The Neighbourhood Plan seeks to address the challenges facing Beccles which have been identified through public consultation, and which arise from the large-scale residential development proposed in the emerging Waveney District Local Plan:

**Housing & 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,

**Development south of Beccles**
- Potential pressure from the large-scale residential development proposed in the Waveney Local Plan on the environment, 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.

**Traffic**
- Regular town centre congestion, air pollution and speeding, poor pedestrian safety and lack of provision for technological advances such as electric and driverless cars,

**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.

[21/05/2018]