

## Regulation 14 representations

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

Ref.	Name of body	Representation	Response by Responsible Body	Amendment to Plan
2	East Suffolk Council	BECC3C – Provide guidance on how proposals for river moorings may be coordinated with Broads Authority.	No comment was made by the Broads Authority about this clause. However, the point is noted and it is considered unnecessary to make reference to the Broads Authority as it is a point of fact that they are the planning authority for applications within their area.	Remove final sentence of BECC3C.
2	East Suffolk Council	BECC4 – Hotels could be permitted anywhere in the Plan area.	Noted and agreed	Amend BECC4 to comply with national planning policy.
2	East Suffolk Council	BECC4 – Conversion of existing buildings to hotels	Noted that new hotel opportunities within the town centre are likely to be in converted buildings.	Amend BECC4 to reflect impacts of conversion as well as new hotel accommodation.
2	East Suffolk Council	Heritage – worthy of its own chapter.	Noted although not considered necessary.	None
2	East Suffolk Council	Heritage – reference in Local Plan to non-designated heritage asset criteria	Noted and agreed	Add supporting text into Section 4.
2	East Suffolk Council	Heritage – reference to future review of non-designated heritage assets	Noted and agreed	Add supporting text into Section 4.

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2	East Suffolk Council	Heritage – UPVC replacement windows can enhance heritage	Noted and agreed	Add supporting text into Section 4.
2	East Suffolk Council	Heritage – restrictive wording on dormers.	This is a misunderstanding. Para 4.33 is not suggesting that dormers can never be appropriate on the front of buildings.	Text amended for clarity.
2	East Suffolk Council	BECC5 – only applying criteria to Conservation Area.	Noted and agreed	BECC5 amended to apply across whole Plan area.
2	East Suffolk Council	Community actions: vehicle movement and parking – concern about encouraging 1-hour parking	Noted and this reflects the need for an appropriate balance in a tourist town where many people arrive by car. Given that this is a community action rather than a policy and also that it is only ‘exploring’ the issue, then it is considered reasonable.	No change
2	East Suffolk Council	Schemes for infrastructure funding vehicle movement and parking – concern about lack of evidence for increased car parking	Noted and agreed	Add in to Section 5
2	East Suffolk Council	BECC8 – Clarity over what uses are covered within Class A and whether this should be extended to refer to all town centre uses	Noted and agreed that this needs clarification to confirm that it relates to all town centre uses.	Amend BECC8.
2	East Suffolk Council	BECC8 – No need to reference Local Plan policy	Noted and agreed	Amend BECC8A

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2	East Suffolk Council	BECC8 – Make reference to marketing guidance in Waveney Local Plan	Noted and agreed	Amend BECC8A
2	East Suffolk Council	BECC10 – Given that this provides good design guidance, split the policy into 2 separate policies.	Noted and agreed	Split BECC10 into 2 separate policies.
2	East Suffolk Council	Policies Map – remove settlement boundary	Disagree as Section 8 does make reference to development sites within the settlement boundary. Whilst this is not a policy, it would be unhelpful to the reader to remove the settlement boundary.	No change
3	Environment Agency	Flood risk – The sequential test should be applied to the location of development	Noted and agreed	No change. Amend BECC11 (now BECC12)
3	Environment Agency	SuDS – Requirement to improve water quality should be included in BECC11.	Noted and agreed	Amend BECC11 (now BECC12)
3	Environment Agency	No mention of maintaining and enhancing the biodiversity of the River Waveney	Noted and agreed	Add in clause on biodiversity to BECC11 (now BECC12)
4	Broads Authority	Vision – Reference to skate park and question over whether this is new or existing	This is an existing skate park	Vision amended to clarify
4	Broads Authority	BECC2C – Bringing disused facilities back into any use.	Noted and agreed	Amend BECC2C.
4	Broads Authority	BECC3A – Reference to ‘environmental degradation’	Noted and agreed	Amend BECC3A.

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4	Broads Authority	Should text on p29 be included in BECC5.	Noted, however it is considered that this would be overly prescriptive and would make for an overly lengthy policy	No change
4	Broads Authority	Community actions: vehicle movement and parking – Concern about encouraging 1-hour parking	Noted and this reflects the need for an appropriate balance in a tourist town where many people arrive by car. Given that this is a community action rather than a policy and also that it is only ‘exploring’ the issue, then it is considered reasonable.	No change
4	Broads Authority	Fig 5.3 - Are Morrisons, the Lido and the Quay destinations	There will always be a long list of destinations but the Plan has sought to be clear about where the focus of improvements should be. Typically shoppers travel to Morrisons by car to do a weekly shop. Visitors to the Quay and the Lido are more seasonal and not as numerous as the locations identified.	No change
4	Broads Authority	Para 5.12 – use of ‘where possible’ weakening the requirement	Noted but the reality is that improvements to cycle provision are often difficult to achieve because it involves the loss of significant amounts of road space. The point is that cycle improvements are welcomed but the priority must be for pedestrians.	No change
4	Broads Authority	BECC7D – what is unacceptable?	Noted. Clarification will be made that this relates to safety and accessibility.	Amend BECC7D
4	Broads Authority	P48 – Reference to Broads Local Plan standards for accessible and adaptable housing	Noted and agreed	Add supporting text into Section 7.

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

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