



STRATEGIC PLANNING COMMITTEE

Monday, 02 October 2023

Subject	Designation of three extensions to the existing Aldeburgh Conservation Area and adoption of a 2023 Supplement to the existing 2013 Aldeburgh Conservation Area Appraisal; Designation of a new Conservation Area at Aldeburgh Park and adoption of a 2023 Conservation Area Appraisal and Management Plan.
Cabinet Member	Councillor Kay Yule Cabinet Member with responsibility for Planning and Coastal Management
Report Author(s)	Robert Scrimgeour Principal Design and Conservation Officer Robert.scrimgeour@eastsoffolk.gov.uk 01394 444610
Head of Service	Philip Ridley Head of Planning and Coastal Management Philip.ridley@eastsoffolk.gov.uk 01394 444434
Director	Nick Khan Strategic Director Nick.khan@eastsoffolk.gov.uk 01394 444434

Is the report Open or Exempt?	OPEN
-------------------------------	------

Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	Aldeburgh & Leiston

Purpose and high-level overview

Purpose of Report:

To consider proposals to extend the existing Conservation Area in Aldeburgh and adopt a Supplement to the existing Appraisal for the extensions; and to consider a proposal to designate a new Conservation Area named Aldeburgh Park in Aldeburgh and adopt an Appraisal and Management Plan for it.

Options:

Agree the report recommendations for extensions and designation; or, alternatively, not to agree them and potentially fail to meet the statutory requirement of the council to, from time to time, review its area and determine whether any further parts of its area should be designated as Conservation Areas; and, if it so determines, to designate those parts accordingly.

Recommendation/s:

1. That the designation of three extensions to the existing Aldeburgh Conservation Area as shown in the maps attached at Appendix A and including those properties and land included in the schedule attached at Appendix B be agreed.
2. That the adoption of the Extension of the Aldeburgh Conservation Area Supplement to Conservation Area Appraisal (October 2023) to the existing Aldeburgh Conservation Area Appraisal (2013) as included at Appendix C be agreed.
3. That the designation of a new Conservation Area to be named Aldeburgh Park as shown in the map attached at Appendix D and including those properties and land included in the schedule attached at Appendix E be agreed.
4. That the adoption of the Aldeburgh Park Conservation Area Character Appraisal and Management Plan (October 2023) as included at Appendix F be agreed.
5. That the Head of Planning and Coastal Management, in consultation with the Cabinet Member with responsibility for Planning and Coastal Management, be authorised to make any presentational or typographical amendments to the Extension of the Aldeburgh Conservation Area Supplement to Conservation Area Appraisal, and Aldeburgh Park Conservation Area Character Appraisal and Management Plan, prior to them being published.
6. That it be agreed that the designation date of the proposed Conservation Area extensions and new Aldeburgh Park Conservation Area will be Friday, October 6th 2023 to allow time – without prejudging the committee’s decisions – to publish all necessary statutory notices and advertising, and to write to all affected owners/occupiers.

Corporate Impact Assessment

Governance:

No impacts

ESC policies and strategies that directly apply to the proposal:

Policy SCLP11.5 Conservation Areas of the Suffolk Coastal Local Plan states that “Development within, or which has the potential to affect the setting of, Conservation Areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and any subsequent additions or alterations”.

At paragraph 11.33, the same Local Plan states that “Amendments may be made to individual Conservation Area boundaries as they are re-appraised and consulted upon as part of a separate on-going programme being undertaken by the Council.”

At paragraph 11.34, the same Local Plan states that “Development within Conservation Areas will be required to be consistent with measures set out in the relevant Conservation Area Appraisal or Management Plan, and any related policies in the wider Local Plan.”

Environmental:

No impacts

Equalities and Diversity:

No impacts

Financial:

The Conservation Area extensions and designations and the production and adoption of the Supplement and Character Appraisal and Management Plan are covered by the existing budget of the Specialist Services Team.

Designation of a new Conservation Area and extensions to an existing Conservation Area will require additional advertising of applications for development with them.

Human Resources:

No impacts

ICT:

No impacts

Legal:

It shall be the duty of a local planning authority from time to time to review the past exercise of functions under section 69 the Planning (Listed Buildings and Conservation Areas) Act and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.

Risk:

There are no risks envisaged in relation to the implementation of the recommendations.

External Consultees:	Owner/Occupiers of all the properties in the proposed extensions to the Aldeburgh Conservation Area and the proposed Aldeburgh Park Conservation Area were sent letters by post, together with emails to other interested organisations/parties (detailed in the report below).
-----------------------------	---

Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: <i>(Select only one primary and as many secondary as appropriate)</i>		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>

How does this proposal support the priorities selected?

These proposals primarily supports:

T01 Growing Our Economy of the Strategic Plan, **priority of P03** - Maximise and grow the unique selling points of East Suffolk as the document will assist in the delivery of the “*Protection and enhancement of the natural, built and historic environment*” by guiding Development Management decisions to preserve or enhance the historic coastal town of Aldeburgh.

These proposals secondarily support;

T01, Growing Our Economy, priority P01 Build the right Environment for East Suffolk, as it serves to support the policies in the “*Up to date local plans proving a strategy for growth and place making.*” and

T02, Enabling our communities, priority P09 - Community Pride, as the historic environment contributes to a sense of place and the richness of culture.

Background and Justification for Recommendation

1 Background facts	
1.1	Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 directs that every local authority shall, from time to time, review their existing area and determine whether any further parts of their area should be designated as Conservation Areas; and, if they so determine, they shall designate those parts accordingly.
1.2	There are currently 52 Conservation Areas designated across the East Suffolk District. The Council has a programme of reviewing all Conservation Areas over time, as recommended by good practice.
1.3	The Aldeburgh Conservation Area was first designated on 13 th October 1970, and extended on 13 th June 1998 to include a small area to the north. The existing Conservation Area Appraisal (“the Appraisal”) (the first for Aldeburgh) was adopted in 2013 but did not include a review of boundaries.
1.4	The Appraisal highlighted on p77 regarding boundaries that the Aldeburgh Society had suggested a westward extension of the Conservation Area and a potential merger with what is known as the Garrett Era Area (Aldeburgh Park), an area of the town already identified in planning policy for its special interest and with particular regard to trees. In 2015, the Society and Aldeburgh Town Council provided detail to amplify these suggestions and in 2016, Suffolk Coastal District Council commissioned an initial Appraisal of the Garrett Era Area to determine its special architectural or historic interest.
1.5	Using the initial Appraisal, in 2021, East Suffolk Council undertook a pre-consultation of Garrett Era Area residents which showed a majority in support of designating a new Conservation Area from those who responded. At that time, the proposal was not taken forward but, following feedback from the Town Council and Aldeburgh Society, it, and proposals to extend the Conservation Area, were put in hand.

2 Current position

2.1	Aldeburgh is one of the principal towns in the district and is a very important asset for its coastal location within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, its very high quality historic built environment and its importance to the local economy for residents and visitors alike. It is judged that the existing Conservation Area has afforded the area of the town within it a high level of benefit with respect to preserving and enhancing its character and appearance.
2.2	Aldeburgh, however, has not benefited from a formal review of its Conservation Area boundary, nor the consideration of other areas of merit within the town, for over twenty-five years. In compliance with the Council's statutory duty, therefore, it is considered timely and relevant under Section 69 of the Planning (Listed Buildings and Conservation Areas) 1990, to propose the extension of the existing Aldeburgh Conservation Area in three areas and the designation of a new Conservation Area to be named Aldeburgh Park.
2.3	<p>This report will provide a summary of the following;</p> <ul style="list-style-type: none">• Supplement and Conservation Area Appraisal and Management Plan;• Proposed boundary changes and boundary of new area;• Identification of positive unlisted buildings;• Protection of trees;• Public consultation;• Consequences of proposals;• National and local planning policies; and• Procedures to be taken for formal and informal notification.
2.4	<p>Supplement and Conservation Area Appraisal and Management Plan</p> <p>Paragraph 191 of the NPPF states that the concept of conservation should not be devalued through the designation of Conservation Areas (or their extension) that lack special interest. To provide evidence for this said interest and to guide owners, occupiers and agents and all else interested in the management of these areas through good design and decision making, a Supplement and Conservation Area Appraisal and Management Plan (CAAMP) have been written. These follow the guidance provided by Historic England in their Advice Note 1 (Second Edition) 'Conservation Area Designation, Appraisal and Management' (Feb 2019), and extensive fieldwork and research.</p> <p>The special interest of these areas is summarised below.</p> <p>Three extensions to the existing Aldeburgh Conservation Area</p> <p><u>Aldeburgh Lodge Gardens</u>. This is a small area of land which includes a group of architecturally distinguished 1960s houses, developed within the grounds of the former Aldeburgh Lodge. These are good quality examples of small-scale development of this period and their Modernist architectural style is unusual within the town.</p> <p><u>19th century suburb to west of High Street</u>. This area comprises The Terrace, Fawcett Road, Lee Road, Park Lane, Beaconsfield Road, Hartington Road, Champion Road, Crespigny Road, Crescent Road, Lee Road and Park Road. This</p>

area is notable as it demonstrates the 19th and 20th century suburban expansion of Aldeburgh, and within it are many residential buildings and streets that have retained their historic character and original architectural details and fittings. As such, the area as a whole is considered to be of good quality, with a well-preserved residential character, worthy of protection.

Slaughden to Martello Tower CC. This area extends to the south of the historic core of Aldeburgh, to take in Fort Green including areas of Brudenell Street, Crag Path, and High Street. It includes an area centred on the early 19th century former windmill and stretches down to take in the land up to and including the Grade II* listed Martello Tower CC. This area includes the beach and associated maritime uses of boatyards and sailing clubs which contribute importantly to Aldeburgh's special character. This is akin to the protected riverside uses in the extended Woodbridge Conservation Area that include boatyards, a rowing club and sailing club and which are also integral to that town's special character. It is considered important that the Conservation Area also recognises and protects the military history and present maritime uses of the town's character which complement those in the residential and commercial parts.

Aldeburgh Park

Aldeburgh Park merits consideration for designation as a new Conservation Area. This is because of the high quality of the area principally derived from the residential development initiated in the 1870s and continued until the 1930s. It comprises large villas within generous plots in a planned layout focused on landscaping and gardens, to evoke the feeling of being within the countryside, rather than the seaside. The residential area is predominantly leafy and suburban, having been designed with the character of rural country lanes and garden villages, in contrast with the nearby seaside town of Aldeburgh, where the streets are straight, more closely spaced and frequently enclosed on two sides by narrow plots with tall buildings within them. Much of the character of the area derives from its curved layout complemented by the natural undulating landform. The gentle curves of the roads, lack of crossroads or right-angle junctions and ample planting throughout the estate provide its distinctive and very attractive character.

2.5

Proposed boundary changes and boundary of new area

The boundary of the existing Conservation Area and the boundary to the proposed Aldeburgh Park Conservation Area were reviewed following the guidance provided by Historic England in their Advice Note 1 (*op.cit.*).

The proposed boundary changes to the existing Conservation Area are illustrated in the map attached as Appendix A. This comprises three areas: one each to the north, west and south. That to the north will include a small but important area of Modernist residential development; that to the west will take in the late 19th and 20th century expansion of the town; and that to the south will take in Fort Green and the area down to Martello Tower CC at Slaughden.

