



# Strategic Planning Committee

Members are invited to a **Meeting of the Strategic Planning Committee** to be held in the Conference Room, Riverside, Lowestoft, on **Monday, 2 October 2023 at 10.30am.**

This meeting will be broadcast to the public via the East Suffolk YouTube Channel at <https://youtube.com/live/XB-SUydkiI?feature=share>.

## Members:

Councillor Sarah Plummer (Chair), Councillor Mark Packard (Vice-Chair), Councillor Paul Ashdown, Councillor Paul Ashton, Councillor Tom Daly, Councillor Mike Deacon, Councillor Julia Ewart, Councillor John Fisher, Councillor Andree Gee, Councillor Katie Graham, Councillor Toby Hammond, Councillor Colin Hedgley, Councillor Debbie McCallum, Councillor Mike Ninnmey, Councillor Graham Parker, Councillor Malcolm Pitchers, Councillor Rosie Smithson, Councillor Geoff Wakeling, Councillor Kay Yule.

An Agenda is set out below.

| <b>Part One – Open to the Public</b> |  | <b>Pages</b>   |
|--------------------------------------|--|----------------|
| <b>1</b>                             | <b>Apologies for Absence and Substitutions</b>   |                |
| <b>2</b>                             | <b>Declarations of Interest</b><br>Members and Officers are invited to make any declarations of interests, and the nature of that interest, that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the Meeting if it becomes apparent that this may be required when a particular item or issue is considered. |                |
| <b>3</b>                             | <b>Minutes</b><br>To confirm as a correct record the minutes of the meeting held on 3 July 2023.   | <b>1 - 14</b>  |
| <b>4</b>                             | <b>Energy Projects Update</b><br>To receive a presentation on Energy Projects within East Suffolk from the Cabinet Member with responsibility for Energy and Climate Change.   |                |
| <b>5</b>                             | <b>Enforcement Performance Report - April to June 2023 ES/1667</b><br>Report of the Cabinet Member with responsibility for Planning and Coastal Management.  | <b>15 - 19</b> |

| <b>Part One – Open to the Public</b> |   | <b>Pages</b>    |
|--------------------------------------|---|-----------------|
| <b>6</b>                             | <b>Planning Performance Report – April to June 2023 ES/1668</b><br>Report of the Cabinet Member with responsibility for Planning and Coastal Management.  | <b>20 - 25</b>  |
| <b>7</b>                             | <b>Appeals Performance Report – 22 May 2023 to 11 September 2023 ES/1669</b><br>Report of the Cabinet Member with responsibility for Planning and Coastal Management.   | <b>26 - 76</b>  |
| <b>8</b>                             | <b>Planning Policy and Delivery Update ES/1670</b><br>Report of the Cabinet Member with responsibility for Planning and Coastal Management.   | <b>77 - 86</b>  |
| <b>9</b>                             | <b>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 ES/1671</b><br>Report of the Cabinet Member with responsibility for Planning and Coastal Management. | <b>87 - 255</b> |
| <b>10</b>                            | <b>Strategic Planning Committee's Forward Work Programme</b><br>To consider the Committee's Forward Work Programme  |                 |

| <b>Part Two – Exempt/Confidential</b> | <b>Pages</b> |
|---------------------------------------|--------------|
|---------------------------------------|--------------|

**There are no Exempt or Confidential items for this Agenda.**

**Close**



Chris Bally, Chief Executive

**If you require this document in large print, audio or Braille or in a different language, please contact the Democratic Services Team on 01502 523521 or email:**

**[democraticservices@eastsoffolk.gov.uk](mailto:democraticservices@eastsoffolk.gov.uk)**

## **Filming, Videoing, Photography and Audio Recording at Council Meetings**

The Council, members of the public and press may record / film / photograph or broadcast this meeting when the public and press are not lawfully excluded.

The Council cannot guarantee public seating areas will not be filmed or recorded. By entering the Conference Room and sitting in the public seating area, those present will be deemed to have consented to the possible use of filmed images and sound recordings. If you do not wish to be recorded, please speak to a member of the Democratic Services team at the earliest opportunity.



### **The national Charter and Charter Plus Awards for Elected Member Development**

East Suffolk Council is committed to achieving excellence in elected member development

[www.local.gov.uk/Community-Leadership](http://www.local.gov.uk/Community-Leadership)

**Unconfirmed**



Minutes of a Meeting of the **Strategic Planning Committee** held in the Deben Conference Room, East Suffolk House, Melton, on **Monday, 3 July 2023** at **10.30am**.

**Members of the Committee present:**

Councillor Paul Ashdown, Councillor Paul Ashton, Councillor Tom Daly, Councillor Julia Ewart, Councillor John Fisher, Councillor Andree Gee, Councillor Katie Graham, Councillor Colin Hedgley, Councillor Debbie McCallum, Councillor Graham Parker, Councillor Malcolm Pitchers, Councillor Sarah Plummer, Councillor Rosie Smithson, Councillor Geoff Wakeling

**Other Members present:**

Councillor Peter Byatt, Councillor Jan Candy, Councillor Owen Grey, Councillor Vince Langdon-Morris, Councillor Stephen Molyneux

**Officers present:**

Sarah Davis (Democratic Services Officer (Scrutiny and Member Development)), Nick Khan (Strategic Director), Matt Makin (Democratic Services Officer (Regulatory)), Andrea McMillan (Planning Manager (Policy, Delivery and Specialist Services)), Bethany Rance (Planner - Energy Projects), Philip Ridley (Head of Planning and Coastal Management), Katherine Scott (Principal Planner (Technical Lead, Development Management)), Ben Woolnough (Planning Manager (Development Management, Major Sites and Infrastructure))

---

**1 Election of a Chair**

The Democratic Services Officer (Regulatory) opened the meeting and sought nominations for a Chair of the Committee for the 2023/24 municipal year.

On the proposition of Councillor Ewart, seconded by Councillor Daly it was

**RESOLVED**

That Councillor Sarah Plummer be elected Chair of the Strategic Planning Committee for the 2023/24 municipal year.

**2 Election of a Vice-Chair**

The Chair sought nominations for a Vice-Chair of the Committee for the 2023/24 municipal year.

On the proposition of Councillor Fisher, seconded by Councillor Grey it was

## **RESOLVED**

That Councillor Mark Packard be elected Vice-Chair of the Strategic Planning Committee for the 2023/24 municipal year.

### **3 Apologies for Absence and Substitutions**

Apologies for absence were received from Councillors Mike Deacon, Mike Ninnmey, Mark Packard and Kay Yule. Councillors Peter Byatt, Jan Candy, Owen Grey and Stephen Molyneux attended as their respective substitutes.

Apologies for absence were also received from Councillor Toby Hammond. No substitute attended in his place.

### **4 Declarations of Interest**

No declarations of interest were made.

### **5 Minutes**

On the proposition of Councillor Ashdown, seconded by Councillor Hedgley, it was by a unanimous vote

## **RESOLVED**

That the minutes of the meeting held on 6 March 2023 be agreed as a correct record and signed by the Chair.

### **6 Energy Projects Update**

The Committee received a presentation on energy projects within East Suffolk from the Cabinet Member with responsibility for Energy and Climate Change.

Councillor Daly introduced the presentation, noting that he was committed to continuing the regular updates on energy projects that began in the previous term.

The Committee received updates on Nationally Significant Infrastructure Projects (NSIPs) in East Suffolk, including information on new nuclear, offshore wind, interconnectors, and network reinforcement projects taking place out of district. Councillor Daly provided more detailed information on the current status of Sizewell C and both East Anglia One North and East Anglia Two offshore wind farms.

Councillor Daly outlined the status of the consultations for the Five Estuaries and North Falls offshore wind farms. The Committee was advised that the Council had responded to consultations on community benefits for electricity transmission network infrastructure and the revised National Policy Statements EN-1 to EN-5. Councillor Daly noted that the Council's responses could be found on its website.

The Committee was provided an update on post-consent work on NSIPs; Councillor Daly explained that the grant of a Development Consent Order (DCO) was not the end

of the planning process and there was significant work for officers related to the discharge of requirements; it was noted that early works could be consented under Town and Country Planning Act applications. Councillor Daly highlighted that in the case of Sizewell C early works applications had been consented for development relating to ecological mitigation and enhancement. It was noted that the Council continued to request that developers engage with communities appropriately and effectively.

Councillor Daly highlighted that all responses to project and government consultations were published on the Council's website and that the Council continued to engage government, take part in consultations, and engage with developers and local communities. Councillor Daly noted that a number of issues were to be resolved through the discharge of conditions and that the Council would continue to raise these concerns with developers at all stages; he added that many outstanding issues relating to Sizewell C were out of the scope of the nuclear site licensing assessment and said that the Council was concerned that these matters of public health remained unresolved.

The Chair invited questions to Councillor Daly and the officers. Councillor Daly advised that he had read the comments of the recent dismissal of the judicial review into the Sizewell C DCO (the judicial review) regarding water, and would be fully familiarising himself with the judgement in full in due course.

In response to a question from Councillor Byatt, Councillor Daly invited the Planner (Energy Projects) to comment on the artificial badger setts already delivered for Sizewell C. The Planner confirmed that these works were consented in July 2022 following consultation with Natural England; the Committee was advised that the exact location of the setts was not publicly available and only contained on non-published maps.

Following further queries regarding the dismissal of the judicial review and the development of Sizewell C, Councillor Daly said he was not in a position to go into the detail of the judgement and noted that he had publicly disagreed with it, considering there were unresolved issues that needed to be dealt with for the safety of the environment. Councillor Daly acknowledged that the GLI group on the Council was opposed to the construction of Sizewell C but said it was important that the Council engaged constructively with the process going forward and that the new administration was accepting of that fact. Councillor Daly said it was important to make Sizewell C as good as possible for East Suffolk.

In response to a point raised by Councillor Byatt, Councillor Daly noted that he had attended a presentation on geological storage of nuclear waste, but had made it clear at that presentation it was not something he would consider in East Suffolk.

The Chair thanked Councillor Daly and the officers for the presentation.

**NOTE:** Councillor Daly left the meeting at the conclusion of this item.

## **7 Major Sites Update**

The Committee received a presentation on major development sites in East Suffolk from the Assistant Cabinet Member for Planning and Coastal Management, who made the presentation in Councillor Yule's absence.

Councillor Molyneux invited the Planning Manager (Development Management, Major Sites and Infrastructure) to address the Committee. The Planning Manager summarised the purpose of the update and outlined the structure of the Council's Major Sites team.

The Committee was shown a map of the district which demonstrated the areas covered by the Suffolk Coastal and Waveney Local Plans and the location of strategic sites, garden villages, garden neighbourhoods, sustainable urban neighbourhoods, and new communities.

The Planning Manager gave a summary of the history and principles of the concept of garden cities and garden suburbs, which underpins current planning policy. The Committee was apprised of the Statement of Community Involvement and the Planning Manager detailed the purpose of the document.

The Planning Manager provided updates on the following major sites:

- Woods Meadow, Oulton
- North of Lowestoft Garden Village
- Kirkley Waterfront and Sustainable Urban Neighbourhood
- Land South of the Street, Carlton Colville/Gisleham
- Beccles and Worlingham Garden Neighbourhood
- South Saxmundham Garden Neighbourhood
- Brightwell Lakes
- North Felixstowe Garden Neighbourhood

The Planning Manager concluded the presentation by detailing the delivery plan/infrastructure funding statement, which informed masterplans and delivery of strategic sites. The Committee was informed that there was a need for a more focussed approach for strategic sites in North Felixstowe and the Trimley villages, to ensure a holistic approach to capture the cumulative growth in this area.

The Chair invited questions to Councillor Molyneux and the officers. In response to a question from Councillor Ashdown on Woods Meadow, the Planning Manager confirmed that the site had now reached the stage where work with the Highways Authority would commence to discuss how the £1,000,000 earmarked in the Section 106 agreement for traffic infrastructure can be best used to deliver what was needed for the site. The Planning Manager added that CIL and Section 106 funding would be used to expand existing secondary schools in the area and that it would not normally be viable to deliver a new high school on a strategic site; he noted that there was a secondary school being delivered on Brightwell Lakes as an existing provision deficit in the area had been identified.

Councillor McCallum noted that development had slowed or been put on hold nationally due to a lack of buoyancy in the market and sought assurances that infrastructure delivery for consented major sites was appropriately secured by

condition. The Planning Manager highlighted Brightwell Lakes as an example of where appropriate trigger points had been inserted into the Section 106 agreement to ensure infrastructure is delivered in line with the pace of the development. The Committee was advised that developers were investing upfront in strategic sites and would need to see a return on this, so development was likely to keep pace.

In response to a query from Councillor Candy on primary healthcare capacity in Felixstowe, the Planning Manager acknowledged that increasing this capacity was difficult to do, highlighting that population growth rather than simply development was the biggest impact on primary healthcare capacity.

The Committee was informed that the Council was engaging with Integrated Care Boards to find opportunities to expand primary healthcare capacity as part of infrastructure delivery, but that the nature of GP surgeries meant that although "bricks and mortar" expansion could be delivered, it was not always possible to find the doctors to fill the buildings. The Planning Manager explained that expansion of primary healthcare facilities was part of both local plans for strategic sites and that ongoing conversations with the NHS were needed.

Councillor Gee highlighted the advanced development at Woods Meadow and asked when the stipulated increase in primary healthcare capacity would occur. The Planning Manager said this was being discussed by all parties and that the local Member of Parliament had been involved; Section 106 funding was available but there were complexities on bringing forward local investment.

Councillor Ewart asked about the requirements for social housing provision on strategic sites. The Planning Manager (Policy, Delivery and Specialist Services) explained that both local plans had policies related to strategic sites, with both plans being underpinned by a strategic housing assessment including social rent, affordable rent, and affordable tenure for purchase. The Planning Manager noted that both local plans had policies setting out the percentages of each type of housing on strategic sites, and that affordable housing for rent was set at 50% of the affordable mix in both cases.

Councillor Byatt queried what the Council was doing to encourage developers to contribute towards achieving the net zero target. The Planning Manager (Development Management, Major Sites and Infrastructure) highlighted that Taylor Wimpey (developing Brightwell Lakes) had removed gas as an energy source for the development and the Section 106 agreement had been amended as a result. The Planning Manager said that all major sites would be gas free and that developers were working to the standards of the latest building regulations, moving towards ground and air source heat pumps.

The Chair thanked Councillor Molyneux and the officers for the presentation.

## **8 Enforcement Performance Report - January to March 2023**

The Committee received report **ES/1569** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided information on the performance of the enforcement section of the Development Management Team.



Councillor Molyneux introduced the report on behalf of Councillor Yule and invited the Head of Planning and Coastal Management to comment. The Head of Planning and Coastal Management highlighted the detail of the enforcement statistics in the report, presented to the Committee for noting.

The Chair invited questions to Councillor Molyneux and the officers. Councillor Ashdown noted the massive improvement in enforcement in recent years and congratulated the officers for this success.

The Head of Planning and Coastal Management confirmed a Latin term (De Minimus) used in the report, which translated as "not of any consequence".

Councillor Molyneux moved the recommendation in the report, which was seconded by Councillor Ashdown. There being no debate on the recommendation, it was then put to a vote and it was unanimously

## **RESOLVED**

That the content of the report be noted.

## **9 Planning Performance Report - January to March 2023**

The Committee received report **ES/1570** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on the planning performance of the Development Management Team in terms of the timescales for determining planning applications.

Councillor Molyneux introduced the report on behalf of Councillor Yule and invited the Head of Planning and Coastal Management to comment. The Head of Planning and Coastal Management highlighted the work of the Development Management team and outlined its hard work to meet government targets, thanking the team for its commitment to do so.

The Committee received a presentation from the Principal Planner (Technical Lead, Development Management) summarising the following 2022/23 statistics in the report:

- Key facts and numbers
- Applications per quarter
- Applications per month
- Proportion of applications approved and refused
- Timeliness of decision making
- Proportion of major and minor applications
- Appeals received
- Enforcement cases received
- Enforcement cases closed
- Reasons for enforcement case closures
- Enforcement notices served
- Freedom of Information (FOI) requests received
- Complaints received
- Complaint outcomes

The Chair invited questions to Councillor Molyneux and the officers. Councillor McCallum asked if the issues with determining applications within timescale had been resolved. The Planning Manager (Development Management, Major Sites and Infrastructure) noted that government targets had been met over the latest two-year monitoring period, with significant work being made in the second year to improve the timeliness of decision-making.

Councillor Byatt asked if there was a notional figure of the cost to the Council in dealing with the FOI requests received in the 2022/23 period. The Planning Manager was not aware of the cost but noted that officer time spent on responding to FOI requests was recorded by the Council's FOI team. The Planning Manager stated that some requests required considerably more work than others.

Councillor Ashton expressed concern with meeting government targets on the timeliness of decision-making, highlighting that there had been a significant increase in extensions of time (EoT) in the last two quarters, and asked if meeting targets was sustainable.

The Head of Planning and Coastal Management acknowledged the increase in the use of EoTs, which were always in agreement with the applicant, and highlighted that the rate was lower compared to other authorities; he considered that the work of officers ensured there was rigour in place to achieve the government's targets. The Committee noted that quarterly reports were made to the Committee and any concerns would be picked up with the Cabinet Member with responsibility for Planning and Coastal Management well in advance of an issue developing.

The Committee was advised that the Development Management team was fully staffed for the first time in a significant period and this would increase its capacity, and further resources would be requested if required. The Head of Planning and Coastal Management assured the Committee that decisions being made were sound and robust, being made quickly but not in a rushed manner.

The Committee was informed that the increase of planning applications during the COVID-19 pandemic had impacted on the work of the Development Management team.

Councillor Molyneux moved the recommendation in the report, which was seconded by Councillor Ashdown. There being no debate on the recommendation, it was then put to a vote and it was unanimously

**RESOLVED**

That the content of the report be noted

**NOTE:** Councillor Grey left the meeting at the conclusion of this item.

The Committee received report **ES/1571** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on the planning performance of the Development Management team in terms of the quality and quantity of appeal decisions received from the Planning Inspectorate following refusal of planning permission by East Suffolk Council.

Councillor Molyneux introduced the report on behalf of Councillor Yule and invited the Head of Planning and Coastal Management to comment on the report. The Head of Planning and Coastal Management summarised the report and highlighted two appeal decisions allowed; he said this was not an urgent concern but something that would be monitored going forward.

