but the Plan has sought to be clear about where the focus of improvements should be. Typically shoppers travel to Morrisons by car to do a weekly shop. Visitors to the Quay and the Lido are more seasonal and not as numerous as the locations identified.	No change
4	Broads Authority	Para 5.12 – use of ‘where possible’ weakening the requirement	Noted but the reality is that improvements to cycle provision are often difficult to achieve because it involves the loss of significant amounts of road space. The point is that cycle improvements are welcomed but the priority must be for pedestrians.	No change

Ref.	Name of body	Representation	Response by Responsible Body	Amendment to Plan
4	Broads Authority	BECC7D – what is unacceptable?	Noted. Clarification will be made that this relates to safety and accessibility.	Amend BECC7D
4	Broads Authority	P48 – Reference to Broads Local Plan standards for accessible and adaptable housing	Noted and agreed	Add supporting text into Section 7.
4	Broads Authority	P48 – Reference to Broads Local Plan energy policy	Noted and agreed	Add supporting text into Section 8.
4	Broads Authority	BECC12 – Does this apply to replacement dwellings and extensions?	Noted and agreed	Amend BECC12 (now BECC13)
5	Suffolk CC	Archaeology – Addition of text as new para 4.31	Noted and agreed	Add supporting text into Section 4.
5	Suffolk CC	BECC11 – Suggested amendments to improve policy	Noted and agreed	Amend BECC11 (now BECC12)
5	Suffolk CC	BECC6 - Suggested amendments to improve policy	Noted and agreed	Amend BECC6
5	Suffolk CC	BECC7 - Suggested amendments to improve policy	Noted and agreed	Amend BECC7
5	Suffolk CC	Key Movement Route along St Mary's Road	Noted and agreed	Amend Figure 5.3 and Policies Map
5	Suffolk CC	Community actions: vehicle movement and parking – Concern that re-routing of HGVs may not be feasible	Noted, but work is ongoing to scope this out so it is considered reasonable to retain in the Plan.	No change
5	Suffolk CC	Community actions: vehicle movement and parking – Recommendation for a 'Park and Stride'	Noted and agreed	Add in to Section 5
6	Suffolk Preservation Society	Addition of a landscape policy	Noted and agreed	Add in reference in BECC10

Ref.	Name of body	Representation	Response by Responsible Body	Amendment to Plan
6	Suffolk Preservation Society	Heritage – Additional text recommended	Whilst this is noted, it is considered that significant additions would simply repeat national and local plan policy. The recommendation to refer to the Beccles CAA and Management Plan is agreed.	Amend BECC5 to make reference to the Beccles CAA and Management Plan.
18	Beccles TC	BECC5C – Restriction on UPVC.	Point is noted and has been addressed taking into account other representations	Amendments made to BECC5C and explicitly identified in supporting text.
18	Beccles TC	BECC6 – Refer to road names or numbers	As presented this is considered sufficient. It is most important that the routes are shown on the Policies Maps because this will make the precise routes clear. In this regard, the point about maps needing to be printed at A3 is noted.	No change
18	Beccles TC	BECC10 – Make reference to national space standards.	Noted and agreed	Amend BECC10
18	Beccles TC	BECC12 – Concern about practicality for small schemes	Noted and agreed	Amend BECC12 (now BECC13) to refer to 'significant' renovation and explain in supporting text in Section 8.

APPENDIX B: SUMMARY OF FEEDBACK FROM PUBLIC CONSULTATION EVENTS

ANALYSIS OF COMPLETED QUESTIONNAIRES FROM THE POP-UP CAFÉ (MONDAY 5TH FEBRUARY) HELD IN THE LIBRARY – 14 questionnaires completed