The boundary of the proposed Aldeburgh Park Conservation Area is illustrated in the map attached as Appendix D. The boundary was initially derived from the Garrett Era Area identified under the existing Suffolk Coastal Local Plan policy SCLP12.26 Strategy for Aldeburgh. This was modified following pre-consultation

	<p>feedback in 2021 and reduced to exclude some buildings that did not contribute positively to the area's character and appearance.</p>
<p>2.6</p>	<p>Identification of positive unlisted buildings</p> <p>Some structures/buildings in the Supplement and CAAMP are identified as positive unlisted buildings. These are illustrated on the mapping within the document and described in the text. These are not protected by statutory listing but are considered to make a positive contribution to the character or appearance of the Conservation Area. Identifying positive unlisted buildings means that extra care will be taken when considering development proposals that would affect them.</p> <p>Demolition of a positive unlisted building would be subject to the relevant Local Plan policy test at SCLP11.5 Conservation Areas with respect to their condition, repair and use.</p> <p>Identifying positive unlisted buildings within the Supplement and CAAMP allows a mechanism for their periodic review and public consultation on which structures are considered to contribute in this way.</p> <p>The fieldwork for identification was undertaken by a consultant viewed from roads and paths and this work was supplemented with information from published material and map regression studies. The structures identified in the Supplement and CAAMP as being positive unlisted buildings are not claimed to be exhaustive, as other structures of significance may exist that are not readily visible from footpaths and roads.</p>
<p>2.7</p>	<p>Protection of trees</p> <p>The importance of trees in establishing the character of Aldeburgh Park is already recognised by the existing Suffolk Coastal Local Plan Policy SCLP12.26 Strategy for Aldeburgh which seeks to avoid development proposals that would result in the serious loss of existing trees, or prejudice replanting schemes.</p> <p>This residential area was established on former farmland around the end of the nineteenth and into the early twentieth century and with it came notable levels of ornamental tree planting. This was a time when social status could be established by the acquisition of exotic trees from foreign countries that were increasingly becoming available to the many, and not just the preserve of stately parklands. Many of these trees are now fully mature and make a significant contribution to the overall character of the subject area.</p> <p>These and other trees will fall under the provisions of Section 211 of the Town and Country Planning Act should this area become formally designated as a Conservation Area. A number of individual and groups of trees within the Aldeburgh Park area are also protected by Tree Preservation Orders (TPO). Please note that the owner of a tree that is the subject of a TPO within a Conservation Area is required only to make an application for tree works under the TPO and is not required additionally to provide six weeks' notice to the Council.</p>

	<p>This is, however, with the exception of trees that have been planted within Area TPOs since their serving and confirmation. There are four such Area TPOs within Aldeburgh Park and these date between 1954 to 1981. As these Orders only protect trees that were present at the time that the Order was served and confirmed, Conservation Area designation will protect those trees that have been planted since.</p>
2.8	<p>Public consultation</p> <p>Please note that there is no statutory requirement to undertake consultation on proposals to designate a new or extend an existing Conservation Area. However, Historic England’s Advice Note 1 on Conservation Area designation (2019) states under the heading ‘<i>Finalising, reviewing and publicising the Conservation Area boundary</i>’ that “<i>Involving the community at an early stage is advisable</i>” (para.76).</p> <p>The public consultation on the draft proposals to extend the Aldeburgh Conservation Area and designate a new Aldeburgh Park Conservation Area was undertaken simultaneously and took place between January 9th 2023 and February 17th 2023 (six weeks).</p> <p>Inspection copies of the Supplement and CAAMP were sent to Aldeburgh Library to be displayed during opening hours.</p> <p>Letters were posted to the owner/occupiers of all properties within the proposed extensions and new Conservation Area to inform them of the proposals; to provide a summary of the consequences of designation; to inform them of the identification of positive unlisted buildings, tree protection and TPOs, permitted development rights and to seek their views on the proposals. The letter advised of the consultation period and gave a weblink to the Council’s website where the draft Supplement and CAAMP could be viewed/downloaded. Enclosed with the letter was a printed map of the proposed extended Conservation Area boundary and new Conservation Area boundary, with an offer to send a printed copy of any or all documentation on request for those not able to access the information digitally.</p> <p>A Public Exhibition of the proposals was held at the Old Generator Station at King’s Field in Aldeburgh between 2pm and 7pm on January 25th 2023. Over one hundred people are estimated to have attended. A follow up letter was mailed to owners/occupiers of the proposed areas to provide thanks and to clarify in more detail existing permitted development rights and how these may change under Conservation Area designation.</p> <p>Also written to similarly as part of the consultation were the following: Aldeburgh Ward Members, the Aldeburgh County Councillor, Aldeburgh Town Council, the Aldeburgh Society, Historic England, the Suffolk Preservation Society, Suffolk County Council Archaeological Service, the Landmark Trust, the RC Diocese of East Anglia, Suffolk County Council (as asset owners), the ESNEFT Trust, Britten Pears Arts and the Suffolk Coast and Heaths AONB Unit.</p> <p>During the consultation period the associated documents on the consultation webpage of the Council’s website had 878 downloads.</p>

Statistics of response numbers and a summary of a sample responses received together with the Council's response/actions is appended to this report (Appendix G). Of note is that the overall majority of all 80 responses received and the majority of responses received from within the proposed extensions and new Conservation Area were in support of the proposals.

Following the public consultation, minor amendments were made to the text of the Supplement and CAAMP to reflect comments received, as well as minor amendments to the formatting of the document and maps, for clarity and ease of reading. No changes were made to the boundaries of the proposed extensions and new Conservation Area.

2.9 **Consequences of proposals**

The principal consequences of designation as a new Conservation Area or an extension to an existing one are as follows:

- The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area;
- Consent must be obtained from the Council for the demolition of any unlisted building or structure in the area larger than 115 cubic metres; and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained;
- It is an offence under section 196D of the Town and Country Planning Act 1990 to undertake 'relevant demolition' of an unlisted building in a Conservation Area without the necessary planning permission.
- Special publicity must be given to planning applications for development in the area;
- In carrying out any functions under the planning Acts and, in particular, in determining applications for planning permission and listed building consent, the Council and the Secretary of State are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area; and
- Six weeks' notice must be given to the Council before works are carried out to any tree in the area that is more than 75mm in diameter measured at 1.5 metres above ground level. The penalties for undertaking works to trees within a Conservation Area within the six-week period are similar to those for undertaking unauthorised works to a tree covered by a Tree Preservation Order (s.211 Town & Country Planning Act 1990). The requirement to submit a notice in advance of works to a tree in a Conservation Area is free of charge. It is not an application for permission, simply a notice of intent to carry out the works.
- The designation of a Conservation Area shall be a local land charge.
- **Permitted development rights.** These are planning rights granted by the Government to make changes to dwellings (excluding flats) and to some other uses/buildings without the need for applying for planning permission. The dwellings proposed for inclusion in the extensions to the existing Conservation Area and the proposed new Conservation Area in Aldeburgh fall within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). Both AONB and Conservation Areas (along with The Broads,

	<p>National Parks and World Heritage Sites) are referred to as Article 2(3) land for the purposes of limiting these Permitted Development Rights. Therefore, existing permitted development rights to change windows and door, add extensions, construct/alter outbuildings and change materials (for example) are already restricted by the AONB designation, and will be largely unaffected by inclusion within a Conservation Area.</p> <ul style="list-style-type: none"> • The main significant change to those Permitted Development rights is for renewable energy installations (i.e. solar panels, air source heat pumps, flues for bio-mass boilers) on both residential and commercial premises. The Conservation Area designation would still allow for such features to be installed without the need for planning permission, but it would mean that they could not be installed in certain locations that are more likely to affect the character of the area (e.g. on a wall fronting a highway) without the need for planning permission. • The only other significant change to these Permitted Development Rights, would be those which relate to works of demolition, which would be reduced by the Conservation Area designation, meaning planning permission would be required. However, it should be noted that outside Conservation Areas, Prior Approval Consent from the Local Planning Authority for demolition works can still potentially be required. <p>Please note that there are no proposals here to restrict Permitted Development rights through the use of an Article 4 Direction. The areas proposed for inclusion within the existing and new Conservation Areas are well maintained by their owners/occupiers and have suffered little harmful change to their character.</p>
2.10	<p>National and local planning policies</p> <p>A Conservation Area is a designated heritage asset and, as such, great weight is given by the National Planning Policy Framework (NPPF) to its conservation when considering the impact of development proposals on its significance (paragraph 199).</p> <p>The NPPF goes on to state at paragraph 205 that planning authorities should look for opportunities for new development within Conservation Areas and their setting to better reveal their significance. This is akin to the statutory requirement in the Planning (Listed Buildings and Conservation Areas) Act 1990 at section 72(1) for development applications to be judged whether they preserve or enhance the character or appearance of a Conservation Area. Conservation Area designation sets a test for good design which does not preclude development (they are not Preservation Areas).</p> <p>The NPPF goes on to acknowledge at paragraph 207 that not all elements of a Conservation Area will necessarily contribute to its significance. It further states that the <i>'loss of a building... which makes a positive contribution to the significance of the Conservation Area... should be treated either as substantial harm or less than substantial harm'</i>. Therefore, the buildings identified as positive unlisted buildings will be protected by national planning policy. Identification of them is aimed at ensuring that planners, owners and agents are aware of the building's positive contribution.</p>

	<p>The proposed Conservation Area extensions and new Conservation Area will be subject to the provisions of Suffolk Coastal Local Plan Policy SCLP11.5 Conservation Areas. Please note that, currently, there is no Neighbourhood Plan for Aldeburgh.</p>
<p>2.11</p>	<p>Procedures to be taken for formal and informal notification</p> <p>Should the Strategic Planning Committee agree the recommendations of this report, the designation date of the proposed Conservation Area extensions and new Aldeburgh Park Conservation Area will be Friday, October 6th 2023. It is necessary for the Strategic Planning Committee’s decision to come into effect at a later date to permit time – without prejudging the Committee’s decisions – to publish all necessary statutory notices and advertising, and to write to all affected owners/occupiers. Please see below.</p> <p>At the designation of the three extensions to the existing Conservation Area and the new Aldeburgh Park Conservation Area, the following statutory notifications will take place:</p> <ul style="list-style-type: none"> • The new designation will be advertised in the London Gazette; • The new designation will be advertised in at least one local newspaper; • The Secretary of State will be notified; • Historic England will be notified; and • The inclusion of a building in a Conservation Area is a ‘Planning Charge’ and all properties within the extensions to the Conservation Area and new Conservation area will be included in Part 3 of the Local Land Charges Register. <p>The following non-statutory notifications will take place:</p> <ul style="list-style-type: none"> • All property owners/occupiers and landowners affected directly by falling within the extensions to the Conservation Area and the new Conservation Area will receive a letter advising of the designation and the date of designation; • The Town Council and Ward Members will be informed; • Public utilities, local estate agents, surveyors, architects, builders and tree surgeons will be informed as far as reasonable; and • Other relevant departments within the Council will be informed. • The Supplement and CAAMP will be available to download from the Conservation Areas pages of the Council’s website. • A press release will promote the new designations