The Committee was advised that the appeal for costs in both instances had been dismissed. The Head of Planning and Coastal Management advised that when refusing applications, committees must give sound and strong planning grounds for doing so, and to not do this could result in cost implications for the Council at appeal.

There being no questions, Councillor Molyneux moved the recommendation set out in the report, which was seconded by Councillor Wakeling. There being no debate on the recommendation, it was then put to a vote and it was unanimously

#### **RESOLVED**

That the content of the report be noted.

**NOTE:** following the conclusion of this item, the Chair adjourned the meeting for a short break. The meeting was adjourned from 12.25pm to 12.35pm; Councillors Graham and Parker left the meeting during the adjournment.

#### **11 Review of the North, South and Strategic Planning Committees and the work of the Referral Panel 2022-2023**

The Committee received report **ES/1573** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided a review of the work of the Strategic, North, and South Planning Committees, and the operation of the Planning Referral Panel for the 2022/23 municipal year.

Councillor Molyneux introduced the report on behalf of Councillor Yule and invited the Principal Planner (Technical Lead, Development Management) to comment. The Principal Planner gave a presentation summarising the information set out in the report as follows:

- How the Planning Referral Panel process is triggered via the Scheme of Delegation in the East Suffolk Council Constitution
- The proportion of Planning Referral Panel items in the north and the south of the district
- The proportion of Planning Referral Panel items that were major, minor or other applications
- The number of items received by the Planning Referral Panel
- The proportion of applications triggering the Planning Referral Panel process

- The number of Planning Referral Panel items per parish
- The proportion of Planning Referral Panel items with comments from town/parish council
- The proportion of Planning Referral Panel items with comment from the Ward Member(s)
- Ward Member attendance at Planning Referral Panel meetings
- The current routes for applications to be determined by committee
- The number and scale of applications determined by committee
- The percentage of applications with and without public speaking at committee (broken down by each entitled party)
- The percentage of applications with and without public speaking at committee, where the application had been referred by the Planning Referral Panel (broken down by each entitled party)
- The timeliness of decisions via each determination route

The Chair invited questions to Councillor Molyneux and the officers. Councillor Smithson asked if the incoming Supplementary Planning Documents (SPDs) would reduce spurious objections. The Head of Planning and Coastal Management considered this unlikely but assured the Committee that they would provide further clarity when determining applications against the policies of the two local plans.

The Committee was advised that the Council would be hosting an open forum with town and parish councils in Darsham on 7 July 2023 and would be discussing how to respond to planning applications. The Head of Planning and Coastal Management complimented the work of the recently appointed Planning Services Business Support Manager to improve engagement between the Council and town and parish councils.

Councillor Fisher asked if there had ever been a time where all applications were determined by committee. The Head of Planning and Coastal Management advised there had been a scheme of delegation for East Suffolk Council since its inception in 2019 where planning applications could be delegated to his post for determination, and that its predecessor authorities had also had the same arrangements; he could not recall a time where no such scheme was in place.

Councillor Molyneux moved the recommendation set out in the report, which was seconded by Councillor Pitchers. The Chair invited the Committee to debate the recommendation.

Councillor Ashdown requested that Members, when attending town and parish council meetings in their ward, encourage them to speak on applications at committee where they have triggered the Planning Referral Panel process; he was disconcerted that applications were being brought to committee via this process and town and parish councils were not speaking at the meeting.

Councillor Hedgley reiterated the points made by Councillor Ashdown and acknowledged that some town and parish councils were either apprehensive about speaking at meetings and/or were not always available to attend. Councillor McCallum added to this and noted the amount of officer time invested when an application is taken to Planning Referral Panel and then a committee meeting. Councillor Ewart suggested these points be addressed at the forum on 7 July 2023.

Councillor Ashton suggested that all Members be briefed on this information.

There being no further debate, the recommendation was put to a vote and it was unanimously

### **RESOLVED**

That the content of the report be noted and that no changes be made to the Referral process.

**NOTE:** Councillor McCallum left the meeting at the conclusion of this item.

## **12 Response to Scrutiny Committee of March 2023**

The Committee received report **ES/1574** of the Cabinet Member with responsibility for Planning and Coastal Management, which responded to the recommendations of the Council's Scrutiny Committee when it considered democratic accountability within the Planning process and other associated matters, resolved at its meeting held on 2 March 2023.

The Chair advised that Councillors Mike Deacon and Dan Clery, the Chair and Vice-Chair of the Scrutiny Committee, had been unable to attend the meeting; she highlighted that Councillors Ashdown, Byatt and Hedgley, all present at the meeting, had also been present at the meeting of the Scrutiny Committee on 2 March 2023.

Councillor Molyneux introduced the report on behalf of Councillor Yule and invited the Head of Planning and Coastal Management to comment. The Committee was reminded that the Democratic Services Officer (Regulatory) had circulated a link to the recording of the 2 March 2023 Scrutiny Committee meeting to members of the Committee for review prior to this meeting.

The Head of Planning and Coastal Management advised that following discussions with the Cabinet Member with responsibility for Planning and Coastal Management, the introduction of a "triple lock" call-in process was supported subject to regulation to ensure no delays to determination and that it was in line with the existing call-in and Planning Referral Panel processes.

The Committee was informed that it was recommended that should a ward member or town/parish council request, during consultation, that an application be determined by a planning committee the case officer would refer this on to the members of the relevant planning committee. The Head of Planning and Coastal Management advised that committee members would then have five working days to call in the planning application and must set out the material planning reasons for doing so; if all these criteria were met an application would be referred for determination by the relevant planning committee.

In respect of the recommendation relating to the casting vote at Planning Referral Panel it was recommended that this remain with the Head of Planning and Coastal Management, who recalled only having to do so on three occasions.

Regarding the length of time for public speaking at planning committees, it was considered that the existing three-minute limit for each party allowed sufficient time to make relevant points. The Head of Planning and Coastal Management noted that the opportunity for questions at the end of an address allowed the committees to obtain further information from speakers. The Committee was advised that for major applications it was within a committee chair's gift to extend the time for all parties if required. Officers recommended that the three-minute limit remained as such.

The Head of Planning and Coastal Management referenced the suggestion to add QR codes to planning site notices to direct to further application information; site notices already contained QR codes directing to Public Access and there was no space in the site notice layout to add a further code. The Committee was advised that the Planning Services Business Support Manager was working to ensure the planning section of the East Suffolk Council website remained up to date.

The Committee was informed that since the Scrutiny Committee's meeting a joint statement between the Council and the Suffolk Association of Local Councils (SALC) had been issued on working together going forward. The Strategic Director and the Head of Planning and Coastal Management had met with SALC representatives, along with the Planning Services Business Support Manager. SALC had been invited to the open forum with town and parish councils on 7 July 2023 but was unable to send representatives on that occasion.

The Chair invited questions to Councillor Molyneux and the officers. Councillor Ashdown asked if ward members could approach the Head of Planning and Coastal Management directly to call in a planning application to committee; the Head of Planning and Coastal Management said this had happened in the past and he would take such representations into consideration if received.

Councillor Byatt queried the current officer resource for determining planning applications. The Head of Planning and Coastal Management said that the Council was fortunate to have a well-staffed cohort, especially compared to other local planning authorities. The Committee was advised of the ongoing national issue recruiting planners to local government. The Head of Planning and Coastal Management confirmed there was a budget in place to increase capacity as and when Sizewell C progresses and highlighted the additional impact on existing resources if more smaller-scale applications are routed to planning committees for determination.

Councillor Molyneux moved the recommendation set out in the report, which was seconded by Councillor Ewart. The Chair invited the Committee to debate the recommendation.

Councillor Byatt suggested it be made clear to all councillors that they should reviewing planning matters they receive at the earliest opportunity. The Chair noted the importance of this. Councillor concurred with this point and highlighted that councillors should review all planning applications in their ward, even if they do not necessarily comment on each one.

Councillor Hedgley highlighted that ward members were given longer to speak at planning committees and said that if town and parish councils work with their ward members they can increase the amount of time available to express their views. Councillor Hedgley referred to his previous suggestion about allowing ward members to speak at Planning Referral Panel and said that if accepted, this could have avoided the need for the new call-in process proposed.

Councillor Ashton concluded debate, highlighting that there had been a general sense from the public during the recent election campaign that the Council was not transparent and democratic in relation to planning; he supported the recommendation.

There being no further debate, the recommendation was put to a vote and it was unanimously

### **RESOLVED**

That the Strategic Planning Committee thanks and welcomes the Scrutiny Committee for its recommendations and recommends the following:-

1. That the Audit and Governance Committee considers and recommends to Full Council the approval of the introduction of a 'Planning Committee Member Call-In' process as set out in the report at paragraphs 2.17-2.20, via the amendment of the East Suffolk Council Constitution.
2. That the casting vote at the Referral Panel is still undertaken, where required, by the Head of Planning and Coastal Management.
3. That the public speaking time be maintained at three minutes for each participant.

**NOTE:** Councillor Ashton left the meeting at the conclusion of this item.

## **13 Planning Policy and Delivery Update**

The Committee received report **ES/1575** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on key elements of the current work programme, including the preparation of Supplementary Planning Documents (SPDs) and Neighbourhood Plans, and on housing delivery.

The report also included updates for Specialist Services (Design and Conservation, Arboriculture and Landscape (including Rights of Way) and Ecology) that form part of the Planning Policy and Delivery Team, as well as on the delivery of infrastructure to support growth through the Community Infrastructure Levy (CIL).

Councillor Molyneux introduced the report on behalf of Councillor Yule and invited the Planning Manager (Policy, Delivery and Specialist Services) to comment. The Committee was apprised of the key elements of the report; the Planning Manager highlighted that the Rushmere St Andrew and Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plans were made at Full Council on 28 June 2023, which took

the total number of made Neighbourhood Plans to 21 with another approximately 20 in the process of being prepared.

The Committee was advised that the referendum on the Draft Saxmundham Neighbourhood Plan had been held on 29 June 2023 and of the votes cast, 87% had been in favour of making the Neighbourhood Plan; the Planning Manager confirmed this plan would be brought to Full Council to be made.

The Planning Manager added that the final Examiner's report on the draft Wickham Market Neighbourhood Plan had been received and published in the previous week and this plan would proceed to referendum. It was highlighted that the CIL Charging Schedule was approved by Full Council on 28 June 2023.

The Committee was notified that a number of SPDs were being prepared; the Planning Manager explained that SPDs were important documents to assist in the implementation of the Suffolk Coastal and Waveney Local Plans and provide clear guidance on the implementation of policy and the development of allocated sites in the district.

The Planning Manager referred to the work of the Design and Conservation Team, noting that it was reviewing a number of conservation area appraisals; the Aldeburgh and Southwold conservation area appraisals had been subject to public consultation, with responses being considered prior to these going through the approval purpose.

The Committee was advised that the deadline for submissions for the 2023 Quality of Place Awards had been extended to 21 July 2023. The Planning Manager highlighted that the Council was working with neighbouring authorities to develop interim guidance on biodiversity net gain ahead of the requirements coming into force in November 2023.

The Chair invited questions to Councillor Molyneux and the officers. Councillor Ewart asked if the information in the report could be shared with towns and parishes on a quarterly basis; the Planning Manager advised that the team were reintroducing a quarterly newsletter to towns and parishes which would include this sort of information.

Councillor Byatt asked when the final version of the Carlton Colville Neighbourhood Plan could be expected. The Planning Manager confirmed that the consultation had finished on 21 June 2023 and the next step was for an Examiner to be appointed and the examination carried out. The Committee was advised that an examination may take approximately two to three months and that following the examination process the Examiner's report would be published; the Council would then consider the Examiner's recommendations, before a decision was made on the Neighbourhood Plan proceeding to referendum.

Councillor Molyneux moved the recommendation set out in the report, which was seconded by Councillor Gee.

There being no debate on the recommendation, it was put to a vote and it was unanimously



**RESOLVED**

That the content of the report be noted.

**14 Update on the Local Validation List**

The Committee received report **ES/1576** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on the progress towards the production and adoption of a Local Validation List and associated guidance, setting out the required documents/plans etc required for applications.

Councillor Molyneux introduced the report on behalf of Councillor Yule and invited the Principal Planner (Technical Lead, Development Management) to address the Committee. The Principal Planner said the report could be taken as read.

There being no questions, Councillor Molyneux moved the recommendation in the report, which was seconded by Councillor Byatt.

There being no debate, the recommendations were then put to a vote and was unanimously

**RESOLVED**

That the content of the report be noted.

**15 Strategic Planning Committee's Forward Work Programme**

The Committee considered its Forward Work Programme. No additions or amendments were made.

The meeting concluded at 1.35pm.

.....  
Chair



**STRATEGIC PLANNING COMMITTEE**  
**Monday, 02 October 2023**

|                         |  |
|-------------------------|--|
| <b>Subject</b>          | Enforcement Performance Report – April to June 2023  |
| <b>Report by</b>        | Councillor Kay Yule<br>Cabinet Member with responsibility for Planning and Coastal Management  |
| <b>Report Author(s)</b> | Cate Buck<br>Senior Planning & Enforcement Officer<br><a href="mailto:cate.buck@eastsoffolk.gov.uk">cate.buck@eastsoffolk.gov.uk</a>               |
| <b>Head of Service</b>  | Philip Ridley<br>Head of Planning and Coastal Management<br><a href="mailto:philip.ridley@eastsoffolk.gov.uk">philip.ridley@eastsoffolk.gov.uk</a> |
| <b>Director</b>         | Nick Khan<br>Strategic Director<br><a href="mailto:nick.khan@eastsoffolk.gov.uk">nick.khan@eastsoffolk.gov.uk</a>                                  |

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

|   |                |
|---|----------------|
| Category of Exempt Information and reason why it is <b>NOT</b> in the public interest to disclose the exempt information. | Not applicable |
| <b>Wards Affected:</b>  | All Wards      |

## Purpose and high-level overview

**Purpose of Report:**

To provide information on the performance of the enforcement section of the Development Management Team.

**Options:**

Not applicable.

**Recommendation/s:**

That the content of the report be noted

## Corporate Impact Assessment

**Governance:** Not applicable

**ESC policies and strategies that directly apply to the proposal:**

East Suffolk Council Enforcement Policy

**Environmental:**

Not applicable

**Equalities and Diversity:**

Not applicable

**Financial:**

Not applicable

**Human Resources:**

Not applicable

**ICT:**

Not applicable

**Legal:**

Not applicable

**Risk:**

Not applicable

**External Consultees:** None

## Strategic Plan Priorities

| Select the priorities of the <a href="#">Strategic Plan</a> which are supported by this proposal:<br>(Select only one primary and as many secondary as appropriate) |  | Primary priority                    | Secondary priorities                |
|---|--|-------------------------------------|-------------------------------------|
| <b>T01</b>  | <b>Growing our Economy</b>                                   |                                     |                                     |
| 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 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"/>            |
| <b>T02</b>  | <b>Enabling our Communities</b>                              |                                     |                                     |
| P06   | Community Partnerships                                       | <input type="checkbox"/>            | <input type="checkbox"/>            |
| P07   | Taking positive action on what matters most                  | <input checked="" 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"/> |
| <b>T03</b>  | <b>Maintaining Financial Sustainability</b>                  |                                     |                                     |
| 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"/>            |
| <b>T04</b>  | <b>Delivering Digital Transformation</b>                     |                                     |                                     |
| 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"/>            |
| <b>T05</b>  | <b>Caring for our Environment</b>                            |                                     |                                     |
| P20   | Lead by example  | <input type="checkbox"/>            | <input checked="" 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"/>            |
| <b>XXX</b>  | <b>Governance</b>  |                                     |                                     |
| XXX   | How ESC governs itself as an authority                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>How does this proposal support the priorities selected?</b>  |  |                                     |                                     |
| To provide information on the performance of the enforcement section  |  |                                     |                                     |