Is there anything you would change, or anything missing from the Visions and Aims document?	Recycling of general waste needs to be more accessible 22%	Church or places of worship for all faith groups 22%	Reduction of heavy goods traffic, possible delivery hub at Ellough 28%	No mention of allotments and there is a waiting list 7%	No mention of Secondary schools? 7%	Employment, apprenticeships to keep young people in the town 14%
What is the most important priority for Beccles over the next 20 years?	Independent shops 22%	Infrastructure in line with development i.e. Education, Health and Leisure 42%	Affordable housing to buy and rent 22%	Retain character while encouraging a vibrant town centre 14%		
Do you have any other input or comments for the Neighbourhood Plan in General	How would Beccles link with Worlingham regarding infrastructure 14%	Improve area by Railway Station i.e. additional Parking and Bus link 28%	Important to meet needs of growing elderly population and encourage young people to stay 22%	Website needs to be active and kept up to date 8%	Maintain and increase open spaces e.g. Parks, play areas and Community Centre 22%	How are the Aims to be achieved financially and will there be an how will they be prioritised 14%

NB: Two individual comments that may have some bearing on the Aims:-

1. How will the “anti-plastic” campaign affect the major employer in the area?
2. Will an indoor pool affect the viability of “The Lido”?

ANALYSIS OF COMPLETED QUESTIONNAIRES FROM THE MARKET PLACE (FRIDAY 6TH APRIL) AND THE BEER FESTIVAL (SUNDAY 8TH APRIL)

THE MARKET PLACE (33 questionnaires completed):

What brings you to town today?	Shopping 48%	Market 12%	Work 6%	Bank PO Building Society 6%	Other* 28%
What do you like about Beccles town centre?	Ambiance 31%	Diversity of shops 45%	Compact 12%	Restaurants and Coffee Shops 12%	
What could be improved?	Parking 1 hr free 25%	Traffic Management and Roads 25%	Pavements and Litter 30%	Increase Market size & close roads 15%	Public Toilets 5%
Is there anything that would bring you here more often?	Cheaper parking 20%	Indoor Pool 5%	Public Transport 15%	More markets Entertainment and restaurants 15%	No change necessary 45%
One of our key objectives for the NP is to 'To maintain a thriving town centre', what would this mean for you?	Roads closed for market 15%	Help for businesses 30%	Increased Youth Facilities 15%	More than satisfied with town centre as is 40%	

NB A comment was made about maintaining the Marsh Land for flood prevention.

*Quaker Meeting, Waveney Centre, Exercise (Walk, Bike & Class), Collect Prescription

THE BEER FESTIVAL (21 questionnaires completed):

Where have you travelled from today?	Local 38%	Short Distance 52%	Long Distance 10%	
What do you like about coming to Beccles in terms of Leisure/tourism?	Satisfied 20%	Lido, Quay & public hall 50%	Events 25%	Location 5%
Do you come to Beccles for any other reason?	Diversity of Shops 65%	Work 10%	Visiting friends and relatives 20%	Holiday 5%
Is there anything that would bring you here more often?	Satisfied 38%	Parking 10%	Specific Shops and more events 37%	Indoor Pool & Youth Activities 15%
Anything that need to be improved?	None 27%	Parking and Public Toilets 25%	Roads and Heavy Traffic 38%	Youth Activities 10%
One of our key objectives for the NP is to 'maintain a thriving town centre', what would this mean for you?	It was unanimous for keeping thriving centre, especially keeping banks, Post Office, possible increasing market (and close roads). Specific request for Waitrose, and food M&S and baker. Reduction of through traffic and possibly more pedestrianisation.			

