

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

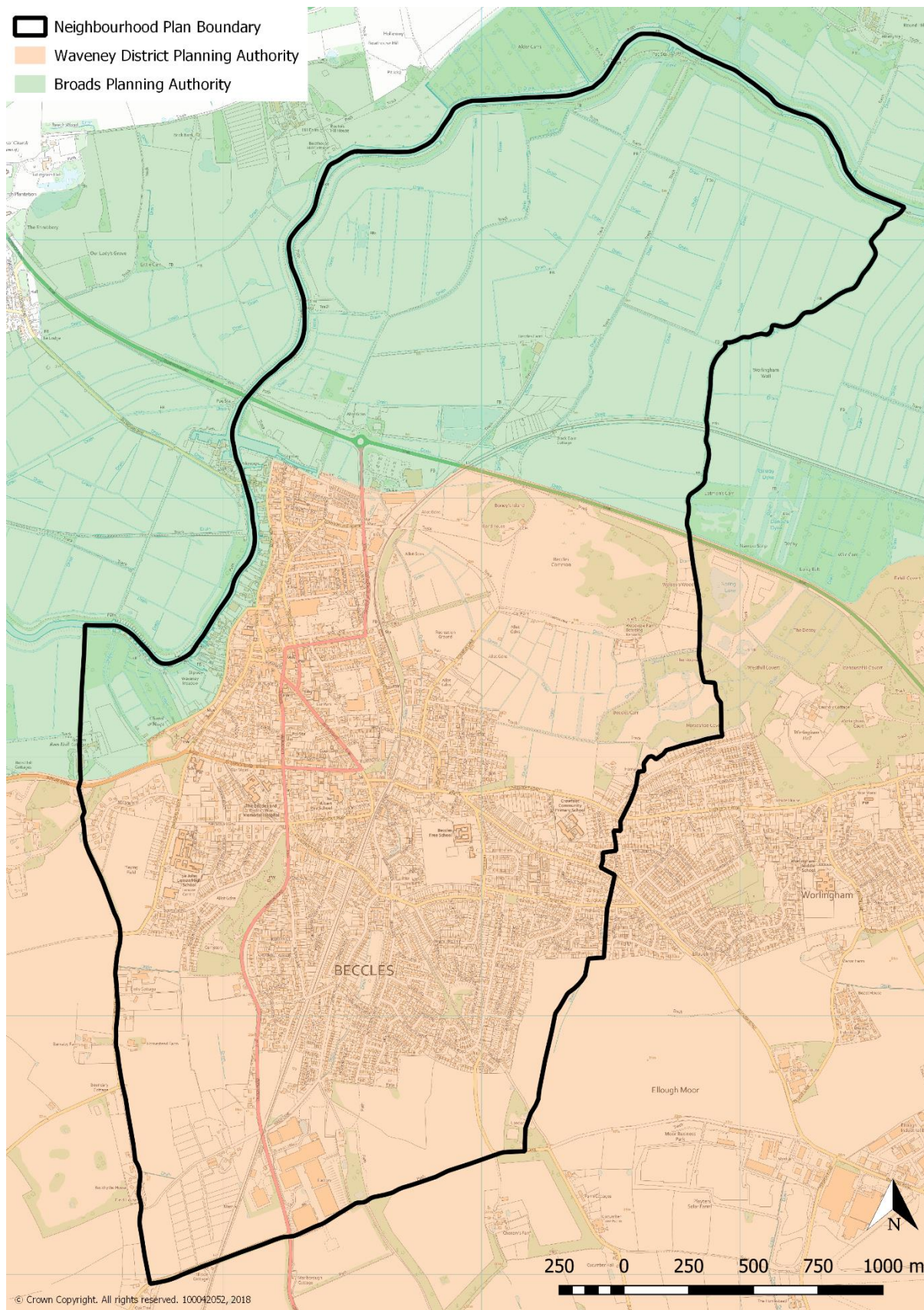
Purpose of the plan

- 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-

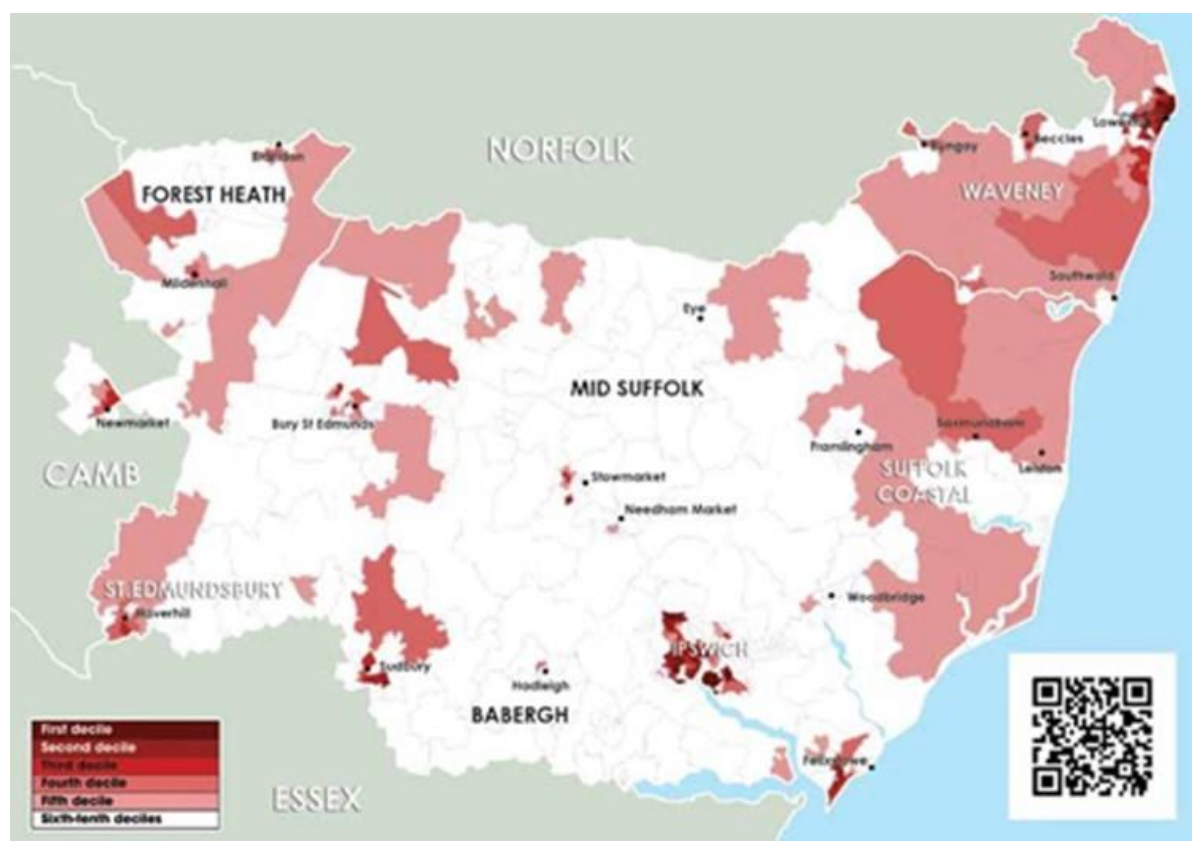
Couronne in Normandy which is itself twinned with Ahlem, a suburb of Hanover, and bonds of friendship are encouraged between the three communities.