## Background and Justification for Recommendation

| 1 Background facts |   |
|--------------------|---|
| 1.1                | Following the adoption of the new Local Enforcement Plan in March 2019 and the formation of the new East Suffolk Council section it was decided that a report be presented on a quarterly basis from August 2019. |
| 1.2                | Between April and June 2023, no Enforcement Notices were issued.  |

| 2 Current position               |  |                                  |                              |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
|----------------------------------|--|----------------------------------|------------------------------|----------------------------|-----------------------------|------------------|----|-----|----|-----------------------|------|----|----|-----------------------------|----|----|---|-----------------------|---|---|---|----------------------|---|---|---|-----------|---|---|---|------------|---|---|---|-----------|---|---|---|
| 2.1                              | <p><b><u>Cases Received and Closed Apr - June 2023</u></b></p> <table border="1"> <thead> <tr> <th><u>Month</u></th> <th><u>Cases Received</u></th> <th><u>Cases Closed</u></th> </tr> </thead> <tbody> <tr> <td>April</td> <td>41</td> <td>45</td> </tr> <tr> <td>May</td> <td>32</td> <td>71</td> </tr> <tr> <td>June</td> <td>41</td> <td>33</td> </tr> </tbody> </table> <p>*Please note all new complaints are logged, site visited and then triaged in accord with the appropriate risk assessment.</p>  | <u>Month</u>                     | <u>Cases Received</u>        | <u>Cases Closed</u>        | April                       | 41               | 45 | May | 32 | 71                    | June | 41 | 33 |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| <u>Month</u>                     | <u>Cases Received</u>  | <u>Cases Closed</u>              |                              |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| April                            | 41   | 45                               |                              |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| May                              | 32   | 71                               |                              |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| June                             | 41   | 33                               |                              |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| 2.2                              | <p><b><u>Reasons for Closure</u></b></p> <table border="1"> <thead> <tr> <th><u>Reason</u></th> <th><u>April</u></th> <th><u>May</u></th> <th><u>June</u></th> </tr> </thead> <tbody> <tr> <td>No Breach</td> <td>17</td> <td>41</td> <td>15</td> </tr> <tr> <td>Compliance/use ceased</td> <td>8</td> <td>3</td> <td>9</td> </tr> <tr> <td>Planning Permission Granted</td> <td>15</td> <td>18</td> <td>6</td> </tr> <tr> <td>Permitted Development</td> <td>0</td> <td>0</td> <td>1</td> </tr> <tr> <td>Other Department</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td>Withdrawn</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>De Minimus</td> <td>4</td> <td>9</td> <td>2</td> </tr> <tr> <td>Duplicate</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table> | <u>Reason</u>                    | <u>April</u>                 | <u>May</u>                 | <u>June</u>                 | No Breach        | 17 | 41  | 15 | Compliance/use ceased | 8    | 3  | 9  | Planning Permission Granted | 15 | 18 | 6 | Permitted Development | 0 | 0 | 1 | Other Department     | 1 | 0 | 0 | Withdrawn | 0 | 0 | 0 | De Minimus | 4 | 9 | 2 | Duplicate | 0 | 0 | 0 |
| <u>Reason</u>                    | <u>April</u>   | <u>May</u>                       | <u>June</u>                  |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| No Breach                        | 17   | 41                               | 15                           |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| Compliance/use ceased            | 8  | 3                                | 9                            |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| Planning Permission Granted      | 15   | 18                               | 6                            |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| Permitted Development            | 0  | 0                                | 1                            |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| Other Department                 | 1  | 0                                | 0                            |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| Withdrawn                        | 0  | 0                                | 0                            |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| De Minimus                       | 4  | 9                                | 2                            |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| Duplicate                        | 0  | 0                                | 0                            |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| 2.3                              | <p><b><u>Time taken to close cases</u></b></p> <table border="1"> <thead> <tr> <th><u>Time taken to close cases</u></th> <th><u>Cases Closed in April</u></th> <th><u>Cases Closed in May</u></th> <th><u>Cases Closed in June</u></th> </tr> </thead> <tbody> <tr> <td><u>1-20 days</u></td> <td>4</td> <td>11</td> <td>3</td> </tr> <tr> <td><u>21-40 days</u></td> <td>2</td> <td>5</td> <td>8</td> </tr> <tr> <td><u>41-60 days</u></td> <td>2</td> <td>1</td> <td>0</td> </tr> <tr> <td><u>61-80 days</u></td> <td>2</td> <td>1</td> <td>1</td> </tr> <tr> <td><u>81 - 100 Days</u></td> <td>2</td> <td>3</td> <td>0</td> </tr> </tbody> </table>   | <u>Time taken to close cases</u> | <u>Cases Closed in April</u> | <u>Cases Closed in May</u> | <u>Cases Closed in June</u> | <u>1-20 days</u> | 4  | 11  | 3  | <u>21-40 days</u>     | 2    | 5  | 8  | <u>41-60 days</u>           | 2  | 1  | 0 | <u>61-80 days</u>     | 2 | 1 | 1 | <u>81 - 100 Days</u> | 2 | 3 | 0 |           |   |   |   |            |   |   |   |           |   |   |   |
| <u>Time taken to close cases</u> | <u>Cases Closed in April</u>   | <u>Cases Closed in May</u>       | <u>Cases Closed in June</u>  |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| <u>1-20 days</u>                 | 4  | 11                               | 3                            |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| <u>21-40 days</u>                | 2  | 5                                | 8                            |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| <u>41-60 days</u>                | 2  | 1                                | 0                            |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| <u>61-80 days</u>                | 2  | 1                                | 1                            |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |
| <u>81 - 100 Days</u>             | 2  | 3                                | 0                            |                            |                             |                  |    |     |    |                       |      |    |    |                             |    |    |   |                       |   |   |   |                      |   |   |   |           |   |   |   |            |   |   |   |           |   |   |   |

|     |  |                       |                      |                                 |
|-----|--|-----------------------|----------------------|---------------------------------|
|     | <b><u>101 – 120 Day</u></b>                                | 5                     | 0                    | 1                               |
|     | <b><u>121 + Days</u></b>                                   | 28                    | 50                   | 20                              |
|     | <b><u>Total</u></b>  | <b>45</b>             | <b>71</b>            | <b>33</b>                       |
| 2.4 | <b><u>Enforcement Notices Served April - June 2023</u></b> |                       |                      |                                 |
|     | <b><u>Type of Notice</u></b>                               | <b><u>Address</u></b> | <b><u>Breach</u></b> | <b><u>Compliance period</u></b> |
|     | NIL  |                       |                      |                                 |
|     |  |                       |                      |                                 |
|     |  |                       |                      |                                 |
|     |  |                       |                      |                                 |
|     |  |                       |                      |                                 |

### 3 How to address current situation

3.1 Quarterly monitoring

### 4 Reason/s for recommendation

4.1 That the report concerning Enforcement Team statistics be received

## Appendices

### Appendices:

None

### Background reference papers:

None



**STRATEGIC PLANNING COMMITTEE**  
**Monday, 02 October 2023**

|                         |   |
|-------------------------|---|
| <b>Subject</b>          | Planning Performance Report – April to June 2023  |
| <b>Cabinet Member</b>   | Councillor Kay Yule<br><br>Cabinet Member with responsibility for Planning and Coastal Management   |
| <b>Report Author(s)</b> | Ben Woolnough<br>Planning Manager (Development Management, Major Sites and Infrastructure)<br><a href="mailto:ben.woolnough@eastsoffolk.gov.uk">ben.woolnough@eastsoffolk.gov.uk</a><br><br>Katherine Scott<br>Principal Planner (Development Management, Technical Lead)<br><a href="mailto:katherine.scott@eastsoffolk.gov.uk">katherine.scott@eastsoffolk.gov.uk</a> |
| <b>Head of Service</b>  | Philip Ridley<br>Head of Planning and Coastal Management<br><a href="mailto:philip.ridley@eastsoffolk.gov.uk">philip.ridley@eastsoffolk.gov.uk</a>  |
| <b>Director</b>         | Nick Khan<br>Strategic Director<br><a href="mailto:nick.khan@eastsoffolk.gov.uk">nick.khan@eastsoffolk.gov.uk</a>   |

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

|   |                |
|---|----------------|
| Category of Exempt Information and reason why it is <b>NOT</b> in the public interest to disclose the exempt information. | Not applicable |
| <b>Wards Affected:</b>  | All Wards      |

## Purpose and high-level overview

**Purpose of Report:**

This report provides an update on the planning performance of the Development Management Team in terms of the timescales for determining planning applications.

**Options:**

None.

**Recommendation/s:**

That the content of the report be noted.

## Corporate Impact Assessment

**Governance:**

Not applicable.

**ESC policies and strategies that directly apply to the proposal:**

Not applicable.

**Environmental:**

Not applicable.

**Equalities and Diversity:**

Not applicable.

**Financial:**

Not applicable.

**Human Resources:**

Not applicable.

**ICT:**

Not applicable.

**Legal:**

Not applicable.

**Risk:**

Not applicable.

|                             |      |
|-----------------------------|------|
| <b>External Consultees:</b> | None |
|-----------------------------|------|



## Strategic Plan Priorities

| Select the priorities of the <a href="#">Strategic Plan</a> which are supported by this proposal:<br><i>(Select only one primary and as many secondary as appropriate)</i> |  | Primary priority                    | Secondary priorities                |
|--|--|-------------------------------------|-------------------------------------|
| <b>T01</b>   | <b>Growing our Economy</b>                                   |                                     |                                     |
| P01  | Build the right environment for East Suffolk                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| P02  | Attract and stimulate inward investment                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| P03  | Maximise and grow the unique selling points of East Suffolk  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| P04  | Business partnerships  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| P05  | Support and deliver infrastructure                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>T02</b>   | <b>Enabling our Communities</b>                              |                                     |                                     |
| P06  | Community Partnerships                                       | <input type="checkbox"/>            | <input type="checkbox"/>            |
| P07  | Taking positive action on what matters most                  | <input type="checkbox"/>            | <input checked="" 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"/> |
| <b>T03</b>   | <b>Maintaining Financial Sustainability</b>                  |                                     |                                     |
| 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 checked="" 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"/>            |
| <b>T04</b>   | <b>Delivering Digital Transformation</b>                     |                                     |                                     |
| P15  | Digital by default   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| P16  | Lean and efficient streamlined services                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| P17  | Effective use of data  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| P18  | Skills and training  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| P19  | District-wide digital infrastructure                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>T05</b>   | <b>Caring for our Environment</b>                            |                                     |                                     |
| P20  | Lead by example  | <input type="checkbox"/>            | <input checked="" 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"/>            |
| <b>XXX</b>   | <b>Governance</b>  |                                     |                                     |
| XXX  | How ESC governs itself as an authority                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>How does this proposal support the priorities selected?</b>   |  |                                     |                                     |
| To provide information on the performance of the enforcement section   |  |                                     |                                     |

## Background and Justification for Recommendation

| 1 Background facts |   |
|--------------------|---|
| 1.1                | This report provides details on the determination timescales for all planning applications at East Suffolk Council when tested against the government set timescales as well as the East Suffolk Council stretched targets. |
| 1.2                | The Key Performance Indicators (KPIs) are reported on a quarterly basis and included within the East Suffolk Council performance report and tested against the Council's Business Plan.                                     |

| 2 Current position                           |   |            |                                 |            |         |                   |     |      |                               |                   |         |        |                                 |                   |         |        |                                 |  |         |        |                                 |
|--|---|------------|---------------------------------|------------|---------|-------------------|-----|------|-------------------------------|-------------------|---------|--------|---------------------------------|-------------------|---------|--------|---------------------------------|--|---------|--------|---------------------------------|
| 2.1  | East Suffolk Council as Local Planning Authority determines applications that seek Planning Permission, Listed Building Consent, Advertisement Consent and Tree Works applications along with associated applications such as those seeking approval of matters reserved by conditions on consents.   |            |                                 |            |         |                   |     |      |                               |                   |         |        |                                 |                   |         |        |                                 |  |         |        |                                 |
| 2.2  | This report focuses on the applications for Planning Permission (those seeking Approval of Reserved Matters, Change of Use, Full Planning Permission, Outline Planning Permission, Removal of Condition(s) and Variations of Condition(s)). There are herein referred to as Planning Applications.  |            |                                 |            |         |                   |     |      |                               |                   |         |        |                                 |                   |         |        |                                 |  |         |        |                                 |
| 2.3  | <p>The previous Strategic Planning Committee took place on 5 December 2022, after the end of the last quarter and the closure of a two-year monitoring period for quarterly returns to government, and part way through the first quarter of the new/current monitoring period (October – December 2022). It therefore contained partial figures for that quarter. This report provides the full data for that quarter.</p> <table border="1"> <thead> <tr> <th></th> <th>Quarter (April – June 2023)</th> <th>Percentage</th> <th>Targets</th> </tr> </thead> <tbody> <tr> <td>Major Development</td> <td>8/8</td> <td>100%</td> <td>60% national<br/>65% stretched</td> </tr> <tr> <td>Minor Development</td> <td>101/135</td> <td>74.81%</td> <td>n/a - national<br/>75% stretched</td> </tr> <tr> <td>Other Development</td> <td>252/321</td> <td>78.50%</td> <td>n/a - national<br/>90% stretched</td> </tr> <tr> <td>Minor and Other Development Combined figures</td> <td>353/456</td> <td>77.41%</td> <td>70% national<br/>n/a - stretched</td> </tr> </tbody> </table> |            | Quarter (April – June 2023)     | Percentage | Targets | Major Development | 8/8 | 100% | 60% national<br>65% stretched | Minor Development | 101/135 | 74.81% | n/a - national<br>75% stretched | Other Development | 252/321 | 78.50% | n/a - national<br>90% stretched | Minor and Other Development Combined figures | 353/456 | 77.41% | 70% national<br>n/a - stretched |
|  | Quarter (April – June 2023)   | Percentage | Targets                         |            |         |                   |     |      |                               |                   |         |        |                                 |                   |         |        |                                 |  |         |        |                                 |
| Major Development                            | 8/8   | 100%       | 60% national<br>65% stretched   |            |         |                   |     |      |                               |                   |         |        |                                 |                   |         |        |                                 |  |         |        |                                 |
| Minor Development                            | 101/135   | 74.81%     | n/a - national<br>75% stretched |            |         |                   |     |      |                               |                   |         |        |                                 |                   |         |        |                                 |  |         |        |                                 |
| Other Development                            | 252/321   | 78.50%     | n/a - national<br>90% stretched |            |         |                   |     |      |                               |                   |         |        |                                 |                   |         |        |                                 |  |         |        |                                 |
| Minor and Other Development Combined figures | 353/456   | 77.41%     | 70% national<br>n/a - stretched |            |         |                   |     |      |                               |                   |         |        |                                 |                   |         |        |                                 |  |         |        |                                 |

|      |  |
|------|--|
| 2.4  | As set out in the table above, during this quarter the team has determined 100% of 'Majors' either within 13 weeks or an agreed extension of time. This is significantly above the national target of 60% and our own stretch target of 65%. This is an increase upon the previous quarter (January – March 2023), during which 88% of Major applications were determined within 13 weeks or an agreed extension of time. However, it should be noted that during that quarter the authority determined 16 Major applications, and in the most recent quarter only 8 Major applications were determined.                       |
| 2.5  | During this period the team was close to meeting our stretch target for the determination of 'Minor' Applications, achieving 74.81% determined either within 8 weeks or an agreed extension of time. The stretch target is 75%.  |
| 2.6  | Unfortunately, the stretch target for the determination of 'other' applications either within 8 weeks or an agreed extension of time has not been met, with the team achieving 78.7% rather than the stretch target of 90%.  |
| 2.7  | The combined figures for 'Minors' and 'Others' for this period is 79.15% so it meets the government target of 70% for 'Non-Majors'. Whilst this is a decrease on the previous quarter (January – March 2023) which was 82.1% for 'Non-Majors', the decrease is not of sufficient level to warrant concern.   |
| 2.8  | The Local Planning Authority is monitored over rolling two-year monitoring periods on the basis of the percentage of 'Major' and 'Non-Major' planning applications it determined within time (i.e. within the nationally set determination target date or within an extension of time agreed with the applicant/agent).  |
| 2.9  | Appendix A to this report includes the figures for East Suffolk Council for the full quarters 1 October 2021 to 30 June 2023, and for the current quarter up until 14 September 2023. They show that despite lower percentages for 'non-majors' being determined in time during the first three quarters of the monitoring period, the Local Planning Authority is on target to meet the required levels for both 'Majors' and 'Non-Majors' in the current two-year monitoring period, with predicted levels of 89% for Majors and 74% for Non-Majors (the government requirements are 65% for Majors and 70% for Non-Majors). |
| 2.10 | The team should be commended on all their hard work and efforts to achieve the above figures.  |

### **3 How to address current situation**

|     |                      |
|-----|----------------------|
| 3.1 | Quarterly monitoring |
|-----|----------------------|

### **4 Reason/s for recommendation**

|     |  |
|-----|--|
| 4.1 | That the report concerning the performance of the Development Management Team in terms of the speed of determining planning applications is noted. |
|-----|--|

## Appendices

|                    |
|--------------------|
| <b>Appendices:</b> |
|--------------------|

|       |
|-------|
| None. |
|-------|

|                                     |
|-------------------------------------|
| <b>Background reference papers:</b> |
|-------------------------------------|

|       |
|-------|
| None. |
|-------|



**STRATEGIC PLANNING COMMITTEE**  
**Monday, 02 October 2023**

|                         |   |
|-------------------------|---|
| <b>Subject</b>          | Appeals Performance Report – 22 May 2023 to 11 September 2023   |
| <b>Cabinet Member</b>   | Councillor Kay Yule<br>Cabinet Member with responsibility for Planning and Coastal Management   |
| <b>Report Author(s)</b> | Ben Woolnough<br>Planning Manager (Development Management, Major Sites and Infrastructure)<br><a href="mailto:Ben.woolnough@eastsoffolk.gov.uk">Ben.woolnough@eastsoffolk.gov.uk</a><br><br>Katherine Scott<br>Principal Planner (Development Management, Technical Lead)<br><a href="mailto:Katherine.scott@eastsoffolk.gov.uk">Katherine.scott@eastsoffolk.gov.uk</a> |
| <b>Head of Service</b>  | Philip Ridley<br>Head of Planning and Coastal Management<br><a href="mailto:philip.ridley@eastsoffolk.gov.uk">philip.ridley@eastsoffolk.gov.uk</a>  |
| <b>Director</b>         | Nick Khan<br>Strategic Director<br><a href="mailto:nick.khan@eastsoffolk.gov.uk">nick.khan@eastsoffolk.gov.uk</a>   |

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

|   |                |
|---|----------------|
| Category of Exempt Information and reason why it is <b>NOT</b> in the public interest to disclose the exempt information. | Not applicable |
| <b>Wards Affected:</b>  | All Wards      |

## Purpose and high-level overview

**Purpose of Report:**

This report provides an update on the planning performance of the Development Management Team in terms of the quality and quantity of appeal decisions received from the Planning Inspectorate following refusal of planning permission by East Suffolk Council.

**Options:**

None.

**Recommendation/s:**

That the content of the report be noted.

## Corporate Impact Assessment

**Governance:**

Not applicable.

**ESC policies and strategies that directly apply to the proposal:**

Not applicable.

**Environmental:**

Not applicable.

**Equalities and Diversity:**

Not applicable.

**Financial:**

Not applicable.

**Human Resources:**

Not applicable.

**ICT:**

Not applicable.

**Legal:**

Not applicable.