3 How to address current situation

<p>3.1</p>	<p>Aldeburgh has not benefited from a formal review of its Conservation Area boundary nor the consideration of other areas of merit within the town for over twenty-five years. In compliance with the Council’s statutory duty, therefore, it is considered timely and relevant under Section 69 of the Planning (Listed Buildings and Conservation Areas) 1990, to propose the extension of the existing Aldeburgh</p>
------------	--

	Conservation Area in three places and the designation of a new Conservation Area to be named Aldeburgh Park.
--	--

4 Reason/s for recommendation	
4.1	Under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 East Suffolk Council has a statutory duty to draw up and publish proposals for the preservation and enhancement of Conservation Areas in its district from time to time.
4.2	The proposals to extend the existing Aldeburgh Conservation Area and to designate an Aldeburgh Park Conservation Area and to agree the adoption of the Supplement and CAAMP will assist in delivery of the Strategic Plan 2020-2024, by supporting delivery of T01 Growing Our Economy of the Strategic Plan, priority of P03. <i>“Protection and enhancement of the natural, built and historic environment.”</i> It will secondarily support the delivery of priority P01 Build the right Environment for East Suffolk, as it serves to support the policies in the <i>“Up to date local plans proving a strategy for growth and place making.”</i>
4.3	Officers judge that the public consultation exercise undertaken has demonstrated that, amongst those who responded, there is a majority in support of the proposals.
4.4	Officers judge the proposed extensions and new Conservation Area are appropriate for designation and meet the requirement of the NPPF at paragraph 191 in that, when considering the designation of Conservation Areas, planning authorities should ensure that an area justifies such status because of its special architectural or historic interest. These areas in Aldeburgh have been assessed to have such interest which it is considered desirable to preserve and enhance, and this assessment has been fully endorsed by Historic England. These proposals will not devalue the concept of conservation through their lack of special interest. The Supplement and CAAMP amply demonstrate the special interest of these areas.
4.5	The proposals, alongside the outcomes of the public consultation, were considered by the Local Plan Working Group at its meeting in August, 2023.
4.6	Should the Strategic Planning Committee agree the recommendations of this report, the designation date of the proposed Conservation Area extensions and new Aldeburgh Park Conservation Area will be Friday, October 6 th 2023. It is necessary for the Committee’s decision to come into effect at a later date to permit time – without prejudging the Committee’s decisions – to publish all necessary statutory notices and advertising, and to write to all affected owners/occupiers.

Appendices

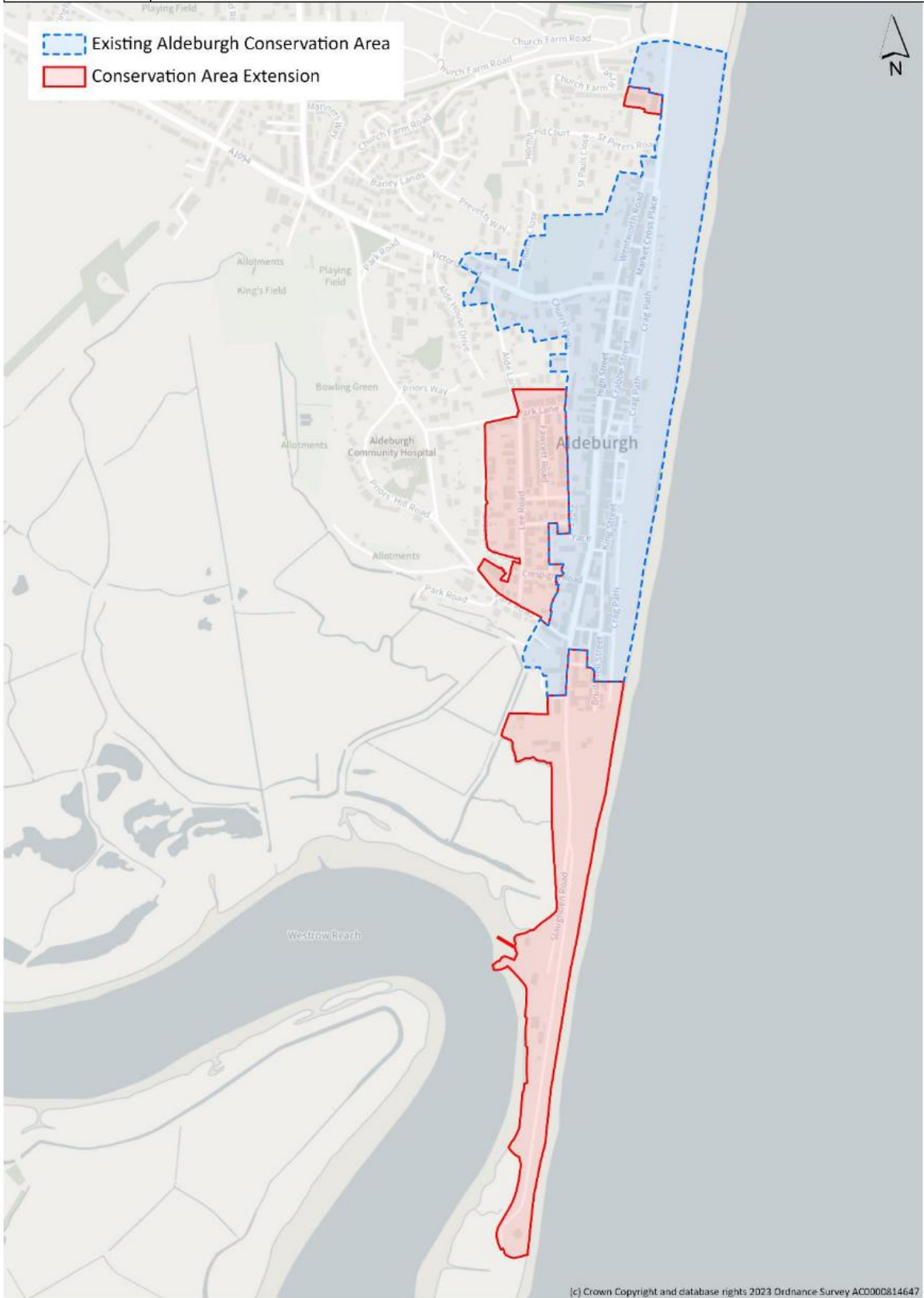
Appendices:	
Appendix A	Maps showing three areas of proposed extensions to existing Aldeburgh Conservation Area
Appendix B	Schedule of land and property for inclusion within three areas of proposed extensions to existing Aldeburgh Conservation Area

Appendix C	Supplement to the existing 2013 Aldeburgh Conservation Area Appraisal (October 2023)
Appendix D	Map showing proposed Aldeburgh Park Conservation Area
Appendix E	Schedule of land and property for inclusion within proposed Aldeburgh Park Conservation Area
Appendix F	Aldeburgh Park Conservation Area Appraisal and Management Plan (October 2023)
Appendix G	Aldeburgh Conservation Area Extension and Aldeburgh Park Proposed Area Public Consultation – analysis of sample responses and officer feedback

Background reference papers:

Date	Type	Available From
1990	Planning (Listed Building and Conservation Areas) Act 1990	Planning (Listed Buildings and Conservation Areas) Act 1990 (legislation.gov.uk)
2019	Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition)	https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/
2013	Existing Aldeburgh Conservation Area Appraisal	Aldeburgh-Conservation-Area-Appraisal-December-2013.pdf (eastsoffolk.gov.uk)

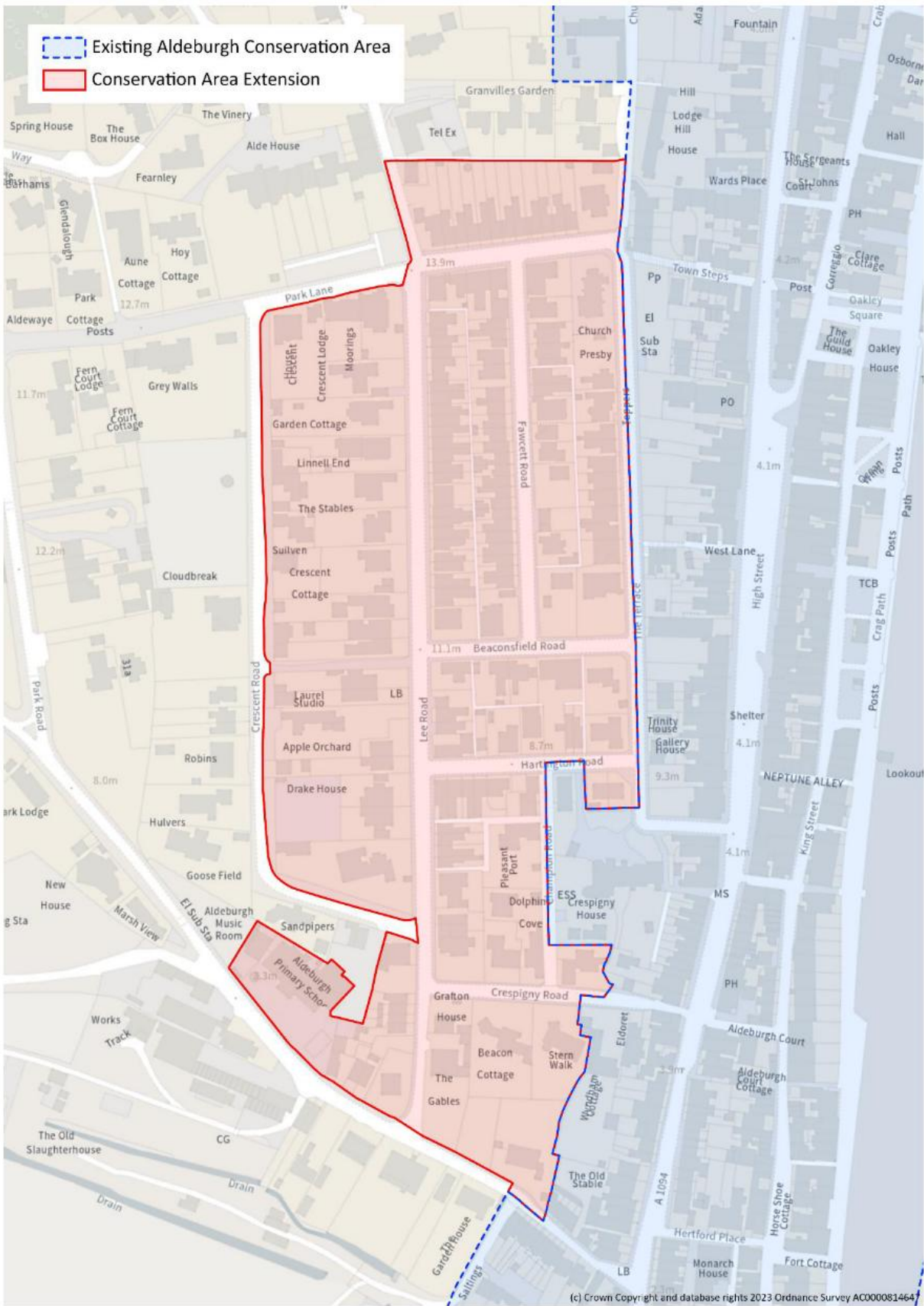
Appendix A Maps showing three areas of proposed extensions to existing Aldeburgh Conservation Area