- 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

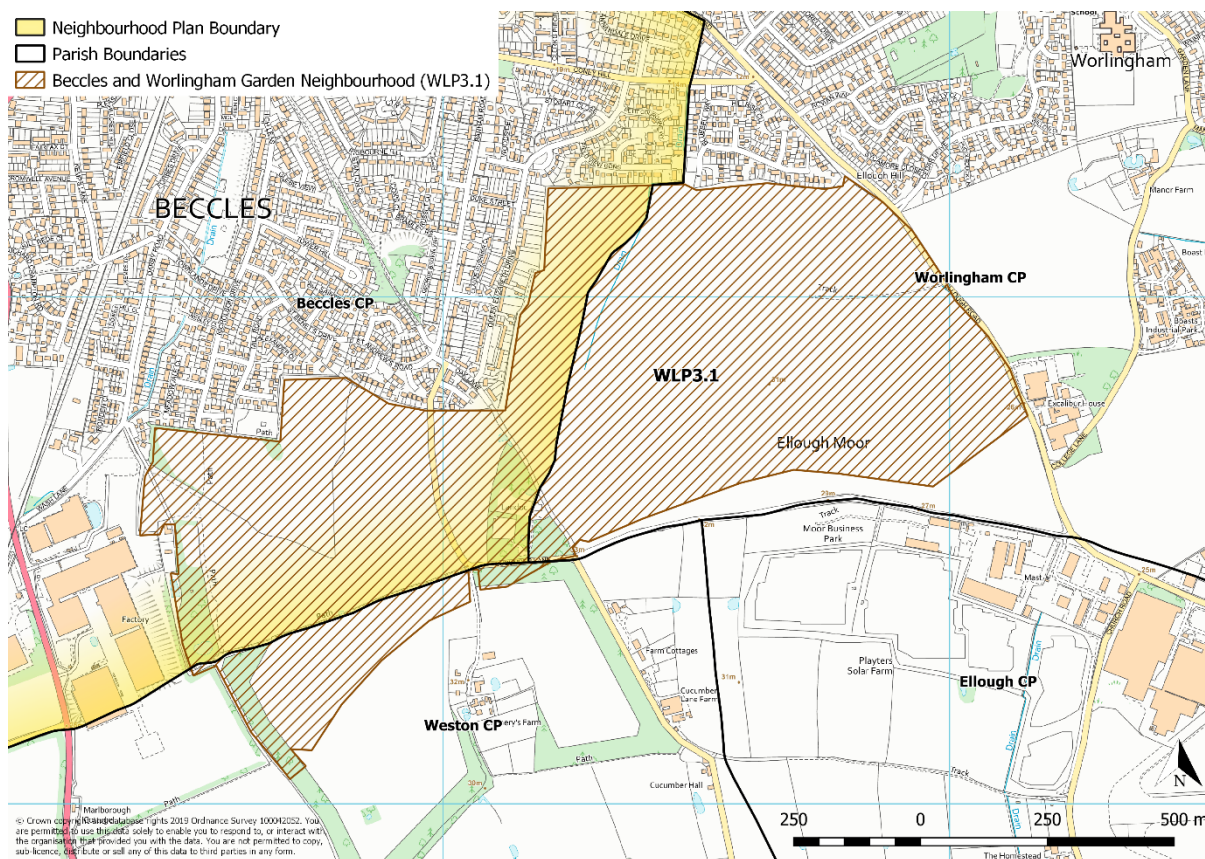
- 2.15 A common theme across people of all ages is that Beccles would benefit from an improvement to places for recreation and leisure time. The skatepark has now been completed. The Lido in Beccles is very popular amongst all ages and is open between the end of May and early September - it has excellent 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 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).

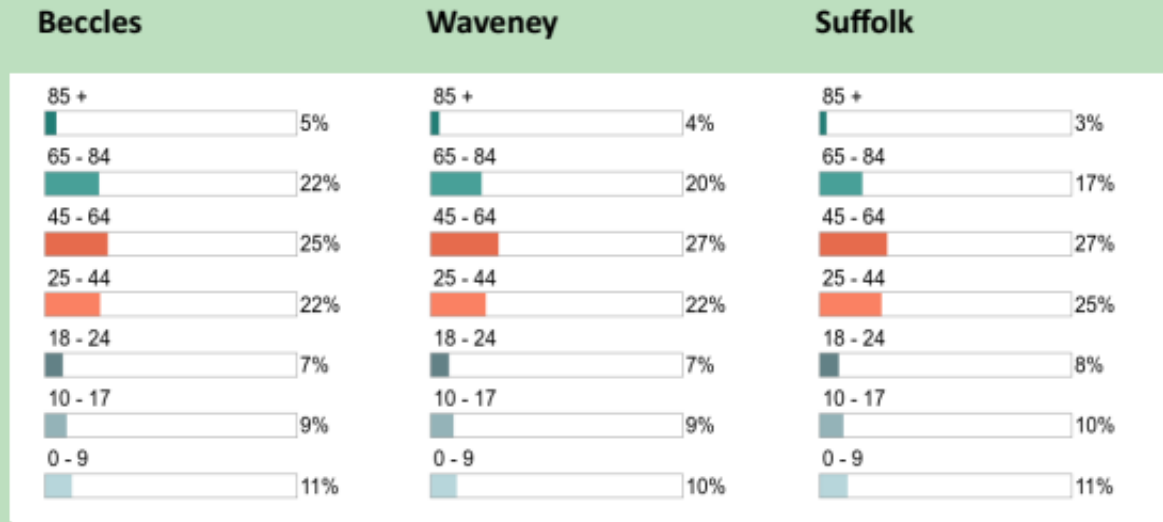
Figure 2.2: Beccles and Worlingham Garden Neighbourhood – area by parish