**Risk:**

Not applicable.

|                             |      |
|-----------------------------|------|
| <b>External Consultees:</b> | None |
|-----------------------------|------|

## Strategic Plan Priorities

| Select the priorities of the <a href="#">Strategic Plan</a> which are supported by this proposal:<br><i>(Select only one primary and as many secondary as appropriate)</i> |  | Primary priority                    | Secondary priorities                |
|--|--|-------------------------------------|-------------------------------------|
| <b>T01</b>   | <b>Growing our Economy</b>                                   |                                     |                                     |
| 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| P04  | Business partnerships  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| P05  | Support and deliver infrastructure                           | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>T02</b>   | <b>Enabling our Communities</b>                              |                                     |                                     |
| P06  | Community Partnerships                                       | <input type="checkbox"/>            | <input type="checkbox"/>            |
| P07  | Taking positive action on what matters most                  | <input checked="" type="checkbox"/> | <input checked="" 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"/> |
| <b>T03</b>   | <b>Maintaining Financial Sustainability</b>                  |                                     |                                     |
| 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"/>            |
| <b>T04</b>   | <b>Delivering Digital Transformation</b>                     |                                     |                                     |
| 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 checked="" type="checkbox"/> |
| <b>T05</b>   | <b>Caring for our Environment</b>                            |                                     |                                     |
| P20  | Lead by example  | <input type="checkbox"/>            | <input checked="" 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"/>            |
| <b>XXX</b>   | <b>Governance</b>  |                                     |                                     |
| XXX  | How ESC governs itself as an authority                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>How does this proposal support the priorities selected?</b>   |  |                                     |                                     |
| To provide information on the performance of the enforcement section   |  |                                     |                                     |

## Background and Justification for Recommendation

| 1 Background facts |   |
|--------------------|---|
| 1.1                | The report is presented to Members as rolling reporting mechanism on how the Council is performing on both the quality and quantity of appeal decisions received from the Planning Inspectorate.  |
| 2 Current position |   |
| 2.1                | A total of 17 appeal decisions have been received from the Planning Inspectorate since 22 May 2023 following a refusal of planning permission from East Suffolk Council. There has also been one appeal against a condition on the granting of planning permission, one appeal against the refusal of advertisement consent and three appeal decisions relating to Planning Enforcement Notices.  |
| 2.2                | A summary of all the appeal decisions received is appended to this report (Appendix A).   |
| 2.3                | In the current monitoring period for this report the majority of the appeal decisions for East Suffolk related to applications which were delegated decisions determined by the Head of Planning and Coastal Management. There was one case determined by committee (29D Quilter Road, Felixstowe) which was for a replacement dwelling.  |
| 2.4                | There are three types of procedure for Planning Appeals, the most common of which is written representations, with hearings and inquiries forming smaller proportions.  |
| 2.5                | Nationally between May 2022 and April 2022, there were 15,997 appeal decisions made through the written representations procedure, with 889 through hearings and 524 through the inquiry process (source: Table 4 at <a href="https://www.gov.uk/government/statistics/planning-inspectorate-statistical-release-18-may-2023">Planning Inspectorate statistical release 18 May 2023 - GOV.UK (www.gov.uk)</a> ). That equates to 91.88% being written representations, 5.1% hearings and 3.01% inquiries.                         |
| 2.6                | During this monitoring period of this report (22 May 2023 – 11 September 2023), the majority of the appeal decisions made by the Planning Inspectorate for the East Suffolk Council area were through the written representations procedure, with just one hearing, and no inquiries.   |
| 2.7                | Nationally between May 2022 and April 2022, the majority of appeal decisions were planning appeals 14,495, with a smaller proportion being enforcement appeals (2, 167) and specialist appeals (748) (source: Table 4 at <a href="https://www.gov.uk/government/statistics/planning-inspectorate-statistical-release-18-may-2023">Planning Inspectorate statistical release 18 May 2023 - GOV.UK (www.gov.uk)</a> ). That equates to 83.26% being planning appeals, 12.46% enforcement appeals and 4.3% being specialist appeals. |



|      |   |
|------|---|
| 2.8  | In this context Planning appeals are those for planning permission, variations of conditions, householder appeals, commercial appeals, listed building consent appeals, advertisement appeals, s106 planning obligations and called in planning applications, with enforcement appeals being those against the issuing of enforcement notices and lawful development certificate appeals, and the specialist cases are everything else including those relating to rights of way orders, purchase orders, tree preservation orders and high hedges etc ((full list beneath Table 4 at <a href="https://www.gov.uk/government/statistics/planning-inspectorate-statistical-release-18-may-2023">Planning Inspectorate statistical release 18 May 2023 - GOV.UK (www.gov.uk)</a> ). |
| 2.9  | In the current monitoring period for this report, under the above definitions there were 19 planning appeal decisions (86.36%) and 3 enforcement appeal decisions (13.64%) for the East Suffolk area, with no specialist appeals.   |
| 2.10 | Planning Appeals can take a significant period of time to be determined. According to figures published by the Planning Inspectorate their median decision time for cases in April 2023 was 29 weeks for written representation, 37 weeks for hearings and 79 weeks for Inquiries, with planning cases having a median decision time of 27 weeks in April 2023 and enforcement appeals having a median decision time of 55 weeks in April 2023 (source: paragraph 2.1 at <a href="https://www.gov.uk/government/statistics/planning-inspectorate-statistical-release-18-may-2023">Planning Inspectorate statistical release 18 May 2023 - GOV.UK (www.gov.uk)</a> ).  |
| 2.11 | The Planning Inspectorate monitor appeal success rates at Local Authorities and therefore it is important to ensure that the Council is robust on appeals, rigorously defending reasons for refusal. Appeal decisions also provide a clear benchmark for how policy is to be interpreted and applications considered.   |
| 2.12 | According to figures published in April 2023, in 2022 across the UK 73,515 planning applications were rejected across the UK while 560,591 were approved, and of the 73,515 refused, 2,210 went to appeal (3% of all refused applications), with just 392 of those appeals resulting in the original decision being overturned and permission granted (18%) (source: <a href="https://www.thepinner.com/successful-planning-appeals-fall-to-lowest-level-in-five-years/">Successful planning appeals fall to lowest level in five years   The Planner</a> ). This means 82% of appeals were dismissed nationally.   |
| 2.13 | The East of England has had some variation but with a dip to a mean of 10% of appeal decisions being allowed in Q1 of 2022-23 (April – June 2022), and 11% in the following quarter (July – September 2022), but since then it has been similar to the national figures referred to above with the mean percentage of planning appeal decisions allowed during the last 3 financial quarters (October 2022-June 2023 being 19% in every quarter (based upon data at <a href="https://www.local.gov.uk/percentage-of-planning-appeals-allowed-quarterly-in-england">Percentage of planning appeals allowed - Quarterly in England   LG Inform (local.gov.uk)</a> ).  |
| 2.14 | Of the 17 appeals related to applications for planning permission (i.e. Majors, Minors and Others), 16 of the decisions were dismissed (94 %) and only one of the decisions was allowed (6 %) by the Planning Inspectorate.   |
| 2.15 | There were no appeal decisions related to major applications.   |
| 2.16 | There were 13 planning appeals for minor applications and they were all dismissed.  |

|      |   |
|------|---|
| 2.17 | Four of the appeals were for other applications, with one allowed and three dismissed (75%).  |
| 2.18 | There was also an appeal against conditions included on a planning permission, which was dismissed.   |
| 2.19 | The appeal against the refusal of Advertisement Consent was also dismissed. It was associated with a tandem appeal against the refusal of planning permission which was also refused (included in figures above).   |
| 2.20 | There were 3 appeal decisions relating to Enforcement Notices, one was allowed and the other dismissed with conditions. This means that two of the enforcement notices were upheld with some amendments to their wording.   |
| 2.21 | <p>In terms of key outcomes of the appeals, these matters are of particulate note:</p> <ul style="list-style-type: none"> <li>• The ‘appeal against conditions included on a Planning Permission’, related to the use of the permitted dwelling only as an only or principal home in accordance with Reydon Neighbourhood Plan Policy RNP4. The Inspector confirmed the condition is required in order for the dwelling to meet the requirements of the policy, and that the condition meets the tests for conditions as set out in Paragraph 56 of the NPPF, in that it is necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.</li> <li>• The dismissed appeals relating to the Cabin Holiday Let, Park Farm Weston and Patience Acre, Weston ((summarised in the section relating to Minor developments with the appendix), confirm our approach to the application of policy to seek to safeguard tourist accommodation, through policy WLP8.17 and requiring suitable marketing to demonstrate that there is no demand for tourist accommodation in this location, which had not been undertaken or supplied in these cases.</li> <li>• The dismissed appeals at Salix Sawmill, Bromeswell and Fordley Meadows, Kelsale cum Carlton (both summarised in the section relating to Minor developments with the appendix), confirm our approach to the application of both local and national planning policy in relation to rural workers dwellings. In that such applications need to demonstrate sufficient functional justification based upon the existing rural activity, and that evidence of the applicants consideration of alternatives to a dwelling on site need to be submitted (e.g. alternative security measures and means to monitor animals, boilers and power equipment etc).</li> <li>• The two appeal cases relating to new dwellings in Newbourne (both summarised in the section relating to Minor developments with the appendix), confirm that the former Land Settlement Association Holdings area of Newbourne (Policy SCLP11.9) has an important character, and that the gaps between the existing development/buildings are not necessarily suitable for infilling as they do not necessarily meet the definition of a cluster as they</li> </ul> |

|  |   |
|--|---|
|  | do not represent a 'close group' or 'continuous line' of 5 or more existing dwellings under Policy SCLP5.4. |
|--|---|

|          |   |
|----------|---|
| <b>3</b> | <b>How to address current situation</b> |
|----------|---|

|     |                      |
|-----|----------------------|
| 3.1 | Quarterly monitoring |
|-----|----------------------|

|          |                                    |
|----------|------------------------------------|
| <b>4</b> | <b>Reason/s for recommendation</b> |
|----------|------------------------------------|

|     |  |
|-----|--|
| 4.1 | That the report concerning the appeals decisions received is noted |
|-----|--|

## Appendices

|                    |
|--------------------|
| <b>Appendices:</b> |
|--------------------|

|                   |  |
|-------------------|--|
| <b>Appendix A</b> | Summary of all appeal decisions received |
|-------------------|--|

|                                     |
|-------------------------------------|
| <b>Background reference papers:</b> |
|-------------------------------------|

|       |
|-------|
| None. |
|-------|

## Appendix A

The following appeal decisions have been received. The full reports are available on the Council's website using the unique application reference.

The appeal decisions summarised in this appendix are categorised and set out in the following sections (click on a bullet point to jump to that section):

1. [Appeals against Refusal of applications for Planning Permission for 'Major' developments](#)
2. [Appeals against Refusal of applications for Planning Permission for 'Minor' developments](#)
3. [Appeals against Refusal of applications for Planning Permission for 'Other' developments](#)
4. [Appeals against conditions on a Planning Permissions](#)
5. [Appeals against the refusal of Variation or Removal of Conditions](#)
6. [Appeals relating to Prior Notification Applications under Part 3 of the Town and Country Planning General Permitted Development Order 2015 \(as amended\) \(i.e. changes of use with and without physical works\)](#)
7. [Appeals relating to applications for Advertisement Consent](#)
8. [Appeals relating to applications for Listed Building Consent](#)
9. [Applications relating to Enforcement Notices](#)
10. [Appeals against Community Infrastructure Levy \(CIL\) Decisions](#)
11. [Applications for the award of costs](#)

Within each section the appeal decisions are listed in date order based upon the date of the appeal decision issued by the Planning Inspectorate.

[Link back to contents list on first page of this appendix](#)

## 1) Appeals against Refusal of applications for Planning Permission for 'Major' development

This section relates to appeals against the refusal of Planning permission for 'Major' developments, that is applications for 10 or more dwellings, more than 1,000sqm of floorspace or site area greater than 1ha.

There were no appeal decisions relating to 'Major' Planning Applications during this reporting period.

## 2) [Appeals against Refusal of applications for Planning Permission for ‘Minor’ development](#)

This section relates to appeals against the refusal of Planning Permission for ‘Minor’ developments, that is applications for up to 9 dwellings, up to 1,000sqm of floorspace, site area less than 1ha.

|  |   |
|--|---|
| <b>Application number</b>  | DC/21/2214/FUL  |
| <b>Appeal number</b>   | APP/X3540/W/21/3288661  |
| <b>Site</b>  | 193 Maidstone Road, Felixstowe IP11 9EQ   |
| <b>Description of development</b>  | Construction of a chalet bungalow (following demolition of existing outbuildings) |
| <b>Committee / delegated</b>   | Delegated   |
| <b>ESC Decision Date</b>   | 19 October 2021   |
| <b>Appeal valid date</b>   | 15 January 2022   |
| <b>Appeal start date</b>   | 28 April 2022   |
| <b>Appeal decision date</b>  | 31 May 2023   |
| <b>Appeal decision</b>   | Dismissed   |
| <b>Appeal Procedure</b>  | Written Representations   |
| <p><b>Main issues</b></p> <p>The main issues are the effects of the proposal on:</p> <ul style="list-style-type: none"> <li>a) the living conditions of neighbours in James Boden Close;</li> <li>b) the character and appearance of the area;</li> <li>c) highway safety.</li> </ul>  |   |
| <p><b>Summary of decision:</b></p> <p>The inspector considered that because the side elevation of the proposed bungalow would only be 1m beyond the fence which separates the appeal site from Nos 10a and 11a, and its triangular shaped flank wall would protrude above the boundary so much more than the existing shed, it would appear visually intrusive and overbearing from the living rooms of the adjacent dwellings, considerably reducing the outlook from these modest sized homes. It would also introduce a significant sense of enclosure into their gardens, making them much less pleasant places to be. For those reasons the Inspector concluded that the proposal would harm the living conditions of the adjacent chalet bungalows contrary to SCLP5.7, SCLP11.1 and SCLP11.</p> |   |

[Link back to contents list on first page of this appendix](#)

The Inspector acknowledged that the dwellings in the immediate surroundings was varied in terms of the age, style and orientation of the dwellings, but that the common factor was that all the dwellings have direct frontage access. The proposed dwelling would be divorced from the street, but due to it being single-storey, and located in the space between the rear gardens of existing dwellings it would be largely hidden from the street. The Inspector concluded that whilst the new dwelling's siting would not be entirely in accord with the prevailing pattern of development, nearby examples of backland development appears to have been satisfactory integrated into their surroundings, and therefore the lack of direct road frontage isn't sufficient justification to reject this proposal.

The Inspector acknowledged that Margaret Street is not a through street, there appears to be little through traffic on Maidstone Road and Cornwall Road via Hamilton Street, and the width of the street and the need to negotiate between cars parked on both sides, mean that traffic flows and speeds are slow. The Inspector also confirms that the plans show there would be insufficient space for vehicles to park and manoeuvre on the site, but from what they saw there is on-street capacity to accommodate any displaced vehicles, and there was no specific evidence to suggest that any increased reliance on on-street parking would be unacceptable, and so they concluded that the scheme would not prejudice highway or pedestrian safety.

**Learning point / actions:**

This scheme was in part refused on the basis of a holding objection from the Local Highway Authority, on the basis of lack of details to demonstrate visibility from the access and the ability of vehicles to turn around within the plot. This decision demonstrates the importance of the consideration of the traffic and on-street parking environment in the vicinity, rather than application of set criteria without local adjustment.

|   |  |
|---|--|
| <b>Application number</b>   | DC/22/0665/FUL   |
| <b>Appeal number</b>  | APP/X3540/W/22/3308732   |
| <b>Site</b>   | 29D Quilter Road, Felixstowe, Suffolk, IP11 7JJ                        |
| <b>Description of development</b>   | Construction of replacement dwelling following demolition of existing. |
| <b>Committee / delegated</b>  | Committee  |
| <b>ESC decision date</b>  | 17 February 2022   |
| <b>Appeal valid date</b>  | 2 December 2022  |
| <b>Appeal start date</b>  | 8 February 2023  |
| <b>Appeal decision date</b>   | 1 June 2023  |
| <b>Appeal decision</b>  | Dismissed  |
| <b>Appeal Procedure</b>   | Written Representations  |
| <b>Main issues</b>  |  |
| <p>The main issues are the effect of the proposal on (1) the character and appearance of the appeal site and the Felixstowe Conservation Area; and (2) the living conditions of adjacent residents, with particular reference to outlook, privacy and access to light.</p>  |  |
| <b>Summary of decision</b>  |  |
| <p>The Inspector considered that the existing storey building whilst not making a significant contribution to the character of the conservation area and not specifically mentioned in the Conservation Area Appraisal, its contribution is positive because it had limited visual impact upon the streetscene because of its single-storey scale and set back. It reflects the local character of other outbuildings/former buildings set further back from the road than the large detached, semi-detached and terraced dwellings of the Victorian/Edwardian era.</p> <p>Given the prevailing pattern of development in the conservation area, the scale of the proposed structure would be out of character for a recessed 'outbuilding' and no longer appear subservient to the original host property (29 Quilter Road) and the historic relationship would be lost. It would be a more dominant and overly scales feature on this small site, with far greater visual presence as a result of its height and roof form. This would be at odds with Policy SCLP11.5.</p> <p>The proposal would detract from the character and appearance of the appeal site and would fail to preserve or enhance those of the Felixstowe Conservation Area (a statutory requirement). This proposal would not enhance the character or appearance of the area, but in replacing the existing with a less sensitive structure it would not preserve or have a neutral effect. This is in conflict with the statutory duty, paragraph 202 of the Framework, and LP Policy SCLP11.5; and with the high quality design requirements of LP Policy SCLP 11.1.</p> |  |

[Link back to contents list on first page of this appendix](#)



Although the appellant advises that this proposal would occupy the same footprint as the existing dwelling, the relationship to neighbouring dwellings would be significantly different as a result of the increased height, gabled roof form and position of windows. There would be the potential for direct overlooking from the proposed front facing first floor bedroom window to the side and rear facing windows of 27 Quilter Road. There would also be potential overlooking of the private garden areas of nos 29a and 29b and the area to the side of the outrigger of no 27.

The building would be materially higher than the existing, and with a more imposing gabled roof form, having a material impact on the outlook from no 29, and would result in an oppressive sense of enclosure. Due to the orientation, for a significant part of the day there would likely be a material reduction in daylight and sunlight reaching the lower windows.

Whilst it may not result in material light loss, the increased height and depth of the building alongside the boundary with No.27 would also be overbearing for occupants of that property, as the structure would dominate the outlook from the dwelling and much of the garden.

The scheme was therefore also considered unacceptable in terms of impacts upon Residential Amenity and contrary to policy SCLP11.2 and paragraph 130 f) of the NPPF.

**Learning point / actions**

This decision confirms the Local Authorities assessment of the impacts of the scheme upon the character of the Conservation Area and the amenity of adjoining residents.

|                                   |  |
|-----------------------------------|--|
| <b>Application number</b>         | DC/21/5658/FUL                                   |
| <b>Appeal number</b>              | APP/X3540/W/22/3305495                           |
| <b>Site</b>                       | Salix Sawmill, Summer Lane, Bromeswell, IP12 2QA |
| <b>Description of development</b> | Manager's Dwelling                               |
| <b>Committee / delegated</b>      | Delegated  |
| <b>ESC decision date</b>          | 20 December 2021                                 |
| <b>Appeal valid date</b>          | 11 October 2022                                  |
| <b>Appeal start date</b>          | 4 November 2022                                  |
| <b>Appeal decision date</b>       | 07 June 2023                                     |
| <b>Appeal decision</b>            | Dismissed  |
| <b>Appeal Procedure</b>           | Hearing  |

**Main issues**

Whether there is an essential need for a rural worker to live permanently at or near their place of work, with particular regard to the effect of the proposed development on the character and appearance of the area.