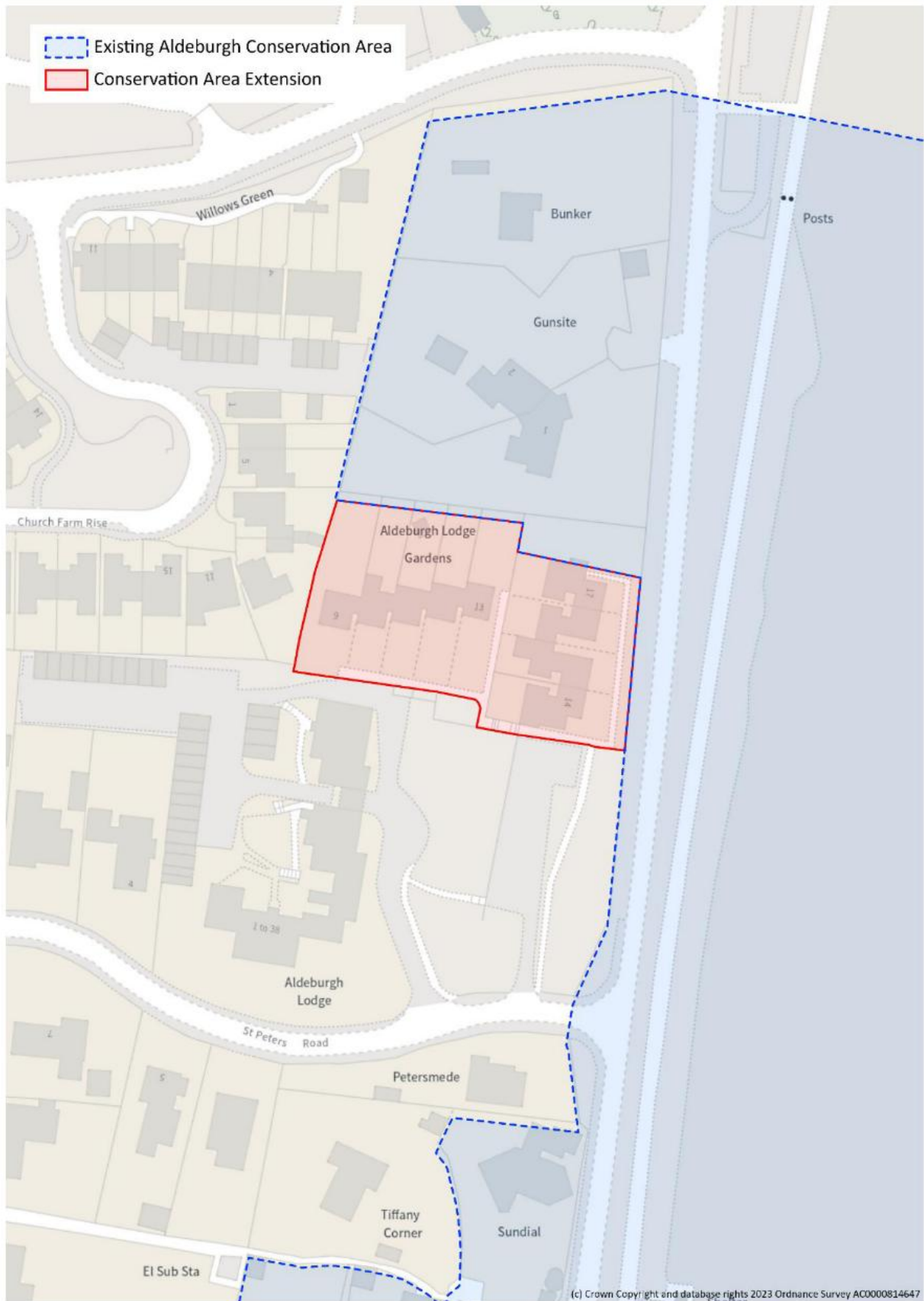
Map showing all three proposed extensions (in red) and existing Conservation Area (in blue)



Map showing proposed southwards extension to existing Conservation Area



Map showing proposed westwards extension to existing Conservation Area



Map showing proposed north-westwards extension to existing Conservation Area

Appendix B	Schedule of land and property for inclusion within three areas of proposed extensions to existing Aldeburgh Conservation Area
-------------------	---

House Name	House Number	Street	Town	Post Code
	1	Hartington Road	Aldeburgh	IP15 5HD
Mulberry House	1	Crespigny Road	Aldeburgh	IP15 5HB
	1	Fawcett Road	Aldeburgh	IP15 5HQ
Kenilworth	1	Lee Road	Aldeburgh	IP15 5HG
	2	Hartington Road	Aldeburgh	IP15 5HD
	2	Beaconsfield Road	Aldeburgh	IP15 5HF
	2	Lee Road	Aldeburgh	IP15 5HG
Redwing	2	Fawcett Road	Aldeburgh	IP15 5HQ
	3	Crespigny Road	Aldeburgh	IP15 5HA
	3	Lee Road	Aldeburgh	IP15 5HG
	3	Hartington Road	Aldeburgh	IP15 5HD
	3	Fawcett Road	Aldeburgh	IP15 5HQ
	4	Hartington Road	Aldeburgh	IP15 5HD
	4	Park Lane	Aldeburgh	IP15 5HL
	4	Lee Road	Aldeburgh	IP15 5HG
Marygold	4	Beaconsfield Road	Aldeburgh	IP15 5HF
	5	Hartington Road	Aldeburgh	IP15 5HD
	5	Fawcett Road	Aldeburgh	IP15 5HQ
	5	Lee Road	Aldeburgh	IP15 5HG
	5	Park Lane	Aldeburgh	IP15 5HL
Cotmandene	6	Park Lane	Aldeburgh	IP15 5HL
Coastguard Waterfront	6	Brudenell Street	Aldeburgh	IP15 5DD
	7	Fawcett Road	Aldeburgh	IP15 5HQ
	7	Park Lane	Aldeburgh	IP15 5HL
	7	Lee Road	Aldeburgh	IP15 5HG
	8	Hartington Road	Aldeburgh	IP15 5HD
	8	Lee Road	Aldeburgh	IP15 5HG
	8	Fawcett Road	Aldeburgh	IP15 5HQ
	8	Park Lane	Aldeburgh	IP15 5HL
	8	Beaconsfield Road	Aldeburgh	IP15 5HF
	9	Hartington Road	Aldeburgh	IP15 5HD
	9	Fawcett Road	Aldeburgh	IP15 5HQ
	9	Park Lane	Aldeburgh	IP15 5HL
	9	Aldeburgh Lodge Gardens	Aldeburgh	IP15 5DP
	9	Lee Road	Aldeburgh	IP15 5HG
	10	Lee Road	Aldeburgh	IP15 5HG
	10	Fawcett Road	Aldeburgh	IP15 5HQ
	10	Beaconsfield Road	Aldeburgh	IP15 5HF
	10	Aldeburgh Lodge Gardens	Aldeburgh	IP15 5DP
	11	Hartington Road	Aldeburgh	IP15 5HD
	11	Fawcett Road	Aldeburgh	IP15 5HQ

	11	Park Lane	Aldeburgh	IP15 5HL
	11	Beaconsfield Road	Aldeburgh	IP15 5HF
	11	Aldeburgh Lodge Gardens	Aldeburgh	IP15 5DP
	11	Lee Road	Aldeburgh	IP15 5HG
	12	Lee Road	Aldeburgh	IP15 5HG
	12	Fawcett Road	Aldeburgh	IP15 5HQ
	12	Beaconsfield Road	Aldeburgh	IP15 5HF
	12	Aldeburgh Lodge Gardens	Aldeburgh	IP15 5DP
	13	Park Lane	Aldeburgh	IP15 5HL
Pickney House	13	Fawcett Road	Aldeburgh	IP15 5HQ
Holly Lodge	13	Lee Road	Aldeburgh	IP15 5HG
	13	Park Road	Aldeburgh	IP15 5EX
	13	Aldeburgh Lodge Gardens	Aldeburgh	IP15 5DP
	14	Lee Road	Aldeburgh	IP15 5HG
	14	Fawcett Road	Aldeburgh	IP15 5HQ
	14	Aldeburgh Lodge Gardens	Aldeburgh	IP15 5DP
	15	Park Road	Aldeburgh	IP15 5EX
	15	Fawcett Road	Aldeburgh	IP15 5HQ
	15	Park Lane	Aldeburgh	IP15 5HL
The Old Surgery	15	Lee Road	Aldeburgh	IP15 5HG
Sunnynook	15	Hartington Road	Aldeburgh	IP15 5HD
	15	Aldeburgh Lodge Gardens	Aldeburgh	IP15 5DP
The Presbytery	15	The Terrace	Aldeburgh	IP15 5HJ
	16	Lee Road	Aldeburgh	IP15 5HG
	16	Aldeburgh Lodge Gardens	Aldeburgh	IP15 5DP
	16	Hartington Road	Aldeburgh	IP15 5HD
Barnaby Lodge	16	Fawcett Road	Aldeburgh	IP15 5HQ
	17	Park Lane	Aldeburgh	IP15 5HL
	17	Lee Road	Aldeburgh	IP15 5HG
	17	Aldeburgh Lodge Gardens	Aldeburgh	IP15 5DP
	17	Fawcett Road	Aldeburgh	IP15 5HQ
	18	Hartington Road	Aldeburgh	IP15 5HD
	18	Lee Road	Aldeburgh	IP15 5HG
	19	Fawcett Road	Aldeburgh	IP15 5HQ
	19	Lee Road	Aldeburgh	IP15 5HG
	19	Park Lane	Aldeburgh	IP15 5HL
	20	Hartington Road	Aldeburgh	IP15 5HD
	20	Lee Road	Aldeburgh	IP15 5HG
	20	Alde Lane	Aldeburgh	IP15 5DZ
	21	Fawcett Road	Aldeburgh	IP15 5HQ
Magnolia House	21	Lee Road	Aldeburgh	IP15 5EY
	21	The Terrace	Aldeburgh	IP15 5HJ