- 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

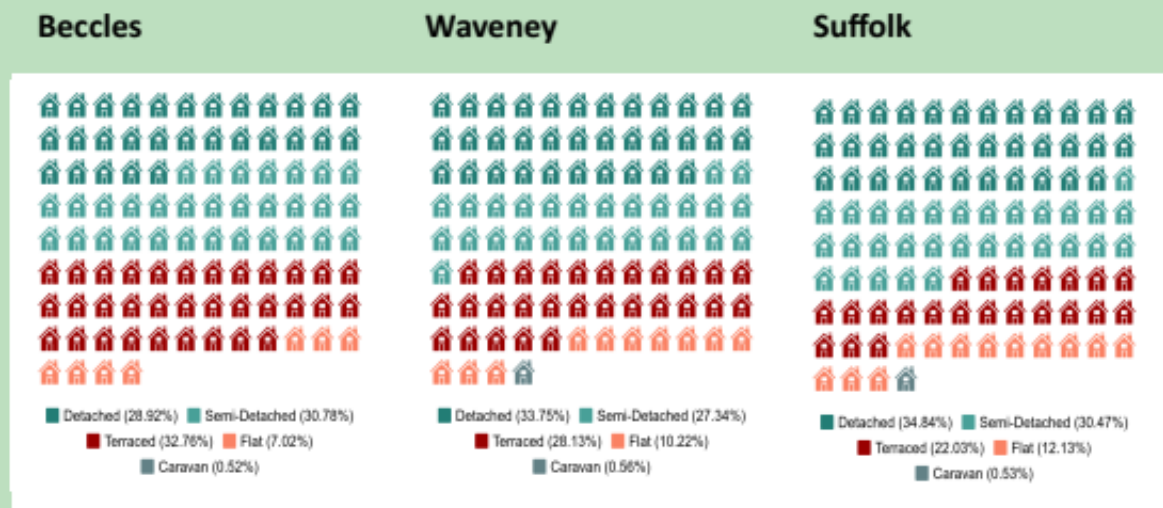
Age Structure



Large proportion of retirees

Smaller number of people of working age

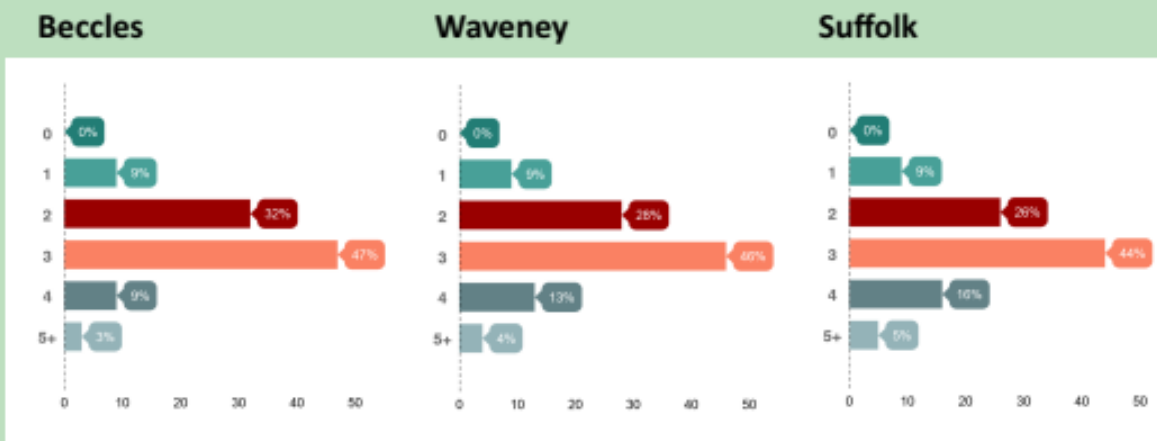
Type of Housing



Large proportion of terraced houses but fewer detached houses and flats

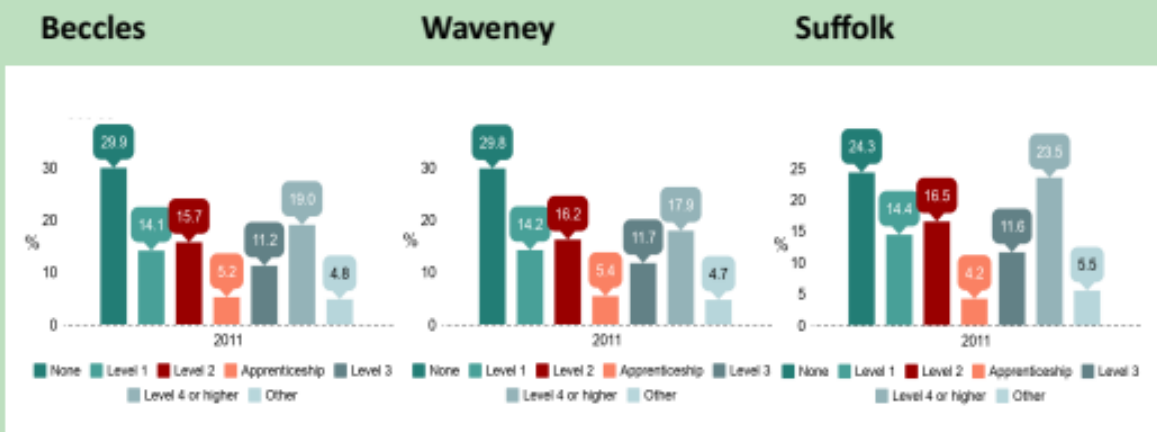
Beccles Today

Size of Houses



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

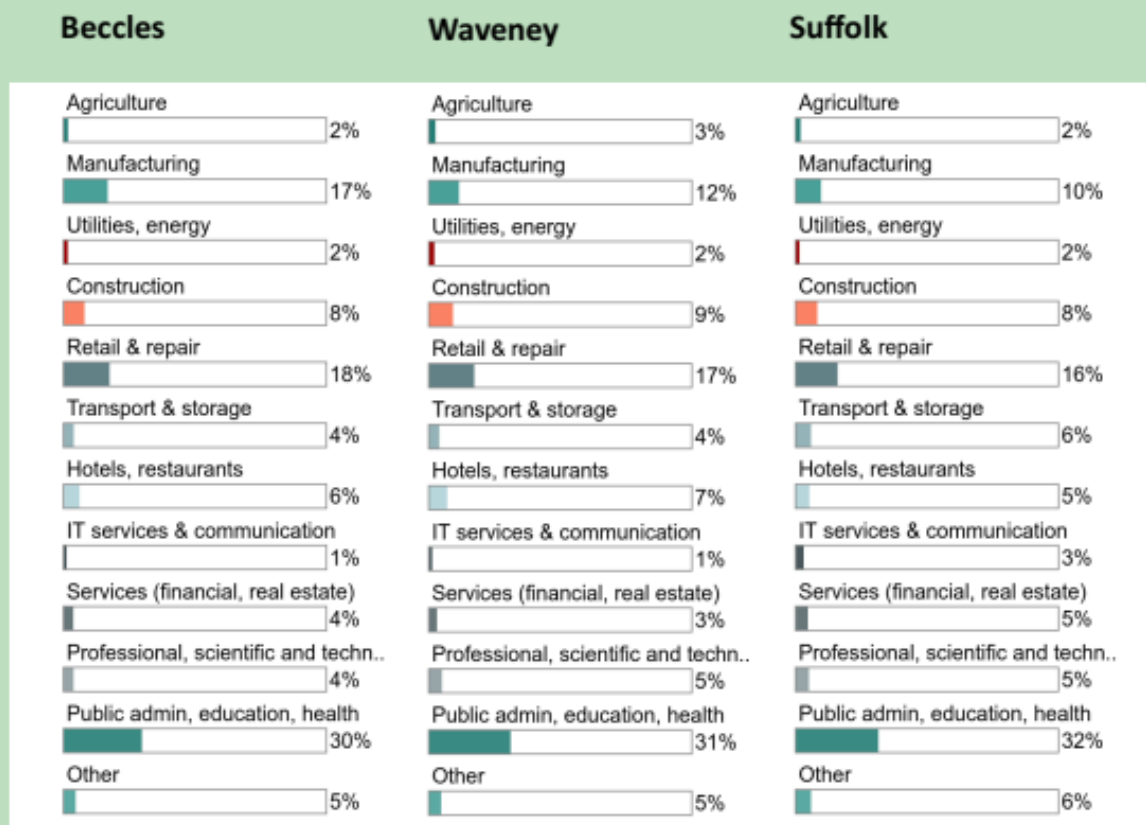
Qualifications