**Summary of decision**

The Inspector found the need for 24 hour monitoring at the site was inconsistent with the evidence submitted by the appellant which states that checks of the machinery are currently made twice day or when the weather changes. It was found that there is sufficient flexibility to be able to respond to exceptional events and the business is already able to respond effectively to variable factors.

It was not demonstrated why the manager currently does not stay onsite full-time or why additional staff were not trained to act on any exceptional events or boiler issues. The need for a full-time manager to carry out the tasks in question has not been demonstrated.

The appeal does not demonstrate why systems such as electronic monitoring and humidity monitors and back-up power systems could not be used to monitor the site's functioning and hence to mitigate some of the need for employee checks there.

The Inspector noted that the applicants location one mile away from the site was sufficient to check local weather conditions. The potential scale of loss from a ten minute delay in reaching site was not adequately demonstrated.

The Inspector accepted that it is desirable for the machinery worker to live relatively close to the site, the appeal fails to demonstrate that there is a clearly established existing functional need for a worker to be accommodated at the location proposed.

It was concluded that the appeal site was physically separated from sawmill site, so that the proposed dwelling would appear as an independent residential dwelling and fail to reflect its functional role to support the agricultural activity, conflicting with the areas prevailing open appearance. The scale of the dwelling would erode the rural appearance of the area and not relate to their surroundings.

**Learning point / actions**

The separation of the site to the business unit emphasised the lack of essential need for the worker being close to the business.

|  |  |
|--|--|
| <b>Application number</b>  | DC/22/2300/OUT                                       |
| <b>Appeal number</b>   | APP/X3540/W/22/3305894                               |
| <b>Site</b>  | Land adjacent to 5 Ipswich Road, Newbourne, IP12 4NS |
| <b>Description of development</b>  | Erection of 'infill' dwelling.                       |
| <b>Committee / delegated</b>   | Delegated  |
| <b>ESC decision date</b>   | 7 June 2022  |
| <b>Appeal valid date</b>   | 29 October 2022                                      |
| <b>Appeal start date</b>   | 21 February 2023                                     |
| <b>Appeal decision date</b>  | 26 June 2023   |
| <b>Appeal decision</b>   | Dismissed  |
| <b>Appeal Procedure</b>  | Written Representations                              |
| <b>Main issues</b>   |  |
| <p>The main issue is the suitability of the location for the proposed development, with particular regard to the effect on the character and appearance of the appeal site and the surrounding area.</p>   |  |
| <b>Summary of decision</b>   |  |
| <p>The site lies within the Former Land Settlement Association Holdings (LSAH) area (SCLP11.9). Despite the scheme ending many years ago, this pattern of development can still be discerned in parts of the village, with the dwellings and their associated plots readily apparent. This part of the settlement includes a variety of predominantly residential properties along Ipswich Road. The road frontage is characterised by dwellings of varied size and appearance set within large plots with often substantive gaps between built development. As such, the distinctive pattern of development associated with the LSAH is readily apparent. The appeal site, which is an undeveloped area of paddock, forms part of one of the larger gaps in development, between No 5 and the next dwelling to the west.</p> <p>Due to the extent of the open land between existing built development to either side, and despite the garden centre on the opposite side of the road, the proposed development would not represent infill development within the existing frontage.</p> <p>While the proposed dwelling would retain relatively spacious gaps in the road frontage to either side, it would nonetheless represent an encroachment of development into the established pattern of open frontages in this part of the village. As such, the development would harmfully undermine the character of the former LSAH area, contrary to the purpose of Policy SCLP11.9.</p> |  |

[Link back to contents list on first page of this appendix](#)

Furthermore, it would lead to an intensification of development at a point where the glasshouses associated with the garden centre opposite are a prominent feature close to the road frontage.

Due to the large gaps between the development, the Inspector also concluded that the site would not represent a 'close-group' or 'continuous line' of five or more existing dwellings to constitute a cluster under SCLP5.4.

**Learning point / actions**

The 'gaps' between existing development in Newbourne form part of the character of the former LSAH area. Infilling these gaps would be contrary to the purpose of SCLP11.9 and result in harm to the former LSAH character.

|   |   |
|---|---|
| <b>Application number</b>   | DC/22/0573/OUT  |
| <b>Appeal number</b>  | APP/X3540/W/22/3309921  |
| <b>Site</b>   | Land to the north of 18 Mill Road, Newbourne, IP12 4NP                      |
| <b>Description of development</b>   | Erection of up to two dwellings and access with all other matters reserved. |
| <b>Committee / delegated</b>  | Delegated   |
| <b>ESC decision date</b>  | 9 February 2022   |
| <b>Appeal valid date</b>  | 31 October 2022   |
| <b>Appeal start date</b>  | 21 February 2023  |
| <b>Appeal decision date</b>   | 26 June 2023  |
| <b>Appeal decision</b>  | Dismissed   |
| <b>Appeal Procedure</b>   | Written Representations   |
| <b>Main issues</b>  |   |
| <p>The main issue is the suitability of the location for the proposed development, with particular regard to the effect on the character and appearance of the appeal site and the surrounding area.</p>  |   |
| <b>Summary of decision</b>  |   |
| <p>The site lies within the Former Land Settlement Association Holdings (LSAH) area (SCLP11.9). The wider, distinctive pattern of development associated with the LSAH is particularly apparent on the eastern side of Mill Road, with the appeal site forming an extensive area of open land between the village hall and No 18; beyond this are further large gaps to the road frontage, including the site of the earlier appeal adjacent to No 19.</p> <p>Due to the extent of the open land between existing built development to either side, and despite the development on the opposite side of Mill Road, the two dwellings would not represent infill development within the existing frontage. Instead, and as found in the earlier appeal, they would represent a significant encroachment of development into the established pattern of open frontages in this part of the village. As such, the development would harmfully undermine the character of the former LSAH area, contrary to the purpose of Policy SCLP11.9.</p> <p>The site contributes positively in this regard through both its openness, reflecting its former LSAH associations, and its verdant character and appearance, linking to the open countryside beyond. The views that are available across the site make a positive contribution to the street scene. The development of up to two dwellings together with an access point, driveways and domestic paraphernalia would harmfully undermine this character and appearance. Moreover, given the existence of a greater intensity of residential development on the opposite site</p> |   |

[Link back to contents list on first page of this appendix](#)

of Mill Road, the proposal would add to this and so lead to harmful urbanisation of this part of the village.

In respect of whether the site forms part of a cluster, whilst there are more than five dwellings within the immediately surrounding area, including those on the western side of Mill Road, these cannot in the Inspectors view, be considered to be a continuous line or close group. Rather, the dwellings as a whole represent a loose-knit and informal grouping. The fact that there is development on two sides of the appeal site does not alter this finding.

**Learning point / actions**

Similarly to APP/X3540/W/22/3305894 (land adjacent to 5 Ipswich Road, Newbourne above) the Inspector considered that the site was not a suitable location for the proposed dwellings, particularly due to the material harm to the character and appearance of the site and surrounding area.

|   |  |
|---|--|
| <b>Application number</b>   | DC/22/3275/FUL   |
| <b>Appeal number</b>  | APP/X3540/W/22/3312548   |
| <b>Site</b>   | The Cabin Holiday Let, Park Farm, Kings Lane, Weston, NR34 8TG |
| <b>Description of development</b>   | Change of use from holiday let to C3 Residential.              |
| <b>Committee / delegated</b>  | Delegated  |
| <b>ESC decision date</b>  | 16 August 2022   |
| <b>Appeal valid date</b>  | 31 January 2023  |
| <b>Appeal start date</b>  | 27 March 2023  |
| <b>Appeal decision date</b>   | 05 July 2023   |
| <b>Appeal decision</b>  | Dismissed  |
| <b>Appeal Procedure</b>   | Written Representations  |
| <b>Main issues</b>  |  |
| The main issue is the effect on existing tourist accommodation and related to this the suitability of the location for the proposed use.  |  |
| <b>Summary of decision</b>  |  |
| The inspector concurred with officers that the applicant had failed to supply sufficient evidence that there was no longer a demand for tourist accommodation in the area.  |  |
| While some evidence of marketing had been provided, it was not sufficient to demonstrate compliance with the requirements of Policy WLP8.17. Consequently, it was not possible to conclude that it had been fully and satisfactorily demonstrated that there was no demand for the tourist accommodation in the location. |  |
| <b>Learning point / actions</b>   |  |
| This appeal decision confirms officers interpretation and application of planning policy in relation to the marketing required for a change of use from tourism to residential.   |  |



|  |  |
|--|--|
| <b>Application number</b>  | DC/22/1327/FUL (associated Advertisement Consent application DC/22/1328/ADI)   |
| <b>Appeal number</b>   | APP/X3540/W/22/3301900 (associated Advertisement Appeal APP/X3540/H/22/3301901 in <a href="#">Appeals relating to applications for Advertisement Consent</a> section later in this appendix) |
| <b>Site</b>  | 243 London Road South, Lowestoft, NR33 ODS   |
| <b>Description of development</b>  | Change of use A5 to A1 Barber shop, shutter to the front with associated new shop front, removal of chimney and replacement of first floor upvc window.                                      |
| <b>Committee / delegated</b>   | Delegated  |
| <b>ESC decision date</b>   | 30 May 2022  |
| <b>Appeal valid date</b>   | 10 August 2022   |
| <b>Appeal start date</b>   | 13 September 2022  |
| <b>Appeal decision date</b>  | 26 July 2023   |
| <b>Appeal decision</b>   | Dismissed  |
| <b>Appeal Procedure</b>  | Written Representations  |
| <b>Main issues</b><br>The effect of the development on the character and appearance of the Lowestoft Conservation Area   |  |
| <b>Summary of decision</b><br>The unauthorised works undertaken have failed to preserve or enhance the character and appearance of the Conservation Area. This would be contrary to policies WLP8.29 and WLP8.39 of the LP which seek to demonstrate high quality design which reflects local distinctiveness and preserve or enhance the character or appearance of the area.<br><br>Furthermore, the internally illuminated acrylic signage was considered incongruous, unduly prominent and visually intrusive in the street scene. |  |
| <b>Learning point / actions</b><br>The appeal confirms a building's fenestration is an important component in defining its visual and architectural character, and whilst the removed shopfront was not original it did retain traditional elements important to the area.   |  |

[Link back to contents list on first page of this appendix](#)

|  |   |
|--|---|
| <b>Application number</b>  | DC/22/2630/FUL  |
| <b>Appeal number</b>   | APP/X3540/W/23/3314668  |
| <b>Site</b>  | Marchwood, Martlesham Road, Little Bealings   |
| <b>Description of development</b>  | Erection of 1 No new residential dwelling with detached garage in front of Marchwood. |
| <b>Committee / delegated</b>   | Delegated   |
| <b>ESC decision date</b>   | 20 December 2022  |
| <b>Appeal valid date</b>   | 8 March 2023  |
| <b>Appeal start date</b>   | 19 April 2023   |
| <b>Appeal decision date</b>  | 27 July 2023  |
| <b>Appeal decision</b>   | Dismissed   |
| <b>Appeal Procedure</b>  | Written Representations   |
| <b>Main issues</b>   |   |
| <ul style="list-style-type: none"> <li>- whether the location of the proposed dwelling would be an appropriate one given the countryside setting and</li> <li>- whether the development would have an adverse impact on the character and appearance of Martlesham Road.</li> </ul>  |   |
| <b>Summary of decision</b>   |   |
| <p>While it is agreed that the site would lie within a cluster and the scale of development envisaged would comply with the Policy 5.4, Criterion b) requires that the development consists of infilling within a continuous built-up frontage and is in a clearly identifiable gap within an existing cluster. Criterion d) requires that it would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape.</p> <p>The inspector found that the site would not be infilling within a continuously built-up frontage. This is because the nature of development on the south side of the road has the properties set well back behind landscaped gardens which do not constitute identifiable gaps as they are part of the planned design of these plots. Further, the development would cause harm to the character and appearance of this side of Martlesham Road because tandem development is not a feature of development on the south side of the road other than Cedar Cottage and the recently permitted house to its rear (now completed) which is the exception rather than the rule on this side.</p> <p>The established character of development along the southern side of Martlesham Road is of open, spacious development with houses set in large landscaped plots standing back from the road and Marchwood is an example where the house has been designed to be seen across a designed and landscaped frontage.</p> |   |

[Link back to contents list on first page of this appendix](#)

As such, to construct another house in front of Marchwood would be seriously detrimental to its character and appearance and would dominate the setting whilst eroding the green, open character on the south side of the road.

Moreover, as development within an established garden, the proposed house would fail to comply with the requirements of Policy SCLP 5.7 which requires the scale, design and materials of the development not to harm street scene character or adjacent properties.

**Learning point / actions**

Deep frontage plots should be considered as planned features of the prevailing development pattern and therefore should not be found to represent clearly identifiable gaps when judged within the context of policy SCLP5.4.

|   |   |
|---|---|
| <b>Application number</b>   | DC/21/2982/FUL  |
| <b>Appeal number</b>  | APP/X3540/W/22/3292259  |
| <b>Site</b>   | Fordley Meadows, Butchers Lane, Kelsale cum Carlton, Suffolk IP17 2PH   |
| <b>Description of development</b>   | Conversion of redundant barn to one bedroom dwelling - to allow onsite management of Suffolk Horses and improve security of livestock |
| <b>Committee / delegated</b>  | Delegated   |
| <b>ESC decision date</b>  | 10 August 2021  |
| <b>Appeal valid date</b>  | 25 May 2022   |
| <b>Appeal start date</b>  | 31 August 2022  |
| <b>Appeal decision date</b>   | 27 July 2023  |
| <b>Appeal decision</b>  | Dismissed   |
| <b>Appeal Procedure</b>   | Written Representations   |
| <p><b>Main issues</b></p> <p>Whether the appeal site represents an appropriate location for the proposed development, having regard to the special strategy in the development plan, i.e. whether there was suitable justification for a rural workers dwelling on this site in the countryside and/or whether the building was suitable for conversion.</p>  |   |
| <p><b>Summary of decision</b></p> <p>The site is located outside of the defined settlement boundary, within the countryside and is accessed via narrow lanes.</p> <p>The inspector concurred with the view of officers that there wasn't sufficient functional justification for a dwelling on this site. Whilst the appellant is a breeder of Suffolk Punch Horses, which are rated by the Rare Breeds Survival Trust as a critically endangered species, and that the appellants stated that have up to 8 horses including 2 breeding mares on site, with potentially up to 2 foalings a year, the inspector was satisfied there was sufficient sitting up space within the existing building that could be utilised during any periods of foaling where closer supervision may be required.</p> <p>There was no evidence of the number of foals that have been born during the time the appellants have been breeders or how the process has been managed in previous years. The Inspector acknowledged the letter from a local vet confirming a foal died in 2017, there was little to explain the circumstances around this unfortunate event or whether this outcome would have been avoided if someone was living on site.</p> |   |

[Link back to contents list on first page of this appendix](#)

The Inspector also concluded that it was evident that the horses are currently able to reside on site and this has not led to any significant problems. It is acknowledged that horses require daily attention, usually twice a day, and it is not uncommon for horses to be stabled and grazed in locations which do not have a residential occupant within sound and site.

The Inspector also highlighted that there was no evidence that other options for monitoring the horses, have been fully explored and/or discounted.

In response to the appellants suggestion that living on site would reduce their need to travel, the inspector explained that whilst living on site would reduce trips to tend the horses, it would likely create trips away from the site by car to access a full range of community facilities such as shopping, healthcare, leisure and entertainment given the distance to the nearest sizable town. Therefore, the inspector concluded this would be neutral effect of the travel undertaken.

The Inspector concluded that there is insufficient evidence to demonstrate that there is an essential need for a rural worker to live at the appeal site and the scheme was in conflict with policies SCLP3.3, SCLP5.3 and SCLP5.6 of the Suffolk Coastal Local Plan.

In terms of the conversion/re-use of the building, the Inspector also concurred with the views of officers, that it hadn't been adequately demonstrate that the building is redundant from its use as a hay/straw barn, given that it remains a building which is capable of such use and the wider site has stables. The building is also relatively modern, having been granted planning permission in 2013.

The proposed separation of the building from the existing stable block would lead to a more domestic appearance, and the associated domestic paraphernalia would extend residential development along Butchers Lane, so the scheme would fail to enhance the immediate setting as required by SCLP5.5.

**Learning point / actions**

This appeal decision confirms officers interpretation and application of planning policy in relation to rural workers dwellings and the conversion of modern buildings in the countryside.

|  |  |
|--|--|
| <b>Application number</b>  | DC/22/4421/FUL   |
| <b>Appeal number</b>   | APP/X3540/W/3314806  |
| <b>Site</b>  | 2 Elm Cottages, Yarmouth Road, Corton, Suffolk, NR32 5NQ                     |
| <b>Description of development</b>  | Construction of a portable office cabin onto an existing hard stand/footings |
| <b>Committee / delegated</b>   | Delegated  |
| <b>ESC decision date</b>   | 12 January 2023  |
| <b>Appeal valid date</b>   | 19 April 2023  |
| <b>Appeal start date</b>   | 2 May 2023   |
| <b>Appeal decision date</b>  | 24 August 2023   |
| <b>Appeal decision</b>   | Dismissed  |
| <b>Appeal Procedure</b>  | Written Representations  |
| <b>Main issues</b>   |  |
| <p>The main issues are (1) whether the site is suitable for the use, having regard to the Council's growth strategy and focus for commercial activity; and (2) the visual impact of the outbuilding on the character and appearance of the area.</p>   |  |
| <b>Summary of decision</b>   |  |
| <p>The Inspector considered that in respect of (1) the Council's growth strategy as set out in Policy WLP1.1 of the East Suffolk Council Waveney Local Plan (2019) focuses much of the areas housing and employment towards Lowestoft and other main settlements. Policy WLP1.2 confirms that new employment and town centre development will not be permitted in the countryside except where specific polices in the Local Plan indicate otherwise. A tattoo studio does not fall into any of the uses classes listed in the supporting text to the policy, but such a use, providing employment and offering services to visiting members of the public, would typically be found in town centre.</p> <p>Policy WLP8.18 sets out a sequential approach to town centre development. By allowing it in the countryside, would require evidence from the appellant to demonstrate a lack of suitable and available sites within a settlement boundary. Out of centre sites should be accessible by public transport and for pedestrians and cyclists, and with good links to the town centre.</p> <p>The Inspector afforded weight to the appellant's continued trade as a sole trader of a small business in Norfolk* [Suffolk]. But the appellant provided no evidence to demonstrate there are no other suitable premises available. The Inspector also noted the rural location distant from any town centre that would not be a suitable location for a business use attracting high numbers of visitors, likely travelling by car, given limited options for pedestrians, cyclists and public transport. Without evidence of a lack of alternative premises, the development would conflict with the sequential approach at policy WLP8.8.</p> |  |

[Link back to contents list on first page of this appendix](#)

The Inspector added that the Council's suggested condition, to control and limit the hours of use of the tattoo parlour would alone be insufficient to avoid activity that would be more appropriate located within a settlement.