STALLHOLDERS' COMMENTS – Wellbeing Event 5th June 2018

One Life Suffolk Helping local people live healthier lives	Positive feedback for facilities in Beccles e.g. Community Room at Station, The Waveney Centre, Lido and Paws for Tea on the common.	Parking in Beccles was bad. Not always using designated parking areas i.e. cars parking badly in unsafe places.	Suggestion for a new provision was an Outdoor Gym . Possible subject for a policy?
East Coast Community Health Care Encourages independence, co- ordinates 38 different services	They could potentially have a very useful input on areas like number of wheelchairs and assistance dog-users in Beccles.	Also their needs in terms of facilities, street design and so on.	Taylor Moore was keen we got in touch (01502 445356) to discuss this further.
BACT Carers Transport	Commented on their problems with their minibuses.	Potholes. One-way bridge end of Kemps Lane, together with the weight restriction of the George Road bridge meant that they had to do a 1.5 mile detour to pick up/ drop off clients in Derby Road. The pinch point on St George’s Road caused chaos when school traffic was out.	
Police	They would like crime prevention consulted about lighting and footpaths in the proposed Garden Suburb. The officer mentioned Alan Kealy as the local contact. He also said he wouldn’t like the new residential area to become a ‘self-contained community’. He approved of the extended town centre CCTV coverage and would like it further extended to Rigbourne Hill.		
Food Bank	In relation to their clients, mentioned: 1 Difficulty getting doctors’ appointments. 2 Transport issues for non-car users (wasn’t specific). 3 Access to leisure facilities for those in poverty.		
National Careers Service	No immediate comments, but would look at our website.		

NB: General comments received from attendees at above event were as follows:

1. On the positive, Beccles provided a good retail range, which included small shops as well as supermarkets. Also a good selection of cafes and eating places, together with the Library and the Public Hall.
2. On the negative side, people would like to see less traffic in town to cut down on pollution. Try to restrict the number of holiday houses, and empty buildings used for housing. Also try to encourage young people to return to Beccles following university or when they marry, they are able to find a home in Beccles and not have to move away.
3. Comments from 2 Sir John Leman pupils confirmed the need for cycle routes to be developed throughout the town and to and from the Garden Suburb, together with secure parking areas for bikes.

WOMEN'S GROUP FEEDBACK FOLLOWING PRESENTATION (3rd JULY 2018)

<p>Housing Are there any issues about housing provision you would like to raise, particularly in relation to the Beccles & Worlingham Neighbourhood Garden Suburb proposed in the local Plan?</p>	<p><i>Any new housing should have adequate infrastructure i.e. parks, shops, medical, schools and also the mix should not just include affordable housing for rent or buy for young people, but should also be mixed style of housing from studio flats to sheltered accommodation to ensure a complete mix of population i.e. not segregating old and young people.</i></p>
<p>Employment How can we increase local employment opportunities, and expand and develop our schools to meet these needs bearing in mind the pace of technological change?</p>	<p><i>Start-up units linked to reasonable business rates.</i></p> <p><i>Expand schools with specific training to meet future employment requirements.</i></p>
<p>Community facilities Are there any obvious facilities missing in Beccles and if so, what are they and where could they be provided?</p>	<p><i>There is a particular lack of facilities for young teenagers.</i></p> <p><i>Request for Youth Clubs and an Indoor Swimming pool.</i></p>
<p>Traffic Are there any particular traffic problems you would like to highlight, public or private, cars or bikes?</p> <p>What are the problems facing pedestrians?</p>	<p><i>Not sure that the new road will alleviate any of the traffic, particularly the heavy lorries. In fact it may exacerbate the problem in London Road. The proposed Lidl development will encourage more traffic to drive through the town centre. Possibly introduce a 20mph throughout the town centre.</i></p> <p><i>Narrow pavements are a big problem for all, particularly disabled, blind and young mothers with prams. Also the smoothness of the pavements needs improving. Cycling should not be allowed on the pavements or pedestrianised areas.</i></p>
<p>Environment Are there any buildings, site or other land in Beccles that can be enhanced or developed?</p> <p>Are there any other issues relating to Beccles built or natural environment that you would like to raise?</p>	<p><i>Concern about the Brownfield Sites and specifically the land adjoining the station. Dissatisfaction with the quality of Beccles Open Spaces. They are like 'waste ground'. Reference was made to the lack of money to maintain the, and reliance on volunteers; special mention was made of the Waveney Meadow.</i></p>
<p>Town Centre How could the Town Centre be improved?</p>	<p><i>There were mixed views as to whether further pedestrianisation would benefit or would adversely affect businesses.</i></p>