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.

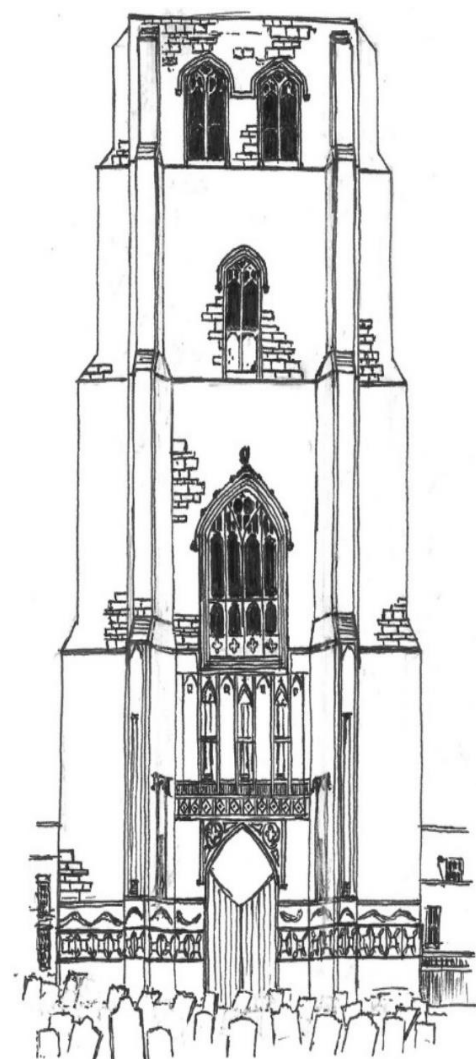
¹² Carter Jonas (2016) *Waveney Retail and Leisure Needs Assessment 2016*, for Waveney District Council

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).

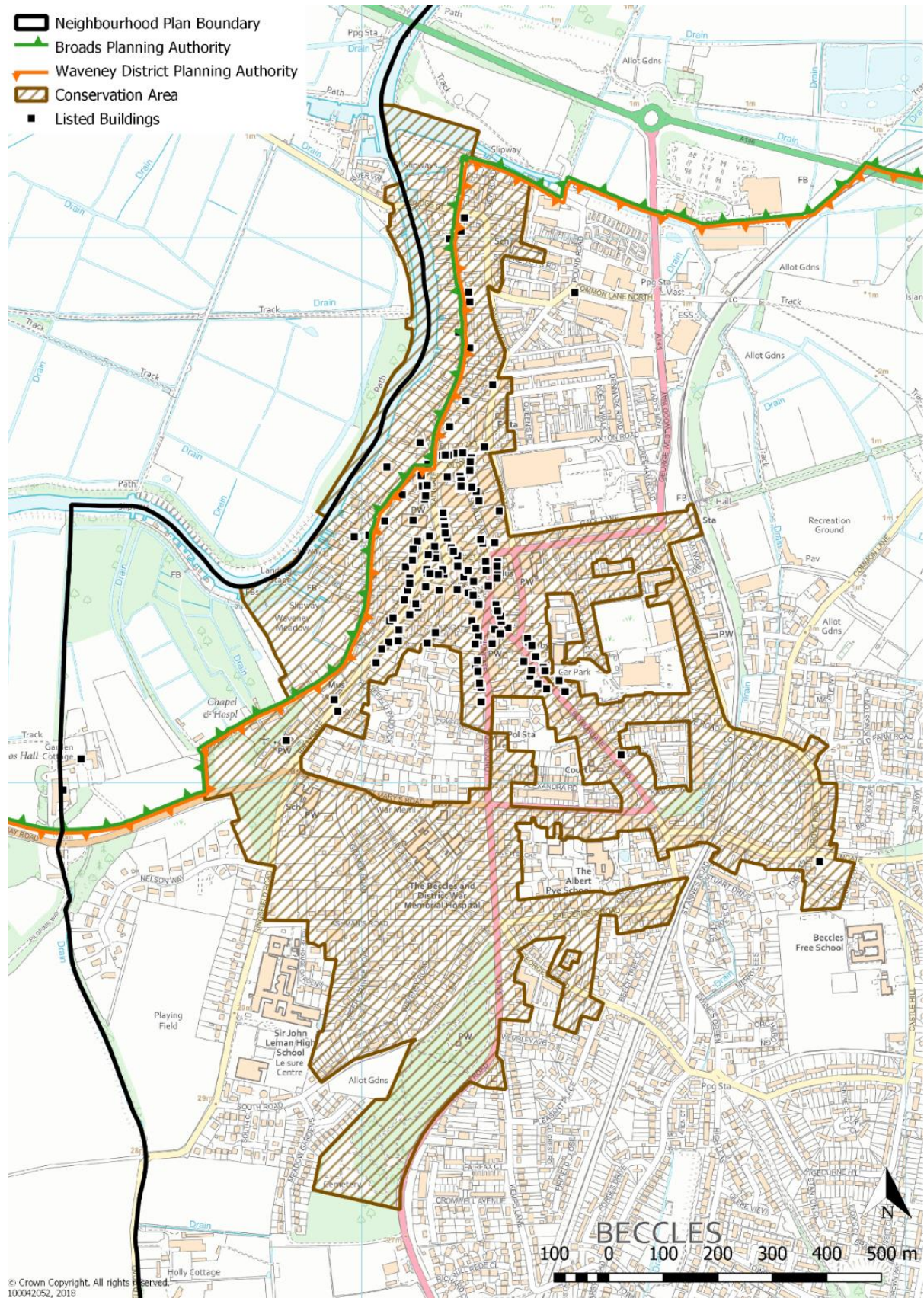
4.30 Whilst the Neighbourhood Plan is not adding any further non-designated heritage assets, it will be important to keep this under review, including non-designated heritage assets outside the Conservation Area.