The Inspector therefore concluded that, the site is unsuitably located within a rural area for the use, having regard to the Council's growth strategy and focus for the location of businesses, contrary to policies WLP1.1, WLP1.2 and WLP8.8, consistent with the sequential approach to development at Section 7 of the National Planning Policy Framework (2021).

In relation to (2) the Inspector noted the metal, flat roof portable building would have restricted visual impact owing to the sited boundaries, neighbouring properties and set back position from roadsides. Neighbouring buildings are timber clad or brick in materials more sympathetic to the semi-rural setting.

The Inspector added that, as installed, the outbuilding is out of keeping with the character and appearance of surrounding buildings and appears as an unacceptably urban feature in this garden setting, contrary to the design objectives of policy WLP8.29, which requires development to, amongst other things, to respond to local context and form.

#### **Learning point / actions**

This decision confirms the Spatial Strategy for the District as set out at policies WLP1.1, WLP1.2 and WLP18.8, with main town centres as the focus for sustainable employment and retail growth.

The decision also confirms the Local Authority's assessment of the design impact of the development on the character of the area.

The portacabin was erected following the Local Authority's refusal and, in light of the appeal decision, this case referred back to Planning Enforcement for enforcement action to follow to remove the portacabin.

|   |   |
|---|---|
| <b>Application number</b>   | DC/22/0374/FUL  |
| <b>Appeal number</b>  | APP/X3540/W/23/3316988  |
| <b>Site</b>   | New Chapel Farm, Mells, Halesworth, Suffolk, IP19 9DE   |
| <b>Description of development</b>   | Full planning application for erection of outbuilding at New Chapel Farm, to be ancillary to barn conversion of application DC/21/4412/FUL. |
| <b>Committee / delegated</b>  | Delegated   |
| <b>ESC decision date</b>  | 10 October 2022   |
| <b>Appeal valid date</b>  | 22 April 2023   |
| <b>Appeal start date</b>  | 31 May 2023   |
| <b>Appeal decision date</b>   | 25 August 2023  |
| <b>Appeal decision</b>  | Dismissed   |
| <b>Appeal Procedure</b>   | Written Representations   |
| <b>Main issues</b>  |   |
| The main issue is the effect of the proposal on the character and appearance of the appeal site and the street scene.   |   |
| <b>Summary of decision</b>  |   |
| <p>The Inspector acknowledged the character of the site and its layout, and the degree prominence of the building in the Streetscene due to its slightly elevated position. They did not agree with the applicants view that the building would be negligible in its scale, mass and materiality, but considered that the footprint and height would create a sizeable addition to the street scene, exacerbated by the land levels. The proposal would appear unduly dominant and visually intrusive.</p> <p>The proposed garaging combined with the storage and plant rooms would be an overly large building in this prominent area of the site. The previous presence of now demolished buildings would not justify the construction of a building of the size proposed in its forward position.</p> <p>The Inspector acknowledged the provision of solar panels to power an EV charging point, but that would not require a building of the size proposed. In the view of the Inspector the environmental benefits to power generation would not outweigh the visual harm.</p> |   |
| <b>Learning point / actions</b>   |   |
| Confirms the officers approach to seeking to safeguard the visual amenity of the area.  |   |

[Link back to contents list on first page of this appendix](#)



|  |  |
|--|--|
| <b>Application number</b>  | DC/22/3482/FUL   |
| <b>Appeal number</b>   | APP/X3540/W/22/3313518                                       |
| <b>Site</b>  | Patience Acre, Chenerys Loke, Weston, NR34 7XH               |
| <b>Description of development</b>  | Use of existing dwelling for permanent residential occupancy |
| <b>Committee / delegated</b>   | Delegated  |
| <b>ESC decision date</b>   | 2 September 2022   |
| <b>Appeal valid date</b>   | 10 February 2023   |
| <b>Appeal start date</b>   | 16 March 2023  |
| <b>Appeal decision date</b>  | 5 July 2023  |
| <b>Appeal decision</b>   | Dismissed  |
| <b>Appeal Procedure</b>  | Written Representations                                      |
| <b>Main issues</b>   |  |
| The main issue is the effect on existing tourist accommodation and related to this, the suitability of the location for the proposed use.  |  |
| <b>Summary of decision</b>   |  |
| <p>The Inspector made reference to policies WLP1.1 of the East Suffolk Coastal – Waveney Local Plan (2019) that defines the scale and location of growth across the Plan area, and policy WLP7.1, that defines the rural settlement hierarchy and planned growth, having regard to the site's location outside a defined settlement boundary, in an area of designated countryside.</p> <p>The Inspector referred to the appellant's contention that as the dwelling already exists, there is no material change of use, but refuted this by adding that the footnote to policy WLP1.2 clarifies that new residential development does not include dwellings restricted by condition for use as holiday lets. Therefore, any unrestricted use of an existing property would not be permitted, in accordance with policy WLP1.2, unless specific policies indicate otherwise.</p> <p>Policy WLP8.17 is relevant as this refers to tourist accommodation. The appellant argued that as the policy refers to 'change of use' the policy was not applicable, but the Inspector disputed this, as the appeal involved the loss of a dwelling currently used as tourist accommodation, controlled by an occupancy condition. The policy is therefore of direct relevance and importance to the appeal decision.</p> <p>The Inspector added that no evidence of any marketing was provided by the appellant, as required by policy WLP8.17. The circumstances and evidence provided by the appellant of the change in the character of the area and increased noise from the Southern Relief Road, was noted by the Inspector, who added that screening to the front of the site helps to reduce the visual impact of the road. The Inspector acknowledged that</p> |  |

[Link back to contents list on first page of this appendix](#)

the road, combined with the allocated Beccles and Worlingham Garden Neighbourhood development north of the road, urbanises the area. Evidence of flooding of the site was provided by the appellant and was cited as a contributory factor in the property not being marketed, but the Inspector stated that necessary flood alleviation measures have been addressed resulting from the construction of the new road.

Taken together, the Inspector agreed with the appellant that there are changed circumstances arising from the construction of the Southern Relief Road, but in the absence of any evidence of marketing to test the effects of such changes, it is not possible to conclude there is no demand for the tourist accommodation in this location.

The Inspector thus concluded that in the current circumstances, this not a suitable location for the permanent residential occupancy, contrary to policies WLP1.2, WLP1.2 and WP7.1 of the East Suffolk Coastal – Waveney Local Plan (2019), and there were no other material considerations that outweighed the conflict with the Development Plan.

**Learning point / actions**

This appeal decision confirms officers' interpretation of the Spatial and Rural Strategy for the District in relation to development in the countryside, and the importance of marketing evidence to justify any loss of tourist accommodation, as required by policy WLP8.17.

|   |  |
|---|--|
| <b>Application number</b>   | DC/21/4940/OUT   |
| <b>Appeal number</b>  | APP/X3540/W/22/3295686                                   |
| <b>Site</b>   | Kings Field, Hulver Street, Henstead, NR34 7UE           |
| <b>Description of development</b>   | The development proposed is erection of three dwellings. |
| <b>Committee / delegated</b>  | Delegated  |
| <b>ESC decision date</b>  | 21 February 2022   |
| <b>Appeal valid date</b>  | 25 April 2022  |
| <b>Appeal start date</b>  | 28 June 2022   |
| <b>Appeal decision date</b>   | 04 September 2023  |
| <b>Appeal decision</b>  | Dismissed  |
| <b>Appeal Procedure</b>   | Written Representations                                  |
| <p><b>Main issues</b></p> <p>Whether the appeal site represents an appropriate location for the proposed development, having regard to the spatial strategy in the development plan.</p> <p>The effect of the proposed development on the character and appearance of the area.</p>   |  |
| <p><b>Summary of decision</b></p> <p>Policy WLP1.1 and WLP1.2 of the East Suffolk Council Waveney Local Plan restricts development in the countryside except where other policies in the LP indicate otherwise.</p> <p>Policy WLP8.7 provides for a limited amount of housing in the Countryside, with small scale development of up to three homes within clearly identifiable gaps in a built-up frontage, on land which is surrounded by residential development (including its curtilage) on two sides (including the opposite side of the highway).</p> <p>The inspector did not consider that the gap between the two properties was small, as is suggested within the supporting text to the policy WLP8.7. The existing gap between the built development does not contribute to a continuous built frontage and is broadly concealed from views from the road by the existing landscaping.</p> <p>The Inspector also agreed that the wider built context of the site with the level of spacing between the existing dwellings and the overall size of the gap between the two dwellings on either side, suggests that the development would not constitute the infilling of a clearly identifiable gap in a built-up frontage.</p> |  |

[Link back to contents list on first page of this appendix](#)

The Inspector noted that notwithstanding this, due to the size of the gap and resultant plot widths, it was considered that the proposed development would introduce a discordant built form to the locality that would not be reflective of the density in the village and surrounding built up area and would introduce a form of development that would not be compatible with the layout of surrounding development.

Therefore, it was also concluded that the proposed development would have a significantly harmful effect on the character and appearance of the area.

**Learning point / actions**

This decision confirms Officers interpretation of Policy WLP8.7, albeit that there is no reference to the supporting 'Clusters' SPD, within this decision.

### 3) [Appeals against Refusal of applications for Planning Permission for ‘Other’ developments](#)

This section relates to appeals against the refusal of Planning Permission for ‘Minor’ developments, that is applications for changes of use with no physical works and/or householder applications\_

|   |   |
|---|---|
| <b>Application number</b>   | DC/22/3067/FUL  |
| <b>Appeal number</b>  | APP/X3540/W/22/3309867  |
| <b>Site</b>   | 2 Flensburgh Street, Lowestoft, Suffolk, NR32 2AR   |
| <b>Description of development</b>   | “No building work will take place. It will simply be changed from a 5 bedroomed single family residence to a 5 separate bedroomed H.M.O.” |
| <b>Committee / delegated</b>  | Delegated   |
| <b>ESC decision date</b>  | 7 October 2022  |
| <b>Appeal valid date</b>  | 13 December 2022  |
| <b>Appeal start date</b>  | 08 February 2023  |
| <b>Appeal decision date</b>   | 12 June 2023  |
| <b>Appeal decision</b>  | Dismissed   |
| <b>Appeal Procedure</b>   | Written Representations   |
| <b>Main issues</b>  |   |
| The main issue is whether the site is a suitable location for the proposed development with regard to the provisions of the development plan in respect of conversion to houses in multiple occupation (HMO).   |   |
| <b>Summary of decision</b>  |   |
| The Inspector raised concerns regarding the lack of scaled plans, and concluded it was not possible to be certain if the property was large enough to be suitable for conversion.   |   |
| The inspector also raised concerns regarding the lack of evidence of sound insulation between the appeal site and neighbouring properties. It would be necessary for it to be demonstrated that a suitable scheme could be installed to ensure that there would not be an adverse effect on the living conditions of the attached neighbours. |   |

[Link back to contents list on first page of this appendix](#)

The use to provide supported living with a range of needs is not uncommon, and would not constitute an exceptional circumstance in and of itself. There was also no mechanism before the inspector to restrict the use of the property to supported living. There was also no evidence before the inspector demonstrating that there is a particularly high demand for multi-let properties or that the council is not delivering sufficient dwellings. The Inspector therefore concluded that exceptional circumstances had not been demonstrated to justify the proposal.

The Inspector concluded that this is not a suitable location for the proposed development with regard to the provisions of the development plan in respect of conversion to HMO, and that it would be contrary to Policy WLP8.4.

**Learning point / actions**

Whilst this decision may well have been dismissed on matters of principle, this appeal decision should be seen as a learning point for applicants and agents in ensuring that they submit adequate and appropriate plans and other supporting information with applications, in order to demonstrate acceptability of a scheme in terms of matters other than principle e.g. sufficient floorspace and noise mitigation measures.

|   |   |
|---|---|
| <b>Application number</b>   | DC/22/1404/FUL  |
| <b>Appeal number</b>  | APP/X3540/D/22/3312166                                  |
| <b>Site</b>   | 97 The Avenue, Lowestoft, Suffolk, NR33 7LH             |
| <b>Description of development</b>   | Replace the windows on the front                        |
| <b>Committee / delegated</b>  | Delegated   |
| <b>ESC decision date</b>  | 8 September 2022  |
| <b>Appeal valid date</b>  | 19 December 2022  |
| <b>Appeal start date</b>  | 17 March 2023   |
| <b>Appeal decision date</b>   | 21 June 2023  |
| <b>Appeal decision</b>  | Allowed with conditions                                 |
| <b>Appeal Procedure</b>   | Fast Track Appeal (Householder Written Representations) |
| <b>Main issues</b>  |   |
| <p>This proposal would not enhance the character or appearance of the area, but in replacing the existing with a less sensitive structure it would not preserve or have a neutral effect.</p>   |   |
| <b>Summary of decision</b>  |   |
| <p>The avenue is a tree-lined suburban street within a Conservation Area. No 97 is a large two-storey building with a painted render façade and bay windows on ground and first floor. As such the building makes a positive contribution to the street scene and conservation area. The area is subject to an Article 4 direction, which amongst other matters, requires approval of replacement windows and doors.</p> <p>The scheme sought the replacement of the windows across the property's front elevation which are currently single-glazed timber sash windows, some of which are original. The replacements are to be double-glazed sash windows with uPVC frames. The Inspector considered that the drawings shows that these would be of the same design as the existing windows with frames of the same width and parallel glazing bars to the central window in each bay.</p> <p>The Inspector looked at the character of the Avenue, both within and outside the Conservation Area, and at the windows which exist in the properties. They considered that the area was highly varied in terms of detailing and types, and that most have replacement double-glazed uPVC windows, which are also varied in their design and quality, with a number of examples of unsympathetic replacements. However, there are a number of sympathetic replacements similar to the current proposal, which in the view of the Inspector would be reflect the design and appearance of these existing examples and they would not be uncharacteristic or fail to preserve the appearance of the conservation area and its setting.</p> |   |

[Link back to contents list on first page of this appendix](#)

**Learning point / actions**

The existing context of replacement windows can provide a suitable justification in some instances.



|   |   |
|---|---|
| <b>Application number</b>   | DC/22/2729/FUL  |
| <b>Appeal number</b>  | APP/X3540/W/22/3313896  |
| <b>Site</b>   | Croylands, 2 Cliff Road, Lowestoft, Suffolk NR33 0BT  |
| <b>Description of development</b>   | To change front and side windows to white sash windows and door to composite - repair brick work around bay areas |
| <b>Committee / delegated</b>  | Delegated   |
| <b>ESC decision date</b>  | 20 September 2022   |
| <b>Appeal valid date</b>  | 2 March 2023  |
| <b>Appeal start date</b>  | 17 March 2023   |
| <b>Appeal decision date</b>   | 05 July 2023  |
| <b>Appeal decision</b>  | Dismissed   |
| <b>Appeal Procedure</b>   | Written Representations   |
| <b>Main issues</b>  |   |
| Whether the proposed replacement windows and door would preserve or enhance the character or appearance of the South Lowestoft Conservation Area.   |   |
| <b>Summary of decision</b>  |   |
| <p>The property is a three-storey building divided into flats located on a prominent corner at the end of a terrace of similar dwellings, which appear to be late nineteenth or early twentieth century building which have retained much of their original detailing and uniformity, with most of them appearing to have retained their original sash windows, and where replacement windows have been installed, this has been undertaken sympathetically respecting the design and appearance of the original windows and as such the appeal property and the terrace of dwellings make a positive contribution to the character and appearance of the area.</p> <p>The proposal was to replace the existing timber-framed sash windows which retain their original appearance but which have been subject to repair or part replacement with white uPVC double glazed sash windows. In the view of the inspector the pictures submitted with the application were generic commercial products with insufficient detail to appreciate fully the effects of the changes proposed, but they were concerned that the design of the windows in the material provided does not match that of the existing windows and the width of the glazing bars and thickness and appearance of the glazing itself are unclear. Replacement windows that introduced a more modern or materially different appearance would be particularly apparent and incongruous due to the contrast with the largely uniform windows on the adjoining terrace.</p> <p>The Inspector also noted that there appeared to be no details of the replacement front door submitted and therefore it is not possible to assess whether it would preserve the character and appearance of the area and would result in harm.</p> |   |

[Link back to contents list on first page of this appendix](#)

The inspector concluded that the replacement windows and door would not preserve the character and appearance of the South Lowestoft Conservation Area, and therefore the scheme was contrary to Local Plan Policy WLP8.39 and section 16 of the NPPF.

**Learning point / actions**

Replacement windows that introduced a more modern or materially different appearance would be particularly apparent and incongruous due to the contrast with the largely uniform windows in the adjoining terrace.