	<p><i>Reference was made to the (large) number of charity shops, but there was some question as to whether this was necessarily a bad thing.</i></p> <p><i>Could there be some restricted access for cars in the town centre?</i></p>
<p>Health and Wellbeing How would you like to see the Health and Wellbeing facilities expanded in Beccles both in relation to physical and mental health in the community?</p>	<p><i>A functioning health centre was required to meet current needs, let alone the additional demands generated by proposed development. Therefore must continue to expand the health centre as much as possible, understanding the national GP issues.</i></p> <p><i>With mixed age communities, need to provide facilities for all ages, i.e. therapy sessions etc.</i></p>
<p>Any other comments:</p>	<p><i>Tourism needs to be well managed. (Do not want to fall into the "Southwold Trap", of too many holiday homes and lose the heart of the town).</i></p> <p><i>Request for a town centre Bakery!</i></p> <p><i>Scepticism that the Neighbourhood Plan can actually achieve anything; concern as to where the money will come from to implement its proposals.</i></p> <p><i>A very valid comment was raised by Anne Frith, a resident of Beccles for 45 years and totally blind. She uses a guide dog and is able to get about the town quite independently. Her worry is that there may be some "share space" development in the Town Centre, which causes the edges of roads and pavements to become blurred as has happened in Bungay. This may cause some blind, partially sighted and disabled people to become house bound as they become unable to move safely about the town with no traditional boundaries between the roadway and the footpaths.</i></p> <p><i>Finally, although this may be outside the NP remit, it would be good to have the Town Clock working and chiming again, continuing a tradition which has lasted for more than three hundred years.</i></p>

Planning Committee

04 December 2020

Agenda item number 11

Consultation responses

Report by Planning Policy Officer

Summary

This report informs the Committee of the officer's proposed response to planning policy consultations received recently, and invites members' comments and guidance.

Recommendation

To note the report and endorse the nature of the proposed response.

1. Introduction

- 1.1. Appendix 1 shows selected planning policy consultation documents received by the Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2. The Committee's comments, guidance and endorsement are invited.

Author: Natalie Beal

Date of report: 17 November 2020

Appendix 1 – Planning Policy consultations received

Appendix 1 – Planning Policy consultations received

Organisation: East Suffolk Council

Document: Draft Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document.

<https://eastsuffolk.inconsult.uk/consult.ti/DraftRAMSSPD2020/consultationHome>

Due date: 30 November 2020

Status: Draft

Proposed level: Planning Committee endorsed

Notes

East Suffolk Council (ESC) is seeking views on a new Supplementary Planning Document to address the issue of mitigating the impact of new housing development on protected habitat sites.

The Suffolk Coast Recreation Disturbance Avoidance and Mitigation Strategy is a partnership between East Suffolk Council, Ipswich Borough Council and Babergh and Mid Suffolk District Council. Its aim is to reduce the impact of increased levels of recreational use on Habitat Sites (also often called European Sites), due to new residential development in the Suffolk Coast area, and to provide a simple, coordinated way for developers to deliver mitigation for their developments.

The draft Supplementary Planning Document summarises the requirements of Suffolk Coast Recreation Disturbance Avoidance and Mitigation Strategy, including the per-dwelling tariff, and provides a framework for implementing those provisions.

Please note that part of the Broads Authority falls within the zones. We are liaising with East Suffolk Council about whether the charge should be something that is relevant to the Authority.

Proposed response

2.4, paragraph underneath the table – are additional measures required as well as the tariff? It is not clear as written.

3.1 – regarding extensions and annexes not being charged the tariff, if more people will be inhabiting a changed dwelling, why does this not count? It seems that the tariff relates to dwellings and not people. Why is that?

What about residential moorings and gypsy and traveller sites? Do they pay the tariff?

3.2 – what about permission in principle? That may become more of a prominent way of gaining permission if the Changes to the Current Planning System consultation ideas are taken forward.