St Michael's Tower

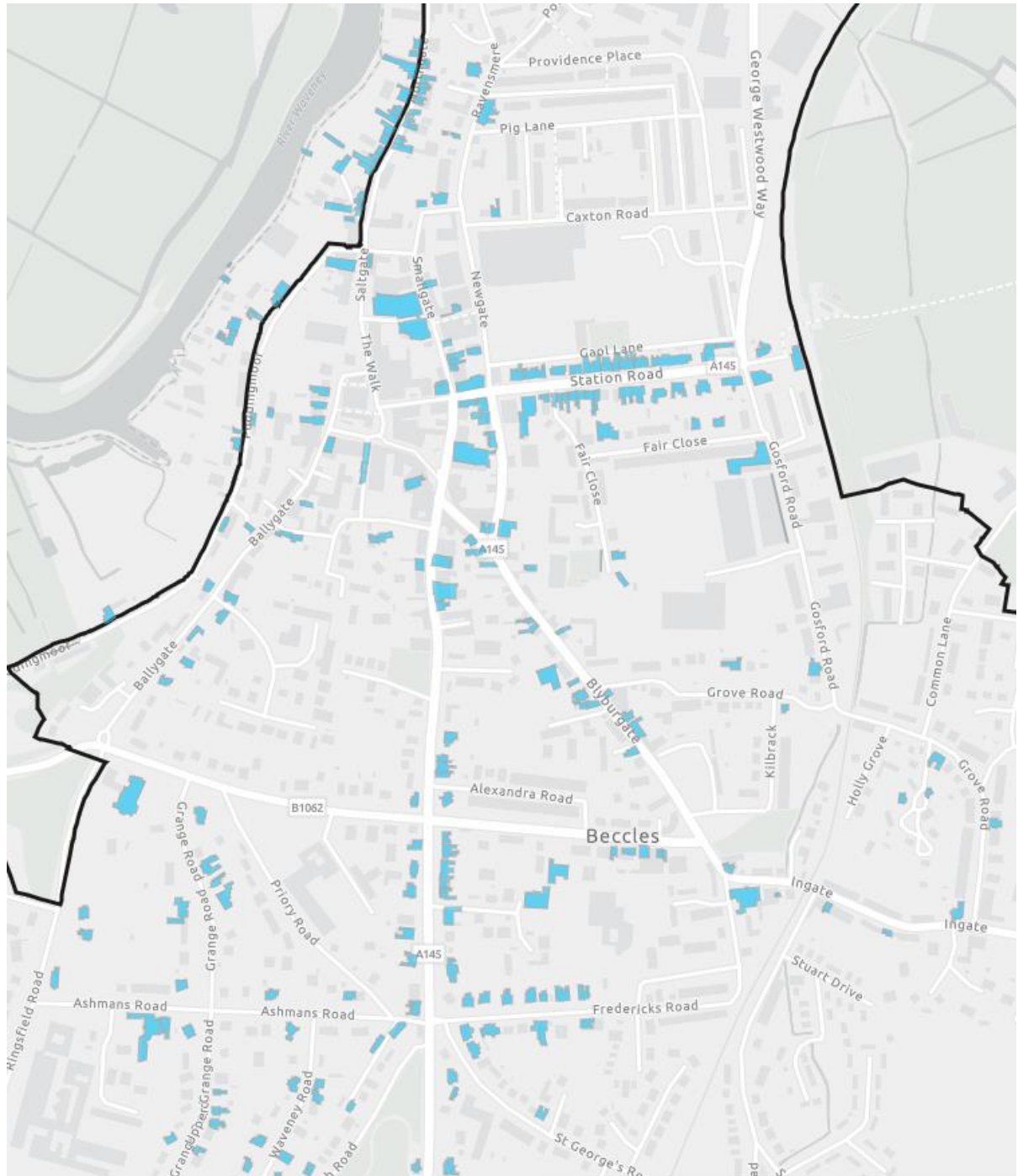
4.31 Suffolk County Council maintains the County Historic Environment Record which comprises a database of information on recorded archaeological sites. There are 132 entries for Beccles relating to all periods and including, for example, information on medieval town and on preserved prehistoric wooden 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