This decision also highlights to applicants/agents the importance of supplying sufficient drawings/information to illustrate proposed replacement windows and doors, so that their potentially impact can be fully understood, and potentially avoid a refusal on the basis of it not being demonstrated that they would not result in harm to the conservation area.

|  |   |
|--|---|
| <b>Application number</b>  | DC/23/0067/FUL                              |
| <b>Appeal number</b>   | APP/X3540/D/23/3321883                      |
| <b>Site</b>  | 409 London Road South, Lowestoft, NR33 0BJ  |
| <b>Description of development</b>  | Change front windows                        |
| <b>Committee / delegated</b>   | Delegated                                   |
| <b>ESC decision date</b>   | 4 April 2023                                |
| <b>Appeal valid date</b>   | 24 May 2023                                 |
| <b>Appeal start date</b>   | 14 June 2023                                |
| <b>Appeal decision date</b>  | 17 August 2023                              |
| <b>Appeal decision</b>   | Dismissed                                   |
| <b>Appeal Procedure</b>  | Fast Track Appeal (Written Representations) |
| <b>Main issues</b>   |   |
| The main issue is the effect of the proposal on the character and appearance of the dwelling and the South Lowestoft Conservation Area.  |   |
| <b>Summary of decision</b>   |   |
| <p>The proposal was for the replacement of the existing timber sash windows on the front elevation with UPVC sash windows. The inspector advised that although they were mindful of the purposes of replacing the windows, the evidence provided in relation to the window conditions was limited and did not show whether they were beyond practical repair. Additionally, no evidence was provided to show that the current windows do not allow for safe escape or that safety locks could not be fitted.</p> <p>The inspector also disagreed with the applicants view that similar windows would be indistinguishable from the original windows as the submitted details did not indicate that the replacements would have the same proportions of a traditional sliding sash appropriate to the building.</p> <p>The inspector concluded that the proposal does not preserve or enhance the character of the conservation area. They add that although having more thermally efficient windows would be a public benefit of some weight, when considering that improvements could be secured using more sympathetic materials, this would not outweigh the identified harm.</p> |   |
| <b>Learning point / actions</b>  |   |
| The decision confirms the officers interpretation of policy WLP8.39 and the NPPF test in Paragraph 202 when determining replacement window applications where an article 4 direction applies.  |   |

[Link back to contents list on first page of this appendix](#)

#### 4) [Appeals against conditions included on a Planning Permissions](#)

|  |  |
|--|--|
| <b>Application number</b>  | DC/21/3397/FUL   |
| <b>Appeal number</b>   | PP/X3540/W/22/3295780  |
| <b>Site</b>  | Beulah, 47 Wangford Road, Reydon IP18 6PZ                      |
| <b>Description of development</b>  | The proposed development of a single new build dwelling house. |
| <b>Committee / delegated</b>   | Delegated  |
| <b>ESC decision date</b>   | 30 September 2021  |
| <b>Appeal valid date</b>   | 20 July 2022   |
| <b>Appeal start date</b>   | 20 July 2022   |
| <b>Appeal decision date</b>  | 13 June 2023   |
| <b>Appeal decision</b>   | Dismissed  |
| <b>Appeal Procedure</b>  | Written Representations  |
| <p><b>Main issues</b></p> <p>Planning permission was granted in September 2021 for a single dwelling house. Condition 9 of that permission requires that the dwelling shall be occupied as an only or principal home in accordance with Policy RNP 4 of the Reydon Neighbourhood Plan 2021 made May 2021 (RNP).</p> <p>The main issue is whether the condition is necessary, reasonable and enforceable in the interests of ensuring the property is only occupied as a principal home.</p>  |  |
| <p><b>Summary of decision</b></p> <p>The Inspector did not agree with the appellants contention that the development will 'likely not be built', because at the time of the inspectors site visit the approved dwelling was at an advanced stage of construction. There was also no substantive evidence to demonstrate that the condition has rendered the development unviable.</p> <p>The inspector acknowledged that the development economics of a single dwelling may be different to a large-scale housing development, in the absence of any evidence as to the viability of this development, this would not justify removing the condition. There was also no substantive evidence put to the inspector that the policy has prevented development from being brought forward in Reydon.</p> <p>The Inspector could also see no reason why this condition would not be enforceable. Occupancy restrictions are an established mechanism in the planning system and there is no reason this condition should be treated any differently.</p> |  |

[Link back to contents list on first page of this appendix](#)

RNP Policy RNP4 provides examples of the types of evidence that could be used to demonstrate that a dwelling was in use as an only or principal home. The Inspector accepts the appellants point that taken in isolation, some of those items listed would not be determinative as to whether a dwelling was in use as an only or principal home. However, in the view of the inspector a number of those items in combination would allow the council in due course to reasonably ascertain how the dwelling is being occupied.

The Inspector concluded that the retention of the condition is required to comply with Policy RNP4 of the Reydon Neighbourhood Plan, and therefore meets the tests required by paragraph 56 of the NPPF, in that it is necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

**Learning point / actions**

This decision confirms the application of a condition relating to new open market dwellings being used as only or principal home, within the area covered by the Reydon Neighbourhood Plan.

## 5) [Appeals against the refusal of Variation or Removal of Conditions](#)

There were no appeals relating to Variation or Removal of Condition Applications during this reporting period.

6) Appeals relating to Prior Notification Applications under Part 3 of the Town and Country Planning General Permitted Development Order 2015 (as amended) (i.e. changes of use with and without physical works)

There were no appeals relating to Prior Notification Applications during this reporting period.

7) [Appeals relating to applications for Advertisement Consent \(i.e. signs/advertisements requiring consent under the Advertisement Regulations 2007 \(as amended\)\)](#)

|  |  |
|--|--|
| <b>Application number</b>  | DC/22/1328/ADI (associated planning application DC/22/1327/FUL)  |
| <b>Appeal number</b>   | APP/X3540/H/22/3301901 (Associated appeal for planning permission APP/X3540/W/22/3301900 in <a href="#">‘Minors’</a> section of this Appendix) |
| <b>Site</b>  | 243 London Road South, Lowestoft, NR33 0DS   |
| <b>Description of development</b>  | Illuminated Acrylic advertisement  |
| <b>Committee / delegated</b>   | Delegated  |
| <b>ESC decision date</b>   | 30 May 2022  |
| <b>Appeal valid date</b>   | 10 August 2022   |
| <b>Appeal start date</b>   | 13 September 2022  |
| <b>Appeal decision date</b>  | 26 July 2023   |
| <b>Appeal decision</b>   | Dismissed  |
| <b>Appeal Procedure</b>  | Written Representations  |
| <b>Main issues</b>   |  |
| The effect of the development on the character and appearance of the Lowestoft Conservation Area   |  |
| <b>Summary of decision</b>   |  |
| The unauthorised works undertaken have failed to preserve or enhance the character and appearance of the Conservation Area. This would be contrary to policies WLP8.29 and WLP8.39 of the LP which seek to demonstrate high quality design which reflects local distinctiveness and preserve or enhance the character or appearance of the area. |  |
| Furthermore, the internally illuminated acrylic signage was considered incongruous, unduly prominent and visually intrusive in the street scene.   |  |
| <b>Learning point / actions</b>  |  |
| The appeal confirms a building’s fenestration is an important component in defining its visual and architectural character, and whilst the removed shopfront was not original it did retain traditional elements important to the area.  |  |

[Link back to contents list on first page of this appendix](#)



8) [Appeals relating to applications for Listed Building Consent](#)

There were no appeals relating to Listed Building Consent Applications during this reporting period.

9) [Applications relating to Enforcement Notices](#)

|   |   |
|---|---|
| <b>Enforcement Case Number</b>  | ENF/21/0003/DEV   |
| <b>Appeal number</b>  | APP/X3540/C/22/3297741 & 3297742  |
| <b>Site</b>   | 26 Highland Drive, Worlingham   |
| <b>Description of development</b>   | Without planning permission the erection of a fence adjacent to a highway, which is over 1m in height (shown in blue on the attached plan) contrary to Schedule 2, Part 2, Class A.1(a)(ii) of the Town and Country Planning (General Permitted Development)(England)(Order 2015 (as amended)). |
| <b>Committee / delegated</b>  | N/A   |
| <b>Date of Enforcement Notice</b>   | 7 April 2022  |
| <b>Appeal valid date</b>  | 28 April 2022   |
| <b>Appeal start date</b>  | 19 May 2022   |
| <b>Appeal decision date</b>   | 06 September 2023   |
| <b>Appeal decision</b>  | Appeal allowed  |
| <b>Appeal Procedure</b>   | Written Representations   |
| <b>Main issues</b>  |   |
| Due to its size and particular location, the fence was considered to be an incongruous and prominent addition to the street scene, and at odds with other forms of boundary treatments in the immediate locality.   |   |
| <b>Summary of decision</b>  |   |
| The Inspector found the development not to be in material conflict with the aims and objectives of policy WLP8.29 and the development plan as a whole. He considered such fencing to standard garden height to be a ubiquitous arrangement throughout the country in instances such as the appeal site. |   |
| <b>Learning point / actions</b>   |   |
| None  |   |

|                                   |  |
|-----------------------------------|--|
| <b>Enforcement Case number</b>    | ENF/21/0411/COND   |
| <b>Appeal number</b>              | APP/X3540/C/22/3303106 and APP/X3540/C/22/3303066  |
| <b>Site</b>                       | Land at The Paddock, 4 The Street, Lound, Suffolk NR32 5LR   |
| <b>Description of development</b> | <p>Without planning permission, the unauthorised material change of use of land from agricultural to a residential use, including the stationing of a mobile home for residential use purposes.</p> <p>And</p> <p>Without planning permission the creation of a new access and driveway, erection of an outbuilding, installation of a green utility supply unit, a beige cabinet, concrete hardstanding, block paving, wooden steps, decking and a pergola (the unauthorised development)</p> |
| <b>Committee / delegated</b>      | N/a  |
| <b>Date of Enforcement Notice</b> | 16 June 2022   |
| <b>Appeal valid date</b>          | 26 August 2022   |
| <b>Appeal start date</b>          | 26 August 2022   |
| <b>Appeal decision date</b>       | 11 September 2023  |
| <b>Appeal decision</b>            | Appeals dismissed with amendments to the wording of the notices  |
| <b>Appeal Procedure</b>           | Written Representations  |
| <b>Main issues</b>                | <p>The appeals concern whether or not works, constituting implementation had commenced within the 3 year statutory time period in association with a proposed development involving the construction of a dwelling granting planning permission in June 2017.</p>  |
| <b>Summary of decision</b>        | <p>The inspector reviewed the evidence, statements etc supplied by both the appellants and the council, and visited the site. The Inspector considered that the works undertaken could be deemed to be material operational development and if it could be demonstrated that they took place by 29 June 2020, they would confirm that the implementation of the planning permission had been effected.</p>   |

[Link back to contents list on first page of this appendix](#)

The appeal on ground (b) is that the breach alleged has not occurred as a matter of fact. For this particular ground, the appellant would be accepting that the change of use and the stationing of a mobile home and associated operational development both constitute breaches of planning control but have not occurred i.e. when the notices were served these breaches had not taken place. The Inspector found that this is clearly not the case because both parties claims that the use and physical works had taken place.

The appeal on ground (c) is that no planning permission is required for the works already carried out on the basis that either planning permission had already been granted or that works fall within the parameters of the General Permitted Development Order. The inspector concluded that insufficient proof had been put forward to support the appellants case, and that the additional works go significantly beyond the permitted development allowance for temporary buildings during the construction process. In their view there is *“absolutely not indication that any works material to the planning permission’s implementation had been effected prior to the September”* (September 2021)

The appeals on ground (a) (i.e. that planning permission should be granted), were also dismissed by the Inspector, on the grounds that granting of planning permission for a dwelling in the form of a caravan would not meet the requirements of the relevant Local Plan Policies or the reasons an except was made to policy in permitting the 2017 planning permission. The Inspector also concluded that the development is not respectful of local character and therefore was also unacceptable in terms of visual amenity. It was also found unacceptable due to the lack of compliance with the Recreational Avoidance Mitigation Strategy for European Protected sites in the form of the requisite financial payment to the scheme.

The Inspector also considered human rights matters in relation to the appellant, and the circumstances leading up to the serving of the enforcement notices. They were satisfied that the Councils decision to take formal enforcement action was necessary and proportionate.

The appeal in relation to the use was dismissed with an amendment to the wording of the notice, so the Enforcement Notice stands with the amended wording (to point 4 to read as set out below). The period for compliance is 4 months after the notice takes affect, and the notice requires:

1. Permanently cease the residential use of the Land.
2. Permanently cease the use of the Land for the stationing of a mobile home for residential purposes.
3. Permanently remove the mobile home and any associated fixtures and fittings from the Land.
4. Following compliance with steps (ii) and (iii) above, return the land to its former levels by the uncovering of the original soil horizons and profiles, and for a complete soil covering to be achieved capable of supporting a ‘recovery’ grass sward.

The appeal in relation to the siting of the caravan and associated physical works was dismissed with an amendment to the wording of the notice, so the Enforcement Notice stands with the amended wording (to point 4 to read as set out below). The period for compliance is 4 months after the notice takes affect, and the notice requires:

- 1) Permanently remove from the land the access and driveway,

outbuilding, green utility supply unit, beige cabinet, concrete hardstanding, block paving, wooden steps, decking and pergola (“the unauthorised Development”)

- 2) Restore the land to its condition immediately prior to the unauthorised works referred to in paragraph 3 above taking place by reseeding with grass seed or turfing the Land.

**Learning point / actions**

None

## 10) Appeals against Community Infrastructure Levy (CIL) Decisions

There were no CIL decisions during this reporting period.

[Link back to contents list on first page of this appendix](#)

11) Applications for the award of costs (submitted alongside one of the appeals reported above)

There were no costs decisions during this reporting period.

**STRATEGIC PLANNING COMMITTEE**

**Monday, 02 October 2023**

|                         |  |
|-------------------------|--|
| <b>Subject</b>          | Planning Policy and Delivery Update  |
| <b>Cabinet Member</b>   | Councillor Kay Yule<br>Cabinet Member with responsibility for Planning and Coastal Management  |
| <b>Report Author(s)</b> | Andrea McMillan<br>Planning Manager (Policy, Delivery & Specialist Services)<br><a href="mailto:Andrea.McMillan@eastsoffolk.gov.uk">Andrea.McMillan@eastsoffolk.gov.uk</a><br>01394 444567 |
| <b>Head of Service</b>  | Philip Ridley<br>Head of Planning and Coastal Management<br><a href="mailto:Philip.ridley@eastsoffolk.gov.uk">Philip.ridley@eastsoffolk.gov.uk</a><br>01394 444434                         |
| <b>Director</b>         | Nick Khan<br>Strategic Director<br><a href="mailto:Nick.khan@eastsoffolk.gov.uk">Nick.khan@eastsoffolk.gov.uk</a><br>01394 444434  |

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

|   |                |
|---|----------------|
| Category of Exempt Information and reason why it is <b>NOT</b> in the public interest to disclose the exempt information. | Not applicable |
| <b>Wards Affected:</b>  | All Wards      |



## Purpose and high-level overview

### **Purpose of Report:**

This report provides an update on key elements of the current work programme, including the preparation of Supplementary Planning Documents and Neighbourhood Plans, and on housing delivery. Updates, as appropriate, are also included for Specialist Services (Design and Conservation, Arboriculture and Landscape (including Rights of Way) and Ecology) that form part of the Planning Policy and Delivery Team. An update is also provided on the delivery of infrastructure to support growth through the Community Infrastructure Levy (CIL).

### **Options:**

This report is for information only.

### **Recommendation/s:**

That the content of the report be noted.

## Corporate Impact Assessment

### **Governance:**

The Local Plan Working Group oversee the preparation of many of the documents referred to in this report.

### **ESC policies and strategies that directly apply to the proposal:**

A range of Local Plan policies for East Suffolk.

### **Environmental:**

No impact.

### **Equalities and Diversity:**

This report is for information only, so no equality impact assessment is required. However, undertaking an assessment is an integral element for most of the projects in the work programme.

### **Financial:**

The work of the Team is undertaken within existing budgets, with grant income generated through support provided on Neighbourhood Planning.

### **Human Resources:**

No impact.

### **ICT:**

No impact.

### **Legal:**

No impact.

**Risk:**

The work programme of the Team is significant and crucial to the delivery of many aspects of the East Suffolk Strategic Plan. Staff capacity is an ongoing risk although the majority of posts within the Team are currently filled.

**External Consultees:** None

## Strategic Plan Priorities

| Select the priorities of the <a href="#">Strategic Plan</a> which are supported by this proposal:<br>(Select only one primary and as many secondary as appropriate)              |  | Primary priority                    | Secondary priorities                |
|--|--|-------------------------------------|-------------------------------------|
| <b>T01</b>   | <b>Growing our Economy</b>                                   |                                     |                                     |
| P01  | Build the right environment for East Suffolk                 | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| P04  | Business partnerships  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| P05  | Support and deliver infrastructure                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>T02</b>   | <b>Enabling our Communities</b>                              |                                     |                                     |
| P06  | Community Partnerships                                       | <input type="checkbox"/>            | <input type="checkbox"/>            |
| P07  | Taking positive action on what matters most                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| P08  | Maximising health, well-being and safety in our District     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| P09  | Community Pride  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>T03</b>   | <b>Maintaining Financial Sustainability</b>                  |                                     |                                     |
| 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 checked="" type="checkbox"/> |
| P14  | Review service delivery with partners                        | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>T04</b>   | <b>Delivering Digital Transformation</b>                     |                                     |                                     |
| 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 checked="" type="checkbox"/> |
| P18  | Skills and training  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| P19  | District-wide digital infrastructure                         | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>T05</b>   | <b>Caring for our Environment</b>                            |                                     |                                     |
| P20  | Lead by example  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| P21  | Minimise waste, reuse materials, increase recycling          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| P22  | Renewable energy   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| P23  | Protection, education and influence                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>XXX</b>   | <b>Governance</b>  |                                     |                                     |
| XXX  | How ESC governs itself as an authority                       | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>How does this proposal support the priorities selected?</b>   |  |                                     |                                     |
| The Planning Policy and Delivery work programme makes a significant contribution to the delivery of the Strategic Plan, cutting across all 5 themes. The primary priority and 11 |  |                                     |                                     |

secondary priorities identified above reflect the wide range of projects in the work programme.

The primary priority of building the right environment for East Suffolk (P01) is underpinned by having up to date Local Plan coverage for the whole District, supporting a plan-led approach, with the secondary priorities reflecting the delivery of the Local Plans through the current work programme.

Recent progress and achievements include adoption of the Coastal Adaptation Supplementary Planning Document (P08), public consultation underway on the Custom and Self Build Supplementary Planning Document (P01) and ongoing progress made with the review of the Conservation Area Appraisals and Management Plans (P03). The East Suffolk Community Infrastructure Levy (CIL) Charging Schedule was adopted by full Council on 28<sup>th</sup> June 2023 and came into effect on 1<sup>st</sup> August 2023, supporting the priority of supporting and delivering infrastructure (P05).

The ongoing support being provided for Neighbourhood Planning and the preparation of the Healthy Environments Supplementary Planning Document provide an important contribution to the Enabling Communities theme, in particular priorities P07, P08 and P09.

The work programme also provides a significant contribution to the Caring for our Environment theme. The work of the Specialist Services Team centres on the appropriate protection and enhancement of East Suffolk’s important environmental assets (P23), through a wide range of responsibilities including providing expert input on planning applications, Nationally Significant Infrastructure Projects and planning policy documents in relation to landscape and trees, design, heritage and ecology; carrying out duties relating to trees and hedgerows; and reviewing Conservation Area Appraisals and Management Plans.