The Gables	21	Park Road	Aldeburgh	IP15 5EX
	21	Park Lane	Aldeburgh	IP15 5HL
	21	Brudenell Street	Aldeburgh	IP15 5DD
Aldecot	21	The Terrace	Aldeburgh	IP15 5HJ
Flat 1	21	The Terrace	Aldeburgh	IP15 5HJ
	22	Hartington Road	Aldeburgh	IP15 5HD
	22	Lee Road	Aldeburgh	IP15 5HG
	23	Park Lane	Aldeburgh	IP15 5HL
	23	Fawcett Road	Aldeburgh	IP15 5HQ
Elmbank	23	Park Road	Aldeburgh	IP15 5EU
	23	Lee Road	Aldeburgh	IP15 5EY
	23	Brudenell Street	Aldeburgh	IP15 5DD
	23	The Terrace	Aldeburgh	IP15 5HJ
	24	Hartington Road	Aldeburgh	IP15 5HD
	24	Lee Road	Aldeburgh	IP15 5HG
	25	Park Road	Aldeburgh	IP15 5EU
	25	Park Lane	Aldeburgh	IP15 5HL
	25	Fawcett Road	Aldeburgh	IP15 5HQ
	25	The Terrace	Aldeburgh	IP15 5HJ
	25	Brudenell Street	Aldeburgh	IP15 5DD
	26	Lee Road	Aldeburgh	IP15 5HG
	26	Fawcett Road	Aldeburgh	IP15 5HQ
	27	Park Lane	Aldeburgh	IP15 5HL
Pebblebeach Cottage	27	Park Road	Aldeburgh	IP15 5EU
	27	Fawcett Road	Aldeburgh	IP15 5HQ
	27	Brudenell Street	Aldeburgh	IP15 5DD
	27	The Terrace	Aldeburgh	IP15 5HJ
	28	Lee Road	Aldeburgh	IP15 5HG
The Studio	28	Fawcett Road	Aldeburgh	IP15 5HQ
	29	Park Road	Aldeburgh	IP15 5EU
	29	Fawcett Road	Aldeburgh	IP15 5HQ
	29	Lee Road	Aldeburgh	IP15 5EY
	29	Park Lane	Aldeburgh	IP15 5HL
Latymer House	29	Brudenell Street	Aldeburgh	IP15 5DD
	29	The Terrace	Aldeburgh	IP15 5HJ
	30	Lee Road	Aldeburgh	IP15 5HG
	31	Fawcett Road	Aldeburgh	IP15 5HQ
	31	The Terrace	Aldeburgh	IP15 5HJ
	31	Lee Road	Aldeburgh	IP15 5EY
	33	Fawcett Road	Aldeburgh	IP15 5HQ
	33	Lee Road	Aldeburgh	IP15 5EY
	33	The Terrace	Aldeburgh	IP15 5HJ
	34	Lee Road	Aldeburgh	IP15 5HG
	35	The Terrace	Aldeburgh	IP15 5HJ
Tapp Cottage	35	Fawcett Road	Aldeburgh	IP15 5HQ
The Little Covert	35	Lee Road	Aldeburgh	IP15 5EY
	36	Lee Road	Aldeburgh	IP15 5HG
	37	Fawcett Road	Aldeburgh	IP15 5HQ

	38	Lee Road	Aldeburgh	IP15 5HG
	39	Fawcett Road	Aldeburgh	IP15 5HQ
Regatta House	39	The Terrace	Aldeburgh	IP15 5HJ
	40	Lee Road	Aldeburgh	IP15 5HG
	41	Fawcett Road	Aldeburgh	IP15 5HQ
	41	Lee Road	Aldeburgh	IP15 5EY
	42	Lee Road	Aldeburgh	IP15 5HG
	43	Fawcett Road	Aldeburgh	IP15 5HQ
	43	Lee Road	Aldeburgh	IP15 5EY
	44	Lee Road	Aldeburgh	IP15 5HG
	45	Lee Road	Aldeburgh	IP15 5EY
	45	Fawcett Road	Aldeburgh	IP15 5HQ
	46	Lee Road	Aldeburgh	IP15 5HG
	47	Lee Road	Aldeburgh	IP15 5EY
	48	Lee Road	Aldeburgh	IP15 5HG
	49	Lee Road	Aldeburgh	IP15 5EY
	50	Lee Road	Aldeburgh	IP15 5HG
	51	Lee Road	Aldeburgh	IP15 5EY
	52	Lee Road	Aldeburgh	IP15 5HG
	53	Lee Road	Aldeburgh	IP15 5EY
	64	Lee Road	Aldeburgh	IP15 5EY
	66	Lee Road	Aldeburgh	IP15 5EY
	70	Lee Road	Aldeburgh	IP15 5EY
	72	Lee Road	Aldeburgh	IP15 5EY
	74	Lee Road	Aldeburgh	IP15 5EY
	76	Lee Road	Aldeburgh	IP15 5EY
	80	Lee Road	Aldeburgh	IP15 5EY
	82	Lee Road	Aldeburgh	IP15 5EY
	84	Lee Road	Aldeburgh	IP15 5EY
	272	High Street	Aldeburgh	IP15 5DQ
	274	High Street	Aldeburgh	IP15 5DQ
	276	High Street	Aldeburgh	IP15 5DQ
	278	High Street	Aldeburgh	IP15 5DQ
	280	High Street	Aldeburgh	IP15 5DQ
	282	High Street	Aldeburgh	IP15 5DQ
	284	High Street	Aldeburgh	IP15 5DQ
	286	High Street	Aldeburgh	IP15 5DQ
	290	High Street	Aldeburgh	IP15 5DQ
	292	High Street	Aldeburgh	IP15 5DQ
	307	High Street	Aldeburgh	IP15 5DG
	309	High Street	Aldeburgh	IP15 5DG
	311	High Street	Aldeburgh	IP15 5DG
Midsomer House	16A	Fawcett Road	Aldeburgh	IP15 5HQ
	15A	Lee Road	Aldeburgh	IP15 5HG
	33A	Lee Road	Aldeburgh	IP15 5EY
	3A	Crespigny Road	Aldeburgh	IP15 5HA
	8A	Hartington Road	Aldeburgh	IP15 5HD
Coastguard Court	Flat 1	High Street	Aldeburgh	IP15 5DR

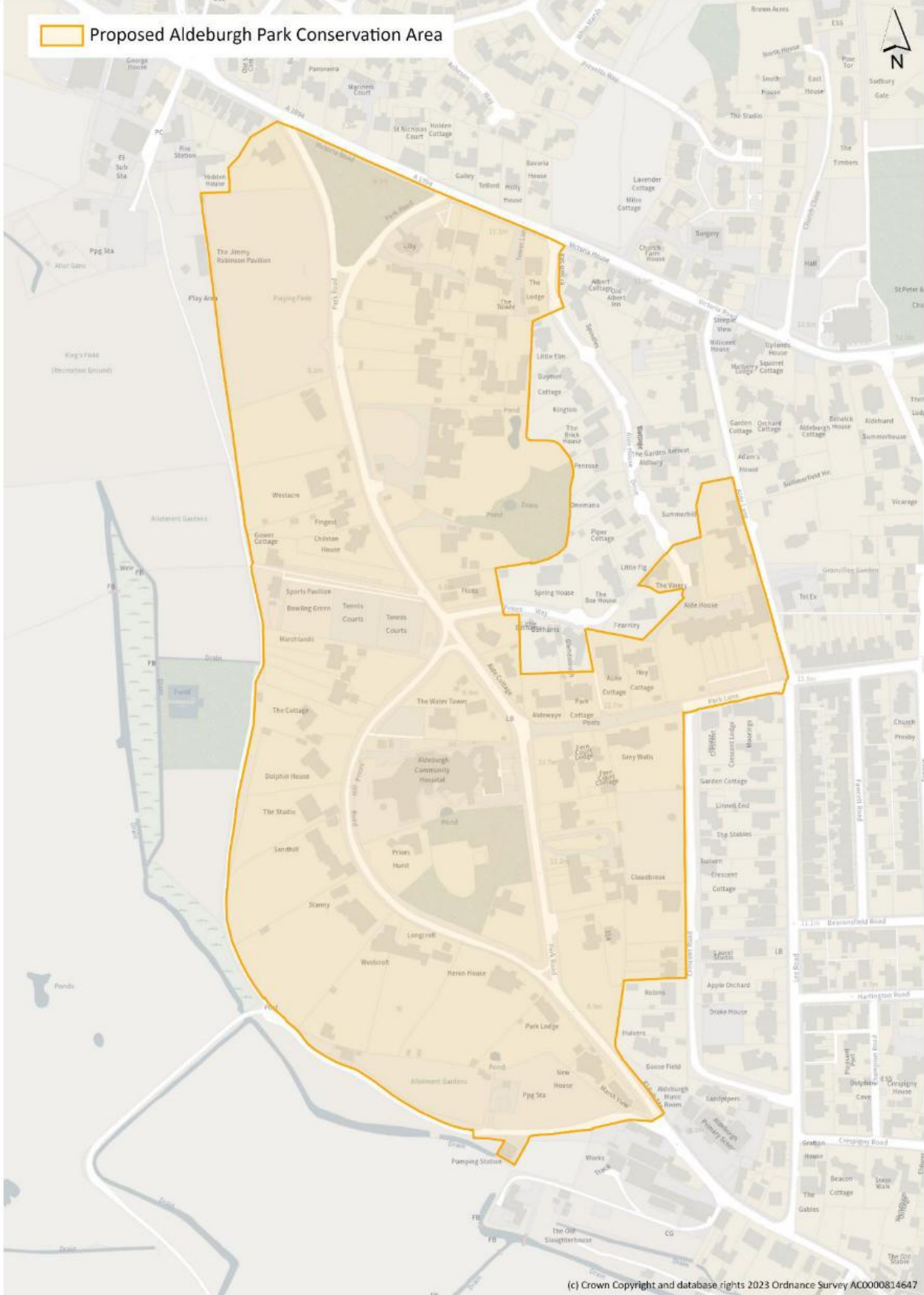
Coastguard Court	Flat 10	High Street	Aldeburgh	IP15 5DR
Coastguard Court	Flat 11	High Street	Aldeburgh	IP15 5DR
Coastguard Court	Flat 12	High Street	Aldeburgh	IP15 5DR
Coastguard Court	Flat 2	High Street	Aldeburgh	IP15 5DR
Coastguard Court	Flat 3	High Street	Aldeburgh	IP15 5DR
Coastguard Court	Flat 4	High Street	Aldeburgh	IP15 5DR
Coastguard Court	Flat 5	High Street	Aldeburgh	IP15 5DR
Coastguard Court	Flat 6	High Street	Aldeburgh	IP15 5DR
Coastguard Court	Flat 7	High Street	Aldeburgh	IP15 5DR
Coastguard Court	Flat 8	High Street	Aldeburgh	IP15 5DR
Coastguard Court	Flat 9	High Street	Aldeburgh	IP15 5DR
Crespigny Cottage		Fawcett Road	Aldeburgh	IP15 5HQ
Aldeburgh Music Room		Park Road	Aldeburgh	IP15 5EU
Beacon Cottage		Crespigny Road	Aldeburgh	IP15 5EZ
The Stern Walk		Crespigny Road	Aldeburgh	IP15 5EZ
Sun Cottage		Fawcett Road	Aldeburgh	IP15 5HQ
Grafton House		Crespigny Road	Aldeburgh	IP15 5EZ
Crescent House		Park Lane	Aldeburgh	IP15 5HN
Moorings		Park Lane	Aldeburgh	IP15 5HN
Sandpipers		Crescent Road	Aldeburgh	IP15 5HW
Dolphins Cove		Champion Road	Aldeburgh	IP15 5HR
Port Pleasant		Champion Road	Aldeburgh	IP15 5HR
Suilven		Crescent Road	Aldeburgh	IP15 5HW
Apple Orchard		Crescent Road	Aldeburgh	IP15 5HW
Crescent Cottage		Crescent Road	Aldeburgh	IP15 5HW
Garden Cottage		Crescent Road	Aldeburgh	IP15 5HW
Goosefield		Crescent Road	Aldeburgh	IP15 5HW
Hulvers		Crescent Road	Aldeburgh	IP15 5HW
Linnell End		Crescent Road	Aldeburgh	IP15 5HW
The Stables		Crescent Road	Aldeburgh	IP15 5HW
Drake House		Crescent Road	Aldeburgh	IP15 5HW
Gun Lodge		Brudenell Street	Aldeburgh	IP15 5DD
Old Mill Cottage		Fort Green	Aldeburgh	IP15 5DE
Old Mill House		Fort Green	Aldeburgh	IP15 5DE
Crescent Lodge		Park Lane	Aldeburgh	IP15 5HN
Beach Lodge		Brudenell Street	Aldeburgh	IP15 5DD
Aldeburgh Boatyard Company		Fort Green	Aldeburgh	IP15 5DE
R F Upson And Co Boatbuilders		Slaughden Road	Aldeburgh	IP15 5NA
Cannon Corner		Brudenell Street	Aldeburgh	IP15 5DD
Orwell House		Brudenell Street	Aldeburgh	IP15 5DD
Aldeburgh Primary School		Park Road	Aldeburgh	IP15 5EU
Slaughden Sailing Club		Slaughden Road	Aldeburgh	IP15 5NA
Store		Slaughden Road	Aldeburgh	IP15 5NA
Boat Storage Yard		Slaughden Road	Aldeburgh	IP15 5DE