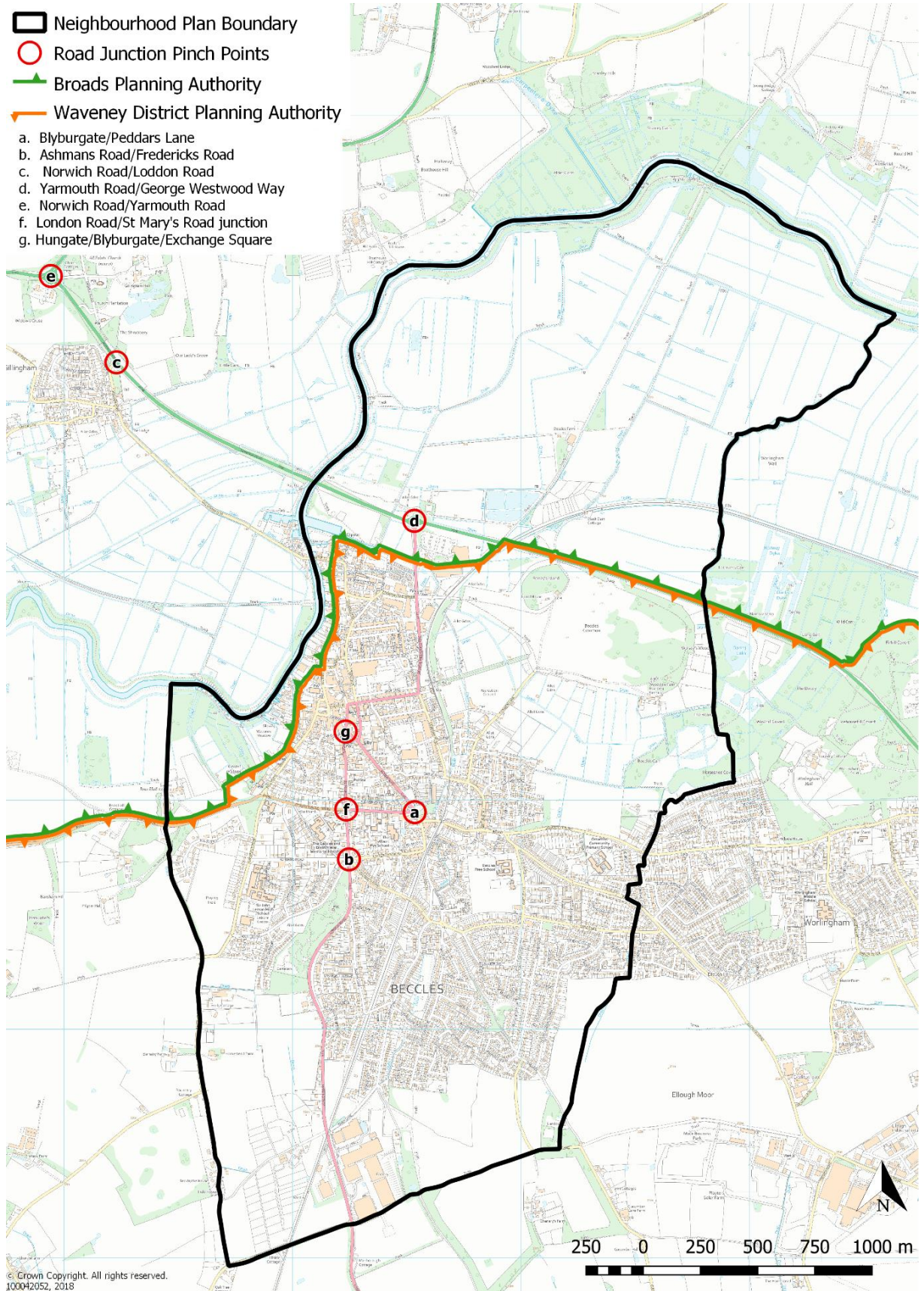
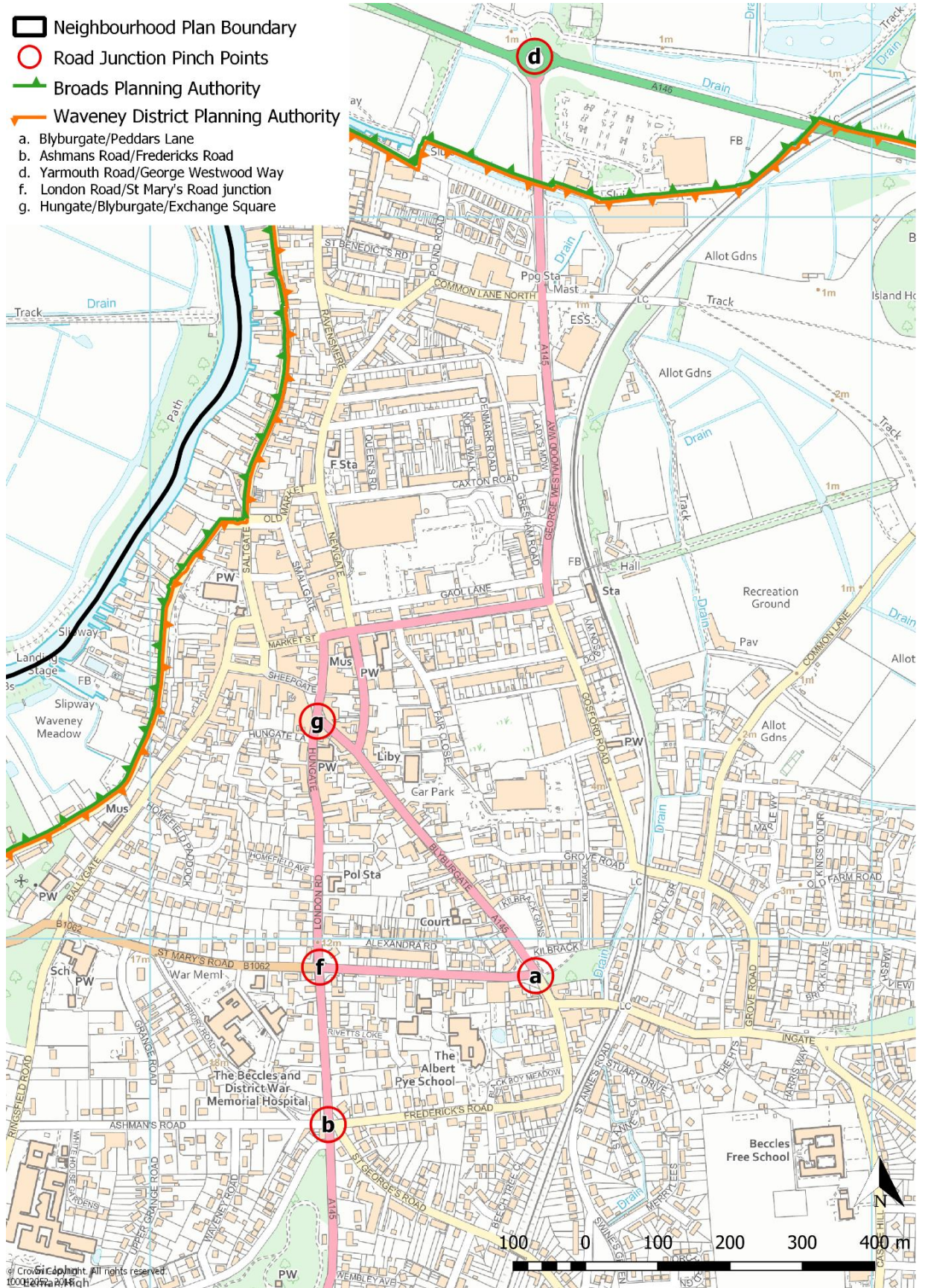