3.7 – what is the strategy document referred to? It is not clear.

Planning Committee

04 December 2020

Agenda item number 12

Circular 28/83 Publication by Local Authorities of information about the handling of planning applications (1 July to 30 September)

Report by Planning Technical Support Officer

Summary

This report sets out the development control statistics for the quarter ending 30 September 2020.

Recommendation

To note the report.

1. Development control statistics

- 1.1. The development control statistics for the quarter ending are summarised in the tables below.

Table 1

Number of applications

Category	Number of applications
Total number of applications determined	61
Number of delegated decisions	52
Numbers granted	55
Number refused	6
Number of Enforcement Notices	0
Consultations received from Neighbouring Authorities	22

Table 2

Speed of decision

Speed of decision	Number	Percentage of applications
Under 8 weeks	35	57.4
8-13 weeks	7	11.5
13-16 weeks	1	1.6
16-26 weeks	2	3.3
26-52 weeks	2	3.3
Over 52 weeks	3	4.9
Agreed Extension	9	14.8

Table 3

National performance indicators: BV 109 The percentage of planning applications determined in line with development control targets to determine planning applications.

National target	Actual
60% of Major applications ¹ in 13 weeks (or within agreed extension of time)	66.7
65% of Minor applications ² in 8 weeks (or within agreed extension of time)	75.0
80% of other applications ³ in 8 weeks (or within agreed extension of time)	73.5

Author: Thomas Carter

Date of report: 18 November 2020

Appendix 1 – PS1 returns

Appendix 2 – PS2 returns

¹ Majors refers to any application for development where the site area is over 1000m²

² Minor refers to any application for development where the site area is under 1000m² (not including Household/ Listed Buildings/Changes of Use etc.)

³ Other refers to all other applications types

Appendix 1 – PS1 returns

Measure	Description	Number of applications
1.1	On hand at beginning of quarter	45
1.2	Received during quarter	50
1.3	Withdrawn, called in or turned away during quarter	1
1.4	On hand at end of quarter	32
2.	Number of planning applications determined during quarter	61
3.	Number of delegated decisions	52
4.	Number of statutory Environmental Statements received with planning applications	0
5.1	Number of deemed permissions granted by the authority under regulation 3 of the Town and Country Planning General Regulations 1992	0
5.2	Number of deemed permissions granted by the authority under regulation 4 of the Town and Country Planning General Regulations 1992	0
6.1	Number of determinations applications received	0
6.2	Number of decisions taken to intervene on determinations applications	0
7.1	Number of enforcement notices issued	0
7.2	Number of stop notices served	0
7.3	Number of temporary stop notices served	0
7.4	Number of planning contravention notices served	1
7.5	Number of breach of conditions notices served	0
7.6	Number of enforcement injunctions granted by High Court or County Court	0
7.7	Number of injunctive applications raised by High Court or County Court	0

Appendix 2 – PS2 returns

Table 1

Major applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Dwellings	2	2	0	0	1	0	1	0	0	0
Offices/ Light Industry	0	0	0	0	0	0	0	0	0	0
Heavy Industry/Storage/Warehousing	0	0	0	0	0	0	0	0	0	0
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Large-Scale Major Developments	1	1	0	0	0	0	0	0	0	1
Total major applications	3	3	0	0	1	0	1	0	0	1

Table 2

Minor applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Dwellings	3	0	3	1	1	0	0	0	1	0
Offices/Light Industry	0	0	0	0	0	0	0	0	0	0
General Industry/Storage/Warehousing	0	0	0	0	0	0	0	0	0	0
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Minor Developments	21	21	0	11	2	0	0	0	0	6
Minor applications total	24	21	3	12	3	0	0	0	1	6

Table 3

Other applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Minerals	0	0	0	0	0	0	0	0	0	0
Change of Use	0	0	0	0	0	0	0	0	0	0
Householder Developments	26	24	2	19	1	1	1	1	1	2
Advertisements	0	0	0	0	0	0	0	0	0	0
Listed Building Consent to Alter/Extend	8	7	1	4	2	0	0	1	1	0
Listed Building Consent to Demolish	0	0	0	0	0	0	0	0	0	0
Certificates of Lawful Development ⁴	2	2	0	0	0	0	1	0	0	1
Notifications	1	0	1	0	0	1	0	0	0	0
Other applications total	37	33	4	23	3	2	2	2	2	3

⁴ Applications for Lawful Development Certificates are not counted in the statistics report for planning applications. As a result, these figures are not included in the total row in Table 4.