Boat Store		Slaughden Road	Aldeburgh	IP15 5NA
Aldeburgh Yacht Club		Slaughden Road	Aldeburgh	IP15 5NA
Aldeburgh Playgroup		Crescent Road	Aldeburgh	IP15 5HW
Skippers Cottage		Brudenell Street	Aldeburgh	IP15 5DD
Studio Cottage		Fort Green	Aldeburgh	IP15 5DE
Roman Catholic Church		The Terrace	Aldeburgh	IP15 5HQ
Slaughden Quay		Slaughden Road	Aldeburgh	IP15 5NA
Toppers		The Terrace	Aldeburgh	IP15 5HJ
The Covert		Crescent Road	Aldeburgh	IP15 5HW
Coastguard Station		Fort Green	Aldeburgh	IP15 5DE
Robins		Crescent Road	Aldeburgh	IP15 5HW
Land west of No.13 Park Road = 0.05 hectares in area bounded by Park Road to the east; The Gables to the west; and Park Road to the south.				
Land north of boat building yard = 0.3 hectares in area partly bounded by No.311 High Street to the east.				
Land known as Fort Green car park = 0.3 hectares bounded to the north by No.29 Brudenell Street; High Street to the west; and Old Mill House and Old Mill Cottage to the south.				
Land surrounding boat building yard south to Slaughden Sailing Club = 1.1 hectares partly bounded to the north by No.311 High Street; Slaughden Road to the east; and Aldeburgh Marshes to the west.				
Land south of Aldeburgh Yacht Club = 0.26 hectares bounded by Slaughden Road to the east; Martello Tower CC to the south				
Land to the south of Old Mill House and Studio Cottage = 0.5 hectares bounded to west by Slaughden Road; and by access track and sea wall to the east.				
Land to the east of the sea wall = 2.65 hectares bounded to the east by Mean High Water; as far north as Beach House, Crag Path; and as far south as Martello Tower CC.				

Appendix C	Supplement to the existing 2013 Aldeburgh Conservation Area Appraisal (October 2023) – please separate attachment
-------------------	---

Appendix D Map showing proposed Aldeburgh Park Conservation Area

Proposed Aldeburgh Park Conservation Area



Appendix E	Schedule of land and property for inclusion within proposed Aldeburgh Park Conservation Area
-------------------	--

House Name	House Number	Street	Town	Post Code
Alde House	1	Alde House Drive	Aldeburgh	IP15 5EE
Marshlands	1	Priors Hill Road	Aldeburgh	IP15 5EP
	1	Tower Lane	Aldeburgh	IP15 5LN
Alde House	2	Alde House Drive	Aldeburgh	IP15 5EE
Marshlands	2	Priors Hill Road	Aldeburgh	IP15 5EP
Alde House	3	Alde House Drive	Aldeburgh	IP15 5EE
	3	Crescent Road	Aldeburgh	IP15 5HW
Marshlands	3	Priors Hill Road	Aldeburgh	IP15 5EP
	3	Tower Lane	Aldeburgh	IP15 5LN
	30	Victoria Road	Aldeburgh	IP15 5EG
	31A	Park Road	Aldeburgh	IP15 5ET
	33	Alde Lane	Aldeburgh	IP15 5DZ
	33	Park Road	Aldeburgh	IP15 5ET
	33A	Park Road	Aldeburgh	IP15 5ET
	33B	Park Road	Aldeburgh	IP15 5ET
	33C	Park Road	Aldeburgh	IP15 5ET
Alde House	4	Alde House Drive	Aldeburgh	IP15 5EE
Marshlands	4	Priors Hill Road	Aldeburgh	IP15 5EP
	41	Alde Lane	Aldeburgh	IP15 5DZ
	45	Park Road	Aldeburgh	IP15 5EN
	47	Park Road	Aldeburgh	IP15 5EN
Alde House	5	Alde House Drive	Aldeburgh	IP15 5EE
	5	Crescent Road	Aldeburgh	IP15 5HW
	51	Park Road	Aldeburgh	IP15 5EN
	53	Park Road	Aldeburgh	IP15 5EN
	54	Park Road	Aldeburgh	IP15 5EL
	55	Park Road	Aldeburgh	IP15 5EN
	58	Park Road	Aldeburgh	IP15 5EL
	7	Crescent Road	Aldeburgh	IP15 5HW
Alde Cottage		Park Road	Aldeburgh	IP15 5ER
Alde House		Alde House Drive	Aldeburgh	IP15 5EE
Aldeburgh And District Community Hospital		Park Road	Aldeburgh	IP15 5ES
Aldeburgh Bowls And Sports Club		Park Road	Aldeburgh	IP15 5EL
Aldeburgh Library		Victoria Road	Aldeburgh	IP15 5EG
Aldeburgh Renal Unit Aldeburgh And District Community Hospital		Park Road	Aldeburgh	IP15 5ES
Aldewaye		Park Road	Aldeburgh	IP15 5ER

Annexe Priors Hill	48	Park Road	Aldeburgh	IP15 5ET
Aune Cottage		Priors Way	Aldeburgh	IP15 5EW
Belstead Barn	2A	Tower Lane	Aldeburgh	IP15 5LN
Caldwell	52	Park Road	Aldeburgh	IP15 5ET
Cherry House	31	Park Road	Aldeburgh	IP15 5ET
Chilston House		Park Road	Aldeburgh	IP15 5EL
Cloudbreak		Park Road	Aldeburgh	IP15 5ET
Clover House	1	Crescent Road	Aldeburgh	IP15 5HW
Craig Royston	32	Victoria Road	Aldeburgh	IP15 5EG
Day Centre Aldeburgh And District Community Hospital		Park Road	Aldeburgh	IP15 5ES
Dolphin House		Priors Hill Road	Aldeburgh	IP15 5EP
Dunan	41	Park Road	Aldeburgh	IP15 5EN
Fairlawn	37	Alde Lane	Aldeburgh	IP15 5DZ
Fern Court	39	Park Road	Aldeburgh	IP15 5ET
Fern Court Cottage		Park Lane	Aldeburgh	IP15 5HP
Fern Court Lodge		Park Lane	Aldeburgh	IP15 5HP
Fingest	56	Park Road	Aldeburgh	IP15 5EL
Flat 1 Craig Royston	32	Victoria Road	Aldeburgh	IP15 5EG
Flat 2 Craig Royston	32	Victoria Road	Aldeburgh	IP15 5EG
Flat 3 Craig Royston	32	Victoria Road	Aldeburgh	IP15 5EG
Flat 4 Craig Royston	32	Victoria Road	Aldeburgh	IP15 5EG
Flints		Park Road	Aldeburgh	IP15 5EN
Garrett Bungalow	43A	Park Road	Aldeburgh	IP15 5EN
Garrett House Residential Home	43	Park Road	Aldeburgh	IP15 5EN
Greywalls		Park Lane	Aldeburgh	IP15 5HP
Heron House		Priors Hill Road	Aldeburgh	IP15 5EP
Hillcrest	35	Park Road	Aldeburgh	IP15 5ET
Hoy Cottage		Alde House Drive	Aldeburgh	IP15 5EE
Kingsfield House	62	Park Road	Aldeburgh	IP15 5EL
Lansdown	2	Tower Lane	Aldeburgh	IP15 5LN
Longcroft		Priors Hill Road	Aldeburgh	IP15 5EP
Marsh View		Park Road	Aldeburgh	IP15 5EU
Marshlands		Priors Hill Road	Aldeburgh	IP15 5EP
Mill Edge	28	Victoria Road	Aldeburgh	IP15 5EG
Mortuary Aldeburgh And District Community Hospital		Park Road	Aldeburgh	IP15 5ES
New House		Park Road	Aldeburgh	IP15 5EU
Park Cottage		Park Lane	Aldeburgh	IP15 5HP
Park Lodge	46	Park Road	Aldeburgh	IP15 5EU
Priors Hill	48	Park Road	Aldeburgh	IP15 5ET
Priors Hurst		Priors Hill Road	Aldeburgh	IP15 5EP
Priorsway House	1	Priors Way	Aldeburgh	IP15 5EW
Sandhill		Priors Hill Road	Aldeburgh	IP15 5EP
South House	33	Park Road	Aldeburgh	IP15 5ET
Stanny		Priors Hill Road	Aldeburgh	IP15 5EP

Sunbury		Alde House Drive	Aldeburgh	IP15 5EE
Tennis Club		Park Road	Aldeburgh	IP15 5EU
The Cottage		Priors Hill Road	Aldeburgh	IP15 5EP
The Hollies	37	Park Road	Aldeburgh	IP15 5ET
The Lodge		Alde House Drive	Aldeburgh	IP15 5EE
The Music House	49	Park Road	Aldeburgh	IP15 5EN
The Old Coach House	37A	Alde Lane	Aldeburgh	IP15 5DZ
The Old Stables		Jubilee Walk	Aldeburgh	IP15 5EU
The Pump House		Park Road	Aldeburgh	IP15 5EU
The Secret Garden	46A	Park Road	Aldeburgh	IP15 5EU
The Studio		Priors Hill Road	Aldeburgh	IP15 5EP
The Tower		Victoria Road	Aldeburgh	IP15 5EG
The Vinery		Alde House Drive	Aldeburgh	IP15 5EE
The Water Tower		Priors Hill Road	Aldeburgh	IP15 5EP
Tiverton House		Crescent Road	Aldeburgh	IP15 5HW
Westcroft		Priors Hill Road	Aldeburgh	IP15 5EP
Westerly House	60	Park Road	Aldeburgh	IP15 5EL

Land south of Victoria Road (A1094) = 0.38 hectares in area bounded by Park Road to the east and west;

Land west of Park Road (Playing Field) = 1.2 hectares in area bounded by the Play Area to the west; Hidden House and No.62 Park Road to the north; and No.60 Park Road to the south;

Land east of Sports Pavilion = 0.38 hectares bounded by Gower Cottage to the north; Marshlands to the south; and Priors Hill Road/Park Road to the east.

Allotment Gardens = 0.31 hectares bounded by Longcroft, Heron House and Park Lodge to the north; pumping station to the east; and Definitive Footpath 12 to the south

Land to the east of the pumping station = 0.31 hectares in area bounded by Park Lodge and Marsh View to the north; allotment gardens to the west; and Definitive Footpath 12 to the south.