Figure 5.2: Local pinch point junctions – town centre



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

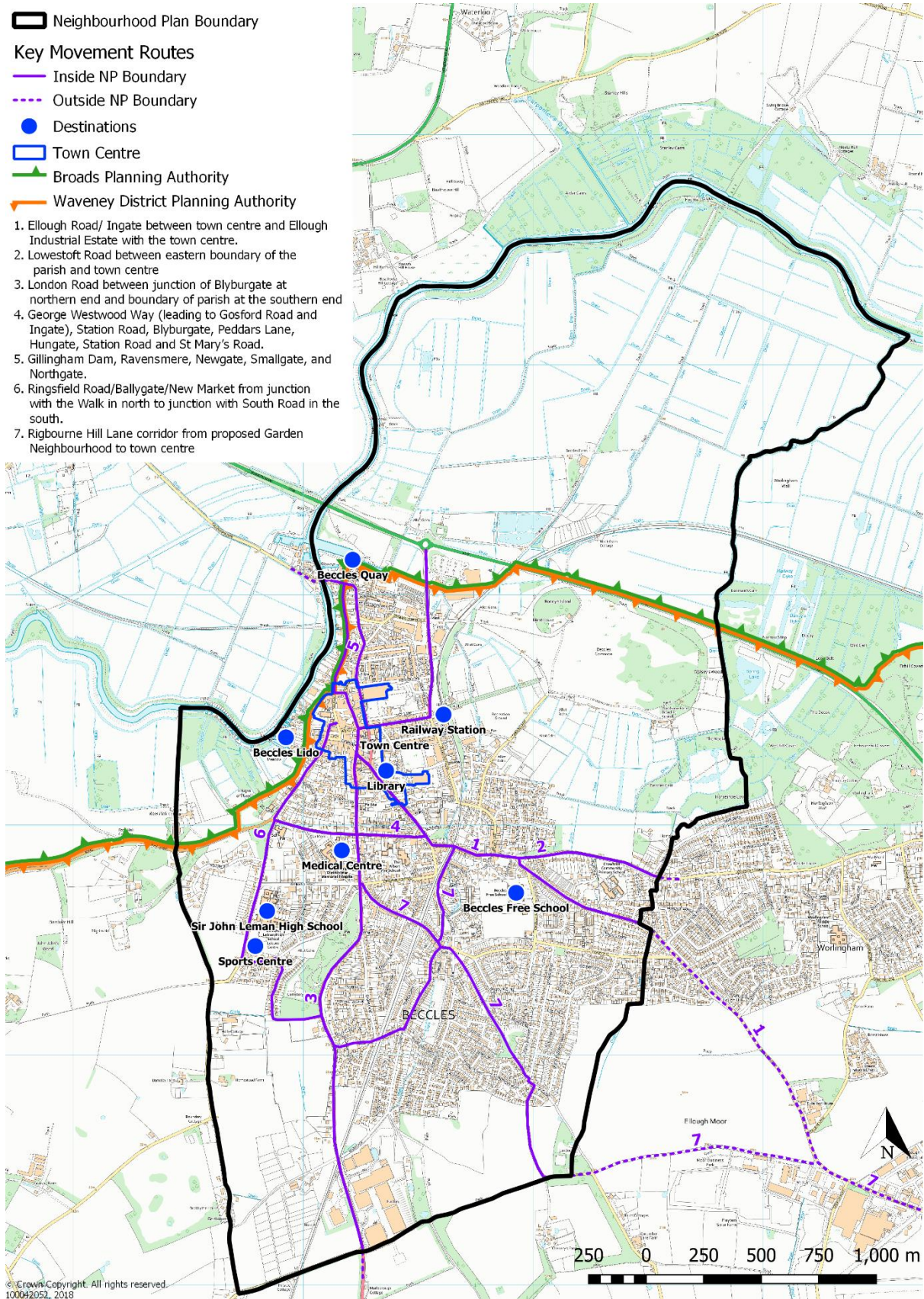
The following are specific schemes for which initial funding should be sought and used to explore the feasibility of developing further:

- 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.