Table 4

Totals by application category

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Major applications	3	3	0	0	1	0	1	0	0	1
Minor applications total	24	21	3	12	3	0	0	0	1	6
Other applications total	34	31	3	23	3	1	1	2	2	2
TOTAL	61	55	6	35	7	1	2	2	3	9
Percentage (%)		90.2	9.8	57.4	11.5	1.6	3.3	3.3	4.9	14.8

Planning Committee

04 December 2020

Agenda item number 13

Appeals to Secretary of State update – December 2020

Report by Senior Planning Officer

Summary

This report sets out the position regarding appeals against the Authority.

Recommendation

To note the report.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/C/20/3245609	Larry Rooney	Appeal submitted 26 January 2020 Request for Hearing Start date 17 August 2020	Black Gate Farm, Cobholm, Great Yarmouth NR31 0DL	Appeal against Enforcement Notice: Change of use and standing of seven caravans for residential use	Committee decision 8 November 2019. Statement submitted 12 October 2020. Hearing Date 9 February 2021.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/X/20/3246539 BA/2019/0458/CLEUD	Mrs Amanda Jefferies	Appeal submitted 7 February 2020 Start date 6 May 2020	Plot K, Bureside Estate, Crabbetts Marsh, Horning	Appeal against refusal of Certificate of Lawful Use of use as a boathouse (C3dwellinghouse)	Delegated decision 28 January 2020. Statement submitted 12 June 2020. Appeal Allowed 22 October 2020.
APP/E9505/W/19/3240574 BA/2018/0012/CU	Mr Gordon Hall	Appeal submitted 14 February 2020 Request for Hearing Start date 26 May 2020	Barn Adjacent Barn Mead Cottages Church Loke Coltishall.	Appeal against refusal of planning permission: Change of Use from B8 to residential dwelling and self contained annexe.	Delegated decision 15 April 2019. Statement submitted 30 June 2020.
APP/E9505/W/20/3256122 BA/2018/0463/FUL	Henry Harvey	Appeal submitted 16 July 2020 Start date 1 September 2020	Land east of Brograve Mill Coast Road, Waxham, NR12 0EB	Appeal against refusal of planning permission: To retain a scrape which has already been dug on land to the east of Brograve Mill	Delegated decision 5 February 2020. Statement submitted 6 October 2020. Appeal Dismissed 17 November 2020.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/D/20/3257711 BA/2020/0148/HOUSEH	Mr Neil Bradford	Appeal submitted 13 August 2020 Start date 2 October 2020	48 The Sidings Norwich NR1 1GA	Appeal against refusal of planning permission: Erection of external balcony to replace existing south facing juliet balcony.	Delegated decision 28 July 2020. Appeal Allowed 29 October 2020.
APP/E9505/D/20/3258679 BA/2020/0105/HOUSEH	Mr N Hannant	Appeal submitted 2 September 2020 Start date 9 November 2020	Gunton Lodge Broadview Road Lowestoft	Appeal against refusal of planning permission: Second floor balcony.	Delegated decision 25 August 2020. Questionnaire submitted 16 November 2020.

Author: Cheryl Peel

Date of report: 20 November 2020

Background papers: BA appeal and application files

Planning Committee

04 December 2020

Agenda item number 14

Decisions made by officers under delegated powers

Report by Senior Planning Officer

Summary

This report sets out the delegated decisions made by officers on planning applications from 26 October 2020 to 20 November 2020.