Appendix F

Aldeburgh Park Conservation Area Appraisal and Management Plan
(October 2023) - please separate attachment

Appendix G

Aldeburgh Conservation Area Extension and Aldeburgh Park Proposed Area Public Consultation – analysis of sample responses and officer feedback

Aldeburgh Conservation Area Extensions and Aldeburgh Park Proposed Conservation Area - Public Consultation

Analysis of sample responses and officer feedback

Introduction

This appendix provides an overview of the responses received during the Public Consultation period for the Aldeburgh Conservation Area Extension and Aldeburgh Park Proposed Conservation Area. The consultation period ran for 6 weeks, from January 9th closing on Friday 17th February 2023, with a public exhibition held in The Old Generator Station on January 25th that was attended by over 100 people.



Figure 1 Public Consultation Exhibition at the Old Generator Station, held on Wednesday 25 January 2023 between 2pm and 7pm

Summary of results

In total, **80 responses** were received through the Council's website and email. Of these, 72 were received from residents/owners within the proposed extension areas (90%), with 8 from residents outside of the areas.

Overall sentiment towards proposed designations	Number	Percentage
Responses in support of the proposals	59	73.75%
Responses in opposition to the proposals	17	21.25%
Neutral responses	4	5%

Supporting responses

Of the 59 responses, 8 related to the Aldeburgh Park area specifically, 12 to the Aldeburgh proposed extension areas, and a further 39 registered support for both the Aldeburgh Park area and proposed extension areas. Themes that were raised frequently are summarised below:

- Better protection for special areas around Aldeburgh
- Recognition of its heritage value
- Designation felt to be in the interest of the Town
- Recognition of previously undervalued areas of architectural interest

Opposing responses

Of the 17 responses that were opposed to the proposals, 7 related to the Aldeburgh Park area specifically, 6 to the Aldeburgh proposed extension areas, and a further 4 registered opposition to both the Aldeburgh Park area and proposed extension areas. Themes that were raised frequently are summarised below:

- General sentiment that the area is already being cared for sufficiently by residents, with no need for further protection
- Concern over increased restrictions to private properties and private gardens (raised by 6 responses)
- Existing protection of the area is already sufficient through AONB designation (raised by 4 responses)
- Consultation has already taken place on the 'Garrett Era Area' recently, so another was not necessary (raised by 4 responses)
- Specific concerns over boundary i.e. inclusion of particular buildings and spaces (outlined in further detail below)
- Concern over increased restrictions to tree management (raised by 5 responses)

Key Statistics

Responses received

80

Overall sentiment

Support	59
Opposition	17
Neutral	4

Breakdown of responses within each area

Aldeburgh Park	15
Aldeburgh Extension Areas	21
Area 1	1
Area 2	8
Area 3	4
All	8
Both Aldeburgh Park and Extension Areas	44

Breakdown of sentiment within each area

Aldeburgh Park

Support	8
Oppose	7

Aldeburgh Extension Areas

Support	12
Oppose	6
Neutral	3

Both Park and Extension Areas

Support	39
Oppose	4
Neutral	1

Summary table of responses and officer feedback

Resident of	Summary of comments	Officer response
Aldeburgh Park	<ul style="list-style-type: none"> Request to rename from 'Aldeburgh Park' to refer to Garret Andersons Remove use of term 'suburb' 	<p><i>The name Aldeburgh Park has historic provenance and was used by Newson Garrett.</i></p> <p><i>The word 'suburb' has been omitted from the Appraisal as we agree that Aldeburgh Park should not be characterised in this way.</i></p>
Aldeburgh Park	<ul style="list-style-type: none"> Request to address the advertising hoardings in the Rugby Club playing field 	<p><i>This can be considered following any decision on designation.</i></p>
Aldeburgh Park	<ul style="list-style-type: none"> Request to include the full extent of the entrance wall on Alde House Drive 	<p><i>The boundary does include the entrance walls on both sides of Alde House Drive.</i></p>
Trustees within Aldeburgh Park	<ul style="list-style-type: none"> Further history supplied about the Queen's Field and its formation/ownership 	<p><i>We are grateful for the additional information received which we have used.</i></p>
Aldeburgh Park	<ul style="list-style-type: none"> Query on boundary along Crescent Road and whether it includes a boundary wall 	<p><i>Property boundaries are included with the property in the area of designation.</i></p>
Aldeburgh Extension Area 2	<ul style="list-style-type: none"> Some further detail supplied on the history of Area 3 	<p><i>We are grateful for the additional information received which we used.</i></p>
Aldeburgh Park	<ul style="list-style-type: none"> Highlighted the discrepancy/requested clarity on the extended boundary at the back of the School and on the western side of Crescent Road and in particular whether Sandpipers, Goosefield, Hulvers and Robins are to be included in the Conservation area extension or not Requested whether the whole proposed southern conservation zone extension (Area 3) might also be extended westwards as far as the footpath that runs from Jubilee walk west of the Old Generator station south to the river wall to give added protection to this very well known and liked land forming 	<p><i>Unfortunately, a map used at the public consultation event included an erroneous boundary alignment and hence this reasonable query. The four named properties will not be included in the extension of the Conservation Area as they are of insufficient merit, individually and as a group. As the properties fall between the extension and Aldeburgh Park, their exclusion will not harm the integrity or coherence of either area (i.e. they do not form a 'hole' within either).</i></p> <p><i>The suggested westwards extension was considered</i></p>

	<p>a large part of the so called Aldeburgh town marshes.</p>	<p><i>but not agreed, as this is an area principally consisting of natural landscape; Conservation Area designation is intended to protect buildings and associated spaces. The marshes fall within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and will also enjoy some protection by falling within the setting of the extended Conservation Area and contributing to its significance.</i></p>
<p>Aldeburgh Park</p>	<ul style="list-style-type: none"> • Some of the trees on Park Road and elsewhere appear to have somewhat overgrown their original proportions, with the result that original views have been compromised by a reticence to confine them to those proportions. While this does not affect me, I understand that restrictions on ability to do tree work may be a factor in some people not supporting the proposals. 	<p><i>Designation does not restrict owners or occupiers' ability to undertake necessary tree works. Aside from TPO trees, permission is not needed for works to trees: what is required is simply six weeks' notice of relevant works to be provided to the district council and there also exceptions to this.</i></p>
<p>Suffolk Preservation Society</p>	<ul style="list-style-type: none"> • We consider that many of the threats identified in the management plans can only be properly controlled through an Article 4 Direction, namely removing permitted development rights for such changes which would otherwise be outside the control of the planning authority. In practice, without imposing such additional controls, these designations will only provide control over design quality, total demolition and the cutting down of trees. In the opinion of the Society, the purpose of designating new and extending existing conservation areas is incomplete without the 	<p><i>We note and are grateful for the full support of the Suffolk Preservation Society which is very welcome.</i></p> <p><i>With respect to Article 4 directions, there is no current proposal to use these in Aldeburgh. In undertaking fieldwork for the extensions and new Conservation Area, it was apparent that most properties are well managed and maintained and that, on balance, there is a lack of significant harmful change that would make it difficult to justify restricting householders' permitted development rights further. The National Planning Policy</i></p>

	<p>associated level of control over features such as retention of fenestration and boundary treatments that an Article 4 direction imposes. Therefore, whilst in full support of the proposals, we continue to urge the council to take this necessary step to fully control harmful change in important and sensitive areas such as this.</p>	<p><i>Frameworks states that the use of Article 4 directions should be based on ‘robust’ evidence and ‘apply to the smallest geographical area possible’ (para. 53, p15). We cannot provide any robust evidence in Aldeburgh.</i></p>
Aldeburgh Park	<ul style="list-style-type: none"> Concerns about the cost of designation to residents, and the environmental impact that restrictions cause https://on.ft.com/3YsPLGn 	<p><i>Although this article in the Financial Times is restricted to subscribers, we were able to view its contents. Householders within Conservation Areas are not denied the benefits of upgrading their properties with respect to energy consumption: PV panels (except on vertical walls) and double glazing can be installed without needing planning permission, for example, if a house is unlisted. External insulation may also be permissible. Conservation of character is not at the expense of conservation of energy – a common misconception: Conservation Area designation helps manage change – it does not prevent it.</i></p>
Historic England	<ul style="list-style-type: none"> Having reviewed the accompanying draft Supplement to the Existing Aldeburgh Conservation Area, which comprehensively sets out the justificatory evidence for the inclusion of each proposed extension area, we can confirm that we support their inclusion. For both the urban Areas 1 and 2, the architectural and historic interest – particularly we think 	<p><i>We note and are grateful for the full support of Historic England for the designation of Aldeburgh Park and the three extensions to the existing Conservation Area which is very welcome. Historic England is the Government’s principal adviser on the historic environment and its views carry considerable weight.</i></p>

of the 1960s housing, which is unusual for Aldeburgh – is clearly sufficient to meet the requirements of paragraph 191 of the NPPF. The Area 3 extension between the Fort Green Mill and Sloughden Martello Tower contains less obvious architectural interest aside from those two structures. However, we consider that its spatial qualities as part of the setting of the Martello tower and mill, coupled with the historic and archaeological interest it embodies as the location of the former hamlet of Slaughden, as well as containing significant second world war defensive infrastructure, lends the area sufficient special interest and associative relationships to existing heritage assets for it to be incorporated.

- Based on the information supplied in the draft Aldeburgh Park Conservation Area Appraisal and Management Plan, we support its conclusions that the area identified could be designated as a conservation area. The interesting and varied architectural interest of the large, detached villas set in their verdant planned street layout orchestrated by the Aldeburgh Land Company is a discrete and significant extension to the medieval settlement of Aldeburgh, which evidently warrants a separate and distinct designation in its own right apart from the principal Aldeburgh Conservation Area.
- We routinely encourage the use of Article 4 Directions to

See officer comments above on the use of Article 4 directions. Officers are currently reviewing existing directions within the Waveney area of the district. There are no such directions in any Conservation Areas in the Suffolk Coastal area.

The comment regarding 'Every building...' is agreed and the Appraisal text has been amended.