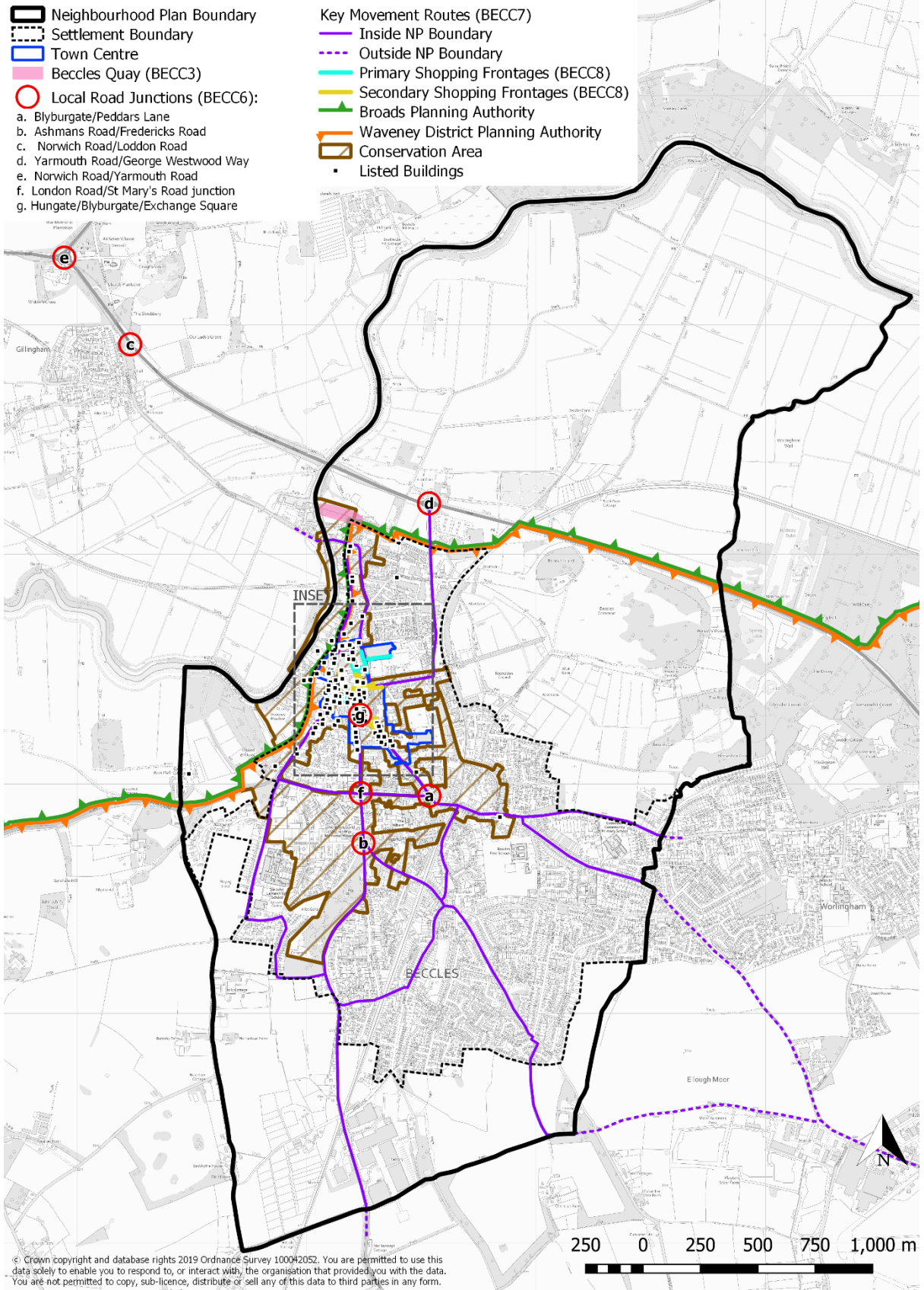
Development sites within the Beccles settlement boundary

- 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.

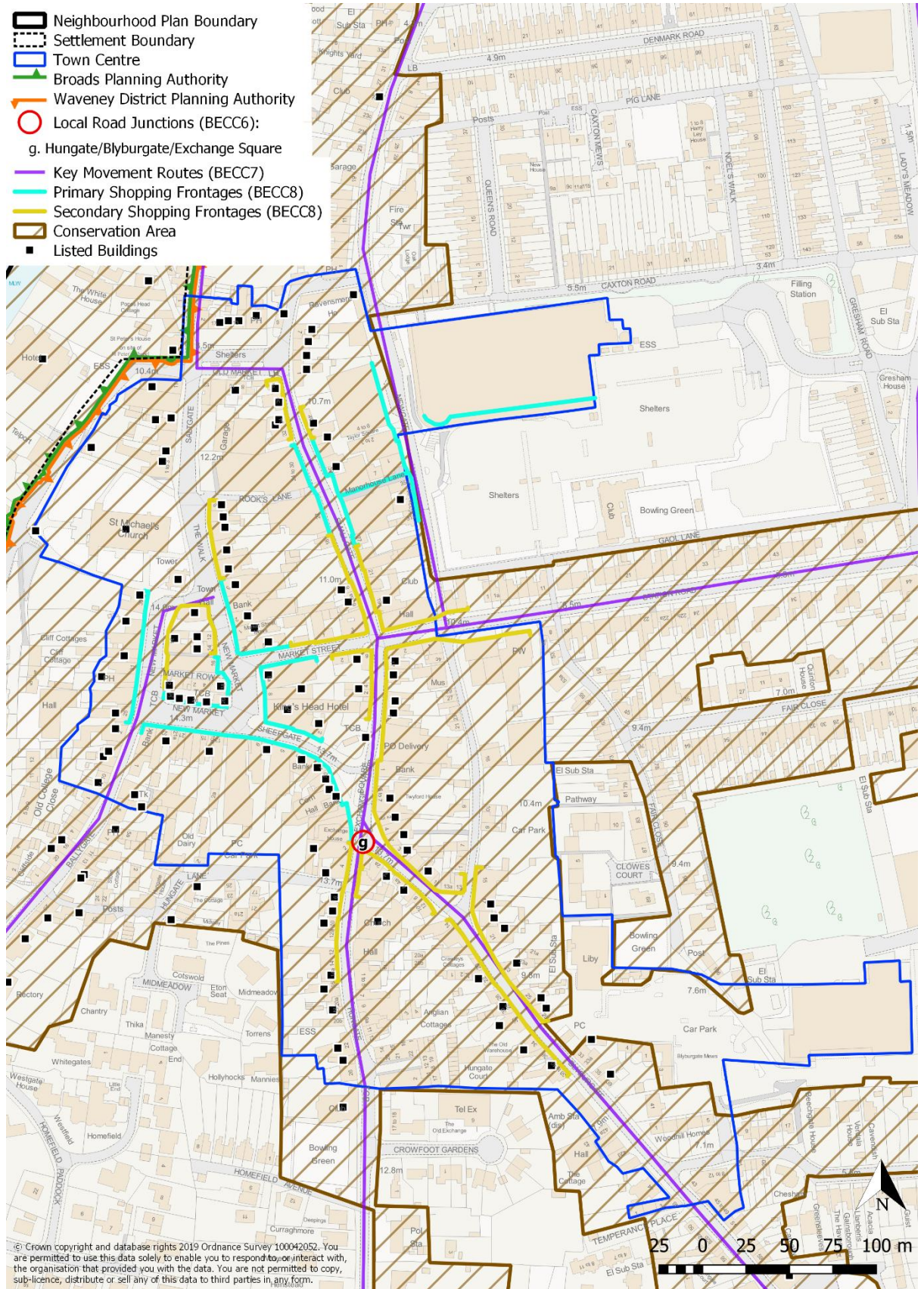
Community actions: Development sites

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.

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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	<p>Work with Suffolk County Council on better signposting to encourage through traffic to use more appropriate routes than through the town centre. In particular:</p> <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

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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

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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

Oddr:

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

Oddr:

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

Odds:

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.

Evens:

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

Odds:

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

Evans:

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 annex, 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

Odd:

5, 7

5 Cliff Cottages

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

Crinkle crinkle wall at 33-41

(B)

Evans:

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.

Evens:

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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