Recommendation

To note the report.

Decisions made by officers under delegated powers

Parish	Application	Site	Applicant	Proposal	Decision
Aldeby Parish Council	BA/2020/0315/COND	Land North Of East End Farm East End Lane Aldeby Norfolk NR34 0BF	Mr Anthony Howes	Remove feed shed and dog run, add tack room/refuge. Variation of Condition 2 of permission BA/2016/0176/FUL	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Ashby With Oby Parish Council -	BA/2020/0083/HOUSEH	Marshmans Cottage Main Road Acle Norfolk NR13 3AX	Mr Paul Young	3 bay garage with storage at first floor	Approve Subject to Conditions
Barsham And Shipmeadow Parish Council	BA/2020/0110/FUL	Nunnery Farm Locks Lane Shipmeadow NR34 8HJ	Mr Drake	Retention of biomass boilers.	Approve Subject to Conditions
Barton Turf And Irstead Parish Council	BA/2020/0330/APPCON	Grove House Hall Road Irstead NR12 8XP	Mr & Mrs E Hutchinson	Details of Conditions 4: stopping up of eastern access, 5: bat method statement, 6: external lighting scheme, 7: breeding/nesting bird check - site, 8: breeding/nesting bird check - vegetation, 9: re- roofing of barn D - bats, 10: biodiversity enhancement details of permission BA/2020/0198/HOUSEH	Approve

Parish	Application	Site	Applicant	Proposal	Decision
Barton Turf And Irstead Parish Council	BA/2020/0331/APPCON	Grove House Hall Road Irstead NR12 8XP	Mr & Mrs E Hutchinson	Details of Conditions 3: outbuilding details, samples & treatment of all new external materials, 4: full scale joinery details of new doors & windows of permission BA/2020/0199/LBC	Approve
Bradwell Parish Council	BA/2020/0260/FUL	Humberstone Farm Mill Road Great Yarmouth NR31 0AY	Mr I Vincent	Change of use of riding arena for use as a roller skating rink	Approve Subject to Conditions
Ditchingham Parish Council	BA/2020/0329/HOUSEH	Riverside Cottage 32 Ditchingham Dam Ditchingham Norfolk NR35 2JQ	Mr Carl Roe	Erection of conservatory to rear	Approve Subject to Conditions
Filby Parish Council	BA/2020/0334/HOUSEH	Waimaru Thrigby Road Filby Norfolk NR29 3HJ	Mrs Rosanne Bulloch	Single storey front and rear extensions. Erection of outbuilding.	Approve Subject to Conditions
Filby Parish Council	BA/2020/0203/FUL	Lavender Cottage Common Lane Filby NR29 3HL	Mr & Mrs Green	Replacement residential dwelling whilst retaining existing annex.	Approve Subject to Conditions
Hoveton Parish Council	BA/2020/0328/HOUSEH	Suncot Marsh Road Hoveton Norfolk NR12 8UH	Mr & Mrs Schofield	Single storey conservatory/garden room to rear	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Ludham Parish Council	BA/2020/0309/FUL	Manor Gates Garden Staithe Road Ludham Norfolk NR29 5AB	Mrs Kate Gabriel	Excavation of 3mx10m mooring cut	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2020/0302/HOUSEH	Macoubrey Borrow Road Lowestoft NR32 3PW	Mr & Mrs Lee & Lynn Sherwood	Replacement conservatory	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2020/0298/APPCON	Broadlands Park Marsh Road Lowestoft Suffolk NR33 9JY	Mr Paul Spriggins	Details of Condition 5: Landscaping Scheme of permission BA/2019/0309/FUL	Approve
Wroxham Parish Council	BA/2020/0349/NONMAT	Landings Beech Road Wroxham Norwich Norfolk NR12 8TP	Mr Stephen Mannix	Change of garage door design, non-material amendment to permission BA/2020/0088/HOUSEH	Approve

Author: Cheryl Peel

Date of report: 23 November 2020