	<p>help manage inappropriate change, such as the insertion of UPVC windows, in conservation areas. We note that the appraisal makes mention of Article 4s on page 4, but also that no Article 4s are present in the former Suffolk Coastal area. One of the issues highlighted for the proposed extension to Aldeburgh conservation area is the loss of traditional windows, and in light of this and the lack of controls, we would strongly encourage the implementation of Article 4s within both the extended and newly designated areas to help manage this threat to their character and appearance.</p> <ul style="list-style-type: none"> • We do query the statement “Every building, space and feature within a Conservation Area makes a contribution to its character and special interest” on page 19. We suggest that this is not necessarily the case, especially where features such as unattractive extensions or changes to boundaries, detailing or landscaping detract from the prevailing character and appearance of a designated area without being sufficient to warrant de-designation/removal, and are therefore opportunities for enhancement. We would recommend modifying this paragraph slightly to reflect that. 	
Outside of areas	<ul style="list-style-type: none"> • discourage any parking on the sea wall, except for disabled people. Parked cars are unsightly as they are on a horizon. They detract from the landscape (sea and marshes) when seen from the south end 	<p><i>Designation is not a parking or traffic management tool. However, these comments are noted for future reference when considering the parking regime in Aldeburgh.</i></p>

	of the town and from the river.	
Aldeburgh Extension Area 2	<ul style="list-style-type: none"> Requested reconsideration of the small island of four houses in Crescent Road are not left isolated in the middle of the new Conservation Area 	<i>See officer comments above on this point. The four houses will not actually be isolated in the middle of any Conservation Areas, but simply be within a gap between them.</i>
Unknown	<ul style="list-style-type: none"> Requested the area could be extended along Saxmundham Road. 	<i>This suggestion could be considered at a future date but will not form part of the current proposals.</i>
Unknown	<ul style="list-style-type: none"> The term 'suburb' for this whole area is not really appropriate One correction on page 119 is that I am pretty sure that the twenty-first century sailing club house is Slaughden Sailing Club (not mentioned in the document) not Aldeburgh Yacht Club. Also the Music Room (in part of Aldeburgh School playground) was donated by Benjamin Britten, a strong cultural and historical point for the town. I believe the Aldeburgh Library was also built with funds from BB but that will need to be checked. Maps (for example in figures 18 and 20) are very faint so it is very difficult to identify the location being described. 	<p><i>We agree that the term suburb is not appropriate when referring to Aldeburgh Park and its use is deleted from the Appraisal.</i></p> <p><i>Noted regarding the sailing club and corrected. We are grateful for the comment.</i></p> <p><i>Additional information has been included on the Music Room in the Supplement following research at the Britten Pears Archive at the Red House, Aldeburgh.</i></p> <p><i>Britten's possible connection to Aldeburgh Library has not been checked by officers.</i></p> <p><i>We apologise for the map quality and will take this feedback away to help improve future map-based consultations on-line, written and in person.</i></p>
Unknown	<ul style="list-style-type: none"> Concerns over the addition of Area 3 – businesses need to be able to respond quickly to floods etc as well as flood defences throughout the area Proposals did not give any credit to the Park Road Association for its work to date 	<i>Designation will not prevent businesses needing to protect premises in the event of flood events nor the installation of necessary flood defences – which are already a part of the character of the town.</i>

	<p>in preserving the green look of the area.</p> <ul style="list-style-type: none"> • The presentation is incomplete in assessing parking places as there is a specific parking area just above/by the tennis courts and bowling area. Clarity requested about what designation would mean for parking. • Crescent Road Association should also be mentioned for their work 	<p><i>Officers acknowledge and apologise for the oversight regarding the Park Road Association. The Appraisal is amended to recognise the excellent work of the PRA in maintaining the area. This applies also to the Crescent Road Association.</i></p> <p><i>See officer comment above regarding parking issues.</i></p>
Aldeburgh Extension Area 1	<ul style="list-style-type: none"> • Provided detail on the history of Aldeburgh Lodge Gardens 	<p><i>We are grateful for the additional information received which we have used.</i></p>
Aldeburgh Extension Area 2	<ul style="list-style-type: none"> • Suggest including all of the plots which front onto Church Walk 	<p><i>Most of Church Walk already falls within the Conservation Area. It can reasonably be argued that the entirety of streets should be included as they form a single entity. However, this can lead to inclusion of neutral properties which do not positively contribute to character. Conservation Areas should always have a preponderance of positively contributing properties.</i></p>
Aldeburgh Yacht Club	<ul style="list-style-type: none"> • Feel the boundary should run along the top of the seawall, and not encompass the lands occupied and owned by Aldeburgh Yacht Club 	<p><i>Officers judge that the southern extension to the Conservation Area would lose a lot of its merit if the Yacht Club was excluded, as suggested, as it is so important to the maritime and recreational character of the town. The Cruising Club, Rowing Club and Deben Yacht Club are included in the Woodbridge Conservation Area for similar reasons without any detriment to their operation.</i></p>
Aldeburgh general	<ul style="list-style-type: none"> • Discrepancy relating to the extended boundary at the back of the School and on the 	<p><i>Please see above for officer feedback on this discrepancy error.</i></p>

	<p>western side of Crescent Road and in particular whether Sandpipers, Goosefield, Hulvers and Robins are to be included in the Conservation area extension or not. Would support its inclusion</p> <ul style="list-style-type: none"> • Request to add the species rich old meadow grass strip which runs North/South from Victoria Road (opposite Alde House Drive) to Church Farm Road. Should also be included in the extension to ensure this valuable nature area always remains. When the land of Church Farm was developed in the 1990's to form the church farm estate this strip was required to be left as part of the planning and as it still has all the various grasses/plants from ancient meadow lands we should ensure it is protected. 	<p><i>The suggestion for including the meadow is interesting and was considered by officers. However, officers judged that the space itself does not relate sufficiently in spatial or character terms to either Aldeburgh Park or the existing Conservation Area to allow it to be integrated. Conservation Area designation is not intended as a landscape conservation designation, for which there are other protections available.</i></p>
Aldeburgh Extension Area 2	<ul style="list-style-type: none"> • The proposed plan denotes the areas between the building and each Road as important open space. This space is not 'open space' – it is private garden, bordered by high fences and hedges, so cannot rationally be classified as 'open'. • I also query the need to extend the area South to Slaughden and the Martello Tower, when it is an AONB 	<p><i>Officers apologise for the misunderstanding that has arisen here: the term 'open' refers to their character as front gardens, being open and free of buildings, allowing views across them. The term is not meant to denote that they are open for public access.</i></p> <p><i>Officers judge that there is considerable merit in extending the existing Conservation Area to include that part of the town which encompasses its military, maritime and recreational character.</i></p>
Slaughden Sailing Club	<ul style="list-style-type: none"> • Requested the club is removed from the area, while acknowledging that the open land between Fort Green and the Martello Tower should be protected from development. 	<p><i>Officers Welcome support, in principle, for the southern extension to the Conservation Area but judge it would lose a lot of its merit if the Sailing Club was</i></p>

		<i>excluded, as suggested, as it is so important to the maritime and recreational character of the town. The Cruising Club, Rowing Club and Deben Yacht Club are included in the Woodbridge Conservation Area for similar reasons without any detriment to their operation.</i>
Aldeburgh Extension Area 2	<ul style="list-style-type: none"> I draw your attention to the increasing volume of traffic along Lee Road, much of it being due to the road being used as a convenient short cut “rat run” avoiding the High Street to access the beach frontage and other areas to the south of the town 	<i>Noted. Designation will not affect traffic movements, as such.</i>
Aldeburgh Extension Area 3	<ul style="list-style-type: none"> Provides detail of a building (formerly Stone Frigate) within Extension Area 3 that has been altered in 2018 and offer to supply further photos for use in the appraisal 	<i>Noted and officers are grateful for the supply of these details which have been used.</i>
Aldeburgh Extension Area 2	<ul style="list-style-type: none"> Current planning regulations are sufficient The designation will incur substantially more work for the Council The character of the Town is sufficiently protected Preservation is important but you can and should not prevent progress, particularly for Victorian houses which is not appropriate for modern living Would this prevent the removal of some 1930s/50s houses that need demolishing Concern over all trees over 75mm girth needing TPOs Concern that private gardens are highlighted as open green space Concern that restrictions would be placed on rooflights, loft conversions, dormer windows, types of fencing etc 	<p><i>Designation provides tree protection and introduces a specific test for high standards of design. These go beyond existing planning regulations outside Conservation Areas and are key benefits of designation.</i></p> <p><i>There is no evidence that designation will incur ‘substantially’ more work for the Council. There are already 52 Conservation Areas in the district, and the addition of a new one and extension of an existing one needs to be seen in this wider context.</i></p> <p><i>Officers have never suggested that designation ‘prevents progress’. Designation manages change and the inclusion of</i></p>

	<ul style="list-style-type: none"> • Specific responses to areas that should not be included <ul style="list-style-type: none"> - The two 1970 buildings (4 houses – Marsh View cottages) between the tennis courts and the old pump house should be removed - The Studio on Priors Hill Road should be removed - Bungalow on the corner of Park Road and Crescent Road should be removed - Garrett House will need to be broken into smaller lots - Aldeburgh Library should be removed - No 4 Park Lodge is not appropriate - Extension Area 1 is not worthy of designation - Remains of the cast iron lamp post - What benefits are there to including Area 3 • Concern about restrictions on single and double glazing 	<p><i>new designs of good quality within the existing Conservation Area demonstrates that ‘progress’ of high quality is encouraged and supported. For upgrading buildings for energy performance, please see officer comments above.</i></p> <p><i>Officers are uncertain why some houses would need demolishing. Designation tries to ensure that the better quality buildings that make a positive contribution are protected from loss. Buildings that are neutral in their contribution can be replaced with designs that are of equal merit, or – preferably – of a better design.</i></p> <p><i>Tree within Conservation Areas are not subject to Tree Preservation Orders where they are not already.</i></p> <p><i>Please see officer comments above on gardens that are shown as open space.</i></p> <p><i>There are existing permitted development restrictions for householders, as the areas are within an Area of Outstanding Natural Beauty. Designation will not alter these and will add only a few more.</i></p> <p><i>Officers do not agree with the list of suggested exclusions but respect the detailed consideration that has gone into them. It is acceptable to have some neutral properties included in a designation to ensure</i></p>
--	--	--

		<p><i>coherence or to avoid a 'doughnut' effect, for example. Aldeburgh Library is a high quality and locally distinctive design that should certainly be included, in addition to its important public use. Similarly for Area 1, these Modernist houses reflect the rich heritage of Aldeburgh, reflecting attractive design from the 18th, 19th and 20th centuries. Including Area 3 will benefit the character of that area in terms of its uses, views, development and long term management.</i></p> <p><i>There are no restrictions on the use of double glazing in unlisted buildings in designated areas. Householders are not denied the benefits of energy conservation by being in a Conservation Area.</i></p>
Aldeburgh Extension Area 2	<ul style="list-style-type: none"> • Detail on property in Fawcett Road with modern windows, no longer original 	<i>Noted.</i>
Aldeburgh Town Council	<ul style="list-style-type: none"> • Aldeburgh Town Council has been working with the Aldeburgh Society, East Suffolk Council and the Consultation team on this project from its inception. To preserve the character of this unique town for future generations to enjoy by the extension and creation of new conservation areas is, in our opinion, the best way to achieve this. We are fortunate to live in a town, much enjoyed by many who appreciate its special features and this proposal adds another layer of protection to these. Aldeburgh Town Council is fully supportive of the 	<i>We note and are grateful for the full support of the Aldeburgh Town Council which is very welcome.</i>

	<p>proposal of the new conservation areas which members believe will preserve the character of our wonderful town.</p>	
<p>Aldeburgh Society</p>	<ul style="list-style-type: none"> • It is pertinent here to point out how the raison d'être of the society "... to care for and nurture the character of the town and its surroundings on the East Coast of Suffolk .." and "... to encourage high standards of architecture and Town planning in what we believe is one of England's loveliest seaside towns ...", coincides closely with the duty imposed on local planning authorities, to identify those areas of "...special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.." and to designate those as Conservation Areas. It is for this reason that the Aldeburgh Society and the Aldeburgh Town Council have been closely working with the LPA's conservation team and their consultants to select, evaluate and appraise areas felt worthy of designation and that the Society supports it now. • the Aldeburgh Society is fully behind you in your endeavours and wish the motion safe and sure passage through the Local Authority and designation procedures. 	<p><i>We note and are grateful for the full support of the Aldeburgh Society which is very welcome.</i></p>