## Background and Justification for Recommendation

| 1 Background facts |  |
|--------------------|--|
| 1.1                | This report provides an update on the current Planning Policy and Delivery work programme. The Council’s two Local Plans (Suffolk Coastal Local Plan, September 2020 and Waveney Local Plan, March 2019) provide up to date Local Plan coverage for the District, and the work of the Planning Policy and Delivery Team continues to focus on the delivery of these Plans.   |
| 1.2                | The current Planning Policy and Delivery work programme contains a number of projects to support the delivery of the Local Plans and the East Suffolk Strategic Plan. These include providing guidance to support the implementation of planning policies through the preparation of Supplementary Planning Documents (SPDs). The Design and Conservation service has a programme of projects including Conservation Area Appraisal and Management Plan reviews and the review of Article 4 Directions in Conservation Areas. The Specialist Services Team, which comprises the Design and Conservation, Ecology, and Landscape and Arboriculture (including Public Rights of Way) services, is continuing to provide ongoing expert input across the Planning Service including in respect of development management, Nationally Significant Infrastructure Projects and planning policy, as well as on wider Council projects. |
| 1.3                | The updates in this report focus on projects and include the progress being made on the preparation of Supplementary Planning Documents and Neighbourhood  |

|     |  |
|-----|--|
|     | Plans and an update on the East Suffolk Community Infrastructure Levy Charging Schedule, as well as projects in the Design and Conservation Team and in relation to Biodiversity Net Gain. An update is also provided on housing delivery towards meeting the requirements set out in the adopted Local Plans. |
| 1.4 | An update on the work of the Infrastructure Team relating to the collection and spend of the Community Infrastructure Levy and Section 106 monies is also provided in this report.   |

## 2 Current position

|     |   |
|-----|---|
| 2.1 | <b>Key milestones achieved over the past three to four months, since the last report to Strategic Planning Committee, are set out below.</b>  |
| 2.2 | <p><b><u>Neighbourhood Plans:</u></b></p> <ul style="list-style-type: none"> <li>• Rushmere St Andrew Neighbourhood Plan was ‘made’ by full Council on 28<sup>th</sup> June 2023.</li> <li>• Shadingfield, Sotterley, Willingham and Ellough was also ‘made’ by full Council on 28<sup>th</sup> June 2023.</li> <li>• Saxmundham Neighbourhood Plan – Referendum held on 29<sup>th</sup> June 2023, with 86.9% of votes in favour. The Plan was ‘made’ on 26<sup>th</sup> July 2023.</li> <li>• Wickham Market Neighbourhood Plan – Decision Statement published on 2<sup>nd</sup> August 2023, referendum to be held on 12<sup>th</sup> October 2023.</li> <li>• Carlton Colville Neighbourhood Plan – Regulation 16 consultation carried out between 10<sup>th</sup> May and 21<sup>st</sup> June 2023, examination now underway.</li> <li>• Little Bealings Neighbourhood Area designated on 9<sup>th</sup> August 2023.</li> <li>• Preparation of Neighbourhood Planning housing guidance is underway.</li> </ul> |
| 2.3 | The <b><u>Coastal Adaptation Supplementary Planning Document</u></b> was adopted by Cabinet on 5 <sup>th</sup> September 2023. The SPD was prepared in partnership with the Broads Authority, Great Yarmouth Borough Council and North Norfolk District Council, with adoption to take place in the respective authorities over September and October 2023.   |
| 2.4 | Public consultation on the Draft <b><u>Custom and Self Build Supplementary Planning Document</u></b> is underway between Wednesday 6 <sup>th</sup> September and Wednesday 18 <sup>th</sup> October 2023.   |
| 2.5 | Preparation of the <b><u>Healthy Environments Supplementary Planning Document</u></b> has continued following the initial consultation which was held for six weeks between 26 <sup>th</sup> September and 7 <sup>th</sup> November 2022, which invited comments on the proposed scope and content of the SPD.  |
| 2.6 | Preparation of the <b><u>Rural Development Supplementary Planning Document</u></b> has also continued following initial consultation which was carried out between 1 <sup>st</sup> February and 16 <sup>th</sup> March 2023, inviting comments on the scope and content. The SPD will provide guidance on a range of rural matters such as barn conversions, rural worker dwellings, farm diversification and equestrian developments.  |
| 2.7 | Early work has begun on a <b>review of the Supplementary Planning Document for the Kirkley Waterfront and Sustainable Urban Neighbourhood</b> which was adopted in 2013. The review will update the SPD in relation to policies contained in the 2019 Waveney Local Plan.   |
| 2.8 | <p><b>Design and Conservation:</b></p> <p>Recent progress in relation to the review of Conservation Areas and their Appraisals and Management Plans is set out below:</p> <ul style="list-style-type: none"> <li>• The appraisals for a proposed new Conservation Area at <b>Aldeburgh Park</b> and three proposed extensions to the existing <b>Aldeburgh Conservation</b></li> </ul>  |

|      |   |
|------|---|
|      | <p><b>Area</b> have been finalised, and will be presented to Strategic Planning Committee on 2<sup>nd</sup> October 2023 for approval.</p> <ul style="list-style-type: none"> <li>• A six week public consultation concluded on 16<sup>th</sup> March 2023 on the proposal to amalgamate and extend the existing Southwold Conservation Area and Southwold Harbour Conservation Area and the draft new <b>Southwold Conservation Area Appraisal and Management Plan</b>. Consultation responses are currently being considered.</li> <li>• Consultants’ work on the review of the <b>Walberswick Quay Conservation Area</b> is complete and proposals to incorporate this as an extension to the Walberswick Conservation Area will be publicly consulted on from early October to mid November 2023 alongside a draft Supplement to append to the existing Walberswick Conservation Area Appraisal.</li> <li>• The review of the <b>Halesworth Conservation Area Appraisal and Management Plan</b> is underway.</li> </ul> <p>Progress on other Design and Conservation projects includes:</p> <ul style="list-style-type: none"> <li>• Consultants’ fieldwork in support of a pilot review of the existing <b>Article 4 Directions in place in both Lowestoft Conservation Areas</b>, taking account of changes in the 2021 National Planning Policy Framework (NPPF) on their use, is complete, with consultation expected to take place in due course.</li> <li>• The nominations period for the 2023 Quality of Place Awards closed on 21<sup>st</sup> July 2023. Judging of the entries is now underway. The four categories are design, building conservation, nature and landscape, and community.</li> </ul> |
| 2.9  | <p><b>Biodiversity Net Gain:</b></p> <p>The mandatory requirement for Biodiversity Net Gain, as introduced through the 2021 Environment Act, is proposed to come into place in November 2023. An <a href="#">Interim Planning Guidance Note</a> was prepared by Suffolk Local Planning Authorities in May 2023 to provide advice on how biodiversity net gain should be demonstrated and considered through planning applications in a consistent manner under current planning policies. Preparations for the introduction of the mandatory requirement are underway, including through the creation of a new ecologist post which is currently being recruited to.</p>  |
| 2.10 | <p><b>Housing Delivery:</b></p> <p>The housing growth planned for in the Local Plans has continued to come forward, with many sites either under construction, consented, subject to planning applications or subject to early discussion with the Planning Service. The annual housing requirement figure for East Suffolk is 916 dwellings, based on the figures in the two adopted Local Plans for the District. For the year 2022/23, 812 dwellings were delivered, 155 of which were for affordable housing (provisional figures). During the first quarter of 2023/24 (April to June) 157 net additional dwellings were reported as completed (of which 34 were affordable) (provisional figures), compared to 210 completed in the same quarter in the previous year. A comparison of dwellings under construction shows that as at 30th June 2023 1,369 dwellings were under construction compared to 1,192 at the same point in the previous year, showing that supply is continuing to come forward. Of those under construction 320 are affordable homes.</p>  |
| 2.11 | <p><b>CIL Collection and Spend:</b></p> <p><b><i>Income received:</i></b></p> <ul style="list-style-type: none"> <li>• CIL income received over the last quarter has slowed down a little, but this is not a concern as income is based on commencing developments and the timing of both existing instalments and new instalments since we adopted the new instalment policy - this went live on 1<sup>st</sup> August 2023.</li> <li>• To date, this financial year, we have collected £2.4m in total CIL.</li> </ul>   |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>We are already charging newly approved developments the CIL Rates from the new East Suffolk CIL Charging Schedule (also since 1 August 2023) and these permissions will slowly reach a stage where the developments commence (and hence begin to pay the CIL).</li> <li>Data on CIL collection and spend is publicly available (in real time) via the Exacom PFM system which the public see as our Developer Contribution Dashboard. Training is planned for Councillors on how to use/navigate the Dashboard.<br/><a href="http://www.eastsuffolk.gov.uk/planning/developer-contributions/">www.eastsuffolk.gov.uk/planning/developer-contributions/</a></li> </ul> <p><b><i>CIL Spending:</i></b></p> <ul style="list-style-type: none"> <li>Its been a very busy few months with CIL spending</li> <li>The District CIL fund received £5,390,821.06 and was open to applications between 1<sup>st</sup> April and 31<sup>st</sup> May 2023. There were 12 bids received, and 1 was refused as invalid by the CIL Spending Working Group (CSWG).</li> <li>At Cabinet on 5<sup>th</sup> September 2023 recommendations made by the CSWG were considered and supported, with 6 successful bids being awarded and 2 refused as invalid and/or premature. <b>A total of £3,604,203.00 was awarded to the successful projects, subject to conditions.</b></li> <li>Cabinet also approved the 2022-23 Infrastructure Funding Statement and the revised (updated) CIL Spending Strategy.</li> <li>The new Local Projects CIL Fund was also open to applications from 1st April 2023 and received 5 bids. This fund was £161,724.63 and is determined as 3% of the previous financial year District CIL allocation.</li> <li>Of the 5 bids received, 4 were successful and have been awarded CIL by CSWG – The projects are: Beccles Waveney Meadow Project, Rendlesham Skate Park and Nature Walk, Southwold Klondyke Skate Park and Blundeston Play Park Refurbishment and Improvements.</li> <li>The 5th bid was withdrawn from the Local Projects bid route and proved successful as a larger District CIL bid for funding toward Barnards Soccer Centre improvements in Lowestoft.</li> <li><b>A total of £147,000 Local CIL Fund was awarded to Local Projects.</b></li> <li>District CIL funded projects continue to make steady progress, with Little Oaks Play School Dennington opening to families and the local project of play park refurbishment and improvement in Blundeston being delivered and opened. Delivery of Worlingham Community Facility has also commenced.</li> </ul> |
|--|---|

| <b>3 How to address current situation</b> |  |
|---|--|
| 3.1                                       | <b>During the next 3 to 4 months, some of the key project milestones will include:</b>   |
| 3.2                                       | <p>With respect to <b>Neighbourhood Plans:</b></p> <ul style="list-style-type: none"> <li>The Wickham Market Neighbourhood Plan referendum will take place on 12<sup>th</sup> October 2023. Subject to a positive referendum outcome, the Neighbourhood Plan will be brought forward to full Council to be ‘made’.</li> <li>Carlton Colville Neighbourhood Plan - Examination will be completed.</li> <li>The Neighbourhood Plans for Easton and Playford are expected to be submitted to East Suffolk Council during the Autumn.</li> <li>A regulation 14 consultation for the Otley Neighbourhood Plan is expected over the Autumn.</li> </ul> |

|     |  |
|-----|--|
|     | <ul style="list-style-type: none"> <li>Guidance for Neighbourhood Plan groups on delivering new housing through their plans will be progressed with consultation anticipated later in the Autumn.</li> </ul>   |
| 3.3 | The consultation on the Draft <b>Custom and Self Build Supplementary Planning Document</b> will have been completed. Comments will be considered in finalising the SPD which is anticipated to be adopted in early 2024.   |
| 3.4 | The Draft <b>Healthy Environments Supplementary Planning Document</b> will be finalised, with public consultation anticipated to take place in the Autumn.   |
| 3.5 | The Draft <b>Rural Development Supplementary Planning Document</b> will be finalised, with consultation anticipated to take place in the Autumn.   |
| 3.6 | Progress will be made with the <b>review of the Supplementary Planning Document for the Kirkley Waterfront and Sustainable Urban Neighbourhood</b> .   |
| 3.7 | <p><b>Design and Conservation:</b></p> <ul style="list-style-type: none"> <li>Subject to approval by Strategic Planning Committee the proposed new Conservation Area at <b>Aldeburgh Park</b> and three proposed extensions to the existing <b>Aldeburgh Conservation Area</b> will come into effect from Friday 6<sup>th</sup> October 2023.</li> <li>The <b>Southwold Conservation Area</b> appraisal and boundary review are anticipated to be presented to the Strategic Planning Committee for approval in January 2024.</li> <li>Public consultation on the review of the <b>Walberswick Quay Conservation Area</b> will be complete, with approval anticipated to take place in January 2024.</li> <li>Work on the <b>Halesworth Conservation Area</b> draft appraisal and boundary review will continue.</li> <li>Following the Article 4 pilots, the review is to be rolled out across other Conservation Areas in the former Waveney area. Consultants have now been appointed to initiate a 3-year phased project to undertake a review of the remaining Article 4 directions in Conservation Areas in the Waveney area and to consider pilots in the Suffolk Coastal area.</li> <li>Following the nominations deadline of 21st July 2023 for the 2023 Quality of Place Awards, judging and shortlisting will be completed. An awards ceremony will take place in late November this year.</li> </ul> |
| 3.8 | <p><b>Biodiversity Net Gain:</b></p> <p>Preparation for the mandatory requirements will continue to take place. The Interim Planning Guidance Note approach will be promoted to help inform Biodiversity Net Gain delivery from new developments ahead of mandatory requirements coming into force.</p>  |
| 3.9 | <p><b>Housing Delivery:</b></p> <p>As stated in paragraph 2.10 above, there were 1,369 dwellings under construction at the end of March 2023, up slightly on the same time the previous year providing a positive outlook for delivery, including affordable housing. Over the coming months, the Planning Service will continue to support the delivery of housing set out in the Local Plans, including through the determination of planning applications and through ongoing support for bringing forward strategic sites such as supporting master-planning.</p> <p>Work on the Housing Land Supply Statement will be completed and this will be published in the Autumn.</p>   |

|      |  |
|------|--|
|      | <p>Whilst the Council is not currently required to prepare a Housing Action Plan due to having ‘passed’ the most recent Housing Delivery Test, the Housing Action Plan is reviewed annually and the 2023 Housing Action Plan will also be published in the Autumn.</p>   |
| 3.10 | <p><b>CIL Collection/Spend and Exacom:</b></p> <ul style="list-style-type: none"> <li>• The Exacom data transparency project (relating to the management of CIL, Section 106 contributions and RAMS payments) has continued to make steady progress and reconciliation to financial systems is ongoing as this work progresses to finalise s106 data.</li> <li>• 30 years’ worth of historic s106 data has been input to the system and is currently being progressed to a point where this module of the system will be made “live” to view.</li> <li>• The Sizewell C Legal Agreement is also in the process of being recorded on the system and we are working with the Software Suppliers to enable a separate “tab” for this data to be reviewed on its own “page” of the system.</li> <li>• The DCIL funded project for improvements to Foxhall Household Waste and Recycling Centre is on track for completion in October 2023.</li> <li>• Neighbourhood CIL (NCIL) allocations will be calculated following the first full half of the 23/24 financial year (i.e. after 30<sup>th</sup> September 2023). The NCIL payments will then be processed and made to all relevant Town and Parish Councils by the 28<sup>th</sup> October 2023.</li> <li>• CIL training is being arranged and provided for all members in October 2023.</li> <li>• Additional training is also planned for the Town and Parish Councils during the next quarter.</li> </ul> |
| 3.11 | <p><b>National update:</b></p> <p>The Levelling Up and Regeneration Bill, first published in May 2022, takes forward some of the ambitions from both the 2022 Levelling Up White Paper and the 2020 Planning White Paper. A summary of the proposed provisions of the Bill, as published in May 2022, can be viewed in the Government’s <a href="#">‘Policy paper – Levelling Up and Regeneration: further information’</a>. The paper anticipated that changes will begin to take place from 2024. The Bill is currently progressing through Parliament.</p> <p>A number of future consultations were also proposed as part of the changes such as a review of the National Planning Policy Framework and on proposals such as the Infrastructure Levy and Environmental Outcomes Reports. Consultation on shorter term revisions to the National Planning Policy Framework and on the implementation of some of the proposed reforms took place between 22<sup>nd</sup> December 2022 and 2<sup>nd</sup> March 2023. The Government has also recently undertaken consultation on its proposals for Environmental Outcomes Reports and the Infrastructure Levy, and responses were submitted to each of the consultations. A consultation is currently underway in relation to <a href="#">plan-making reforms</a>, and a response is being prepared.</p>   |

## 4 Reason/s for recommendation

|     |                                      |
|-----|--------------------------------------|
| 4.1 | This report is for information only. |
|-----|--------------------------------------|



## Appendices

**Appendices:**

None

**Background reference papers:**

None

**STRATEGIC PLANNING COMMITTEE**

**Monday, 02 October 2023**

|                         |  |
|-------------------------|--|
| <b>Subject</b>          | 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. |
| <b>Cabinet Member</b>   | Councillor Kay Yule<br><br>Cabinet Member with responsibility for Planning and Coastal Management  |
| <b>Report Author(s)</b> | Robert Scrimgeour<br><br>Principal Design and Conservation Officer<br><br><a href="mailto:Robert.scrimgeour@eastsoffolk.gov.uk">Robert.scrimgeour@eastsoffolk.gov.uk</a><br><br>01394 444610   |
| <b>Head of Service</b>  | Philip Ridley<br><br>Head of Planning and Coastal Management<br><br><a href="mailto:Philip.ridley@eastsoffolk.gov.uk">Philip.ridley@eastsoffolk.gov.uk</a><br><br>01394 444434   |
| <b>Director</b>         | Nick Khan<br><br>Strategic Director<br><br><a href="mailto:Nick.khan@eastsoffolk.gov.uk">Nick.khan@eastsoffolk.gov.uk</a><br><br>01394 444434  |

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

|   |                     |
|---|---------------------|
| Category of Exempt Information and reason why it is <b>NOT</b> in the public interest to disclose the exempt information. | Not applicable      |
| <b>Wards Affected:</b>  | 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 6<sup>th</sup> 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.

|                             |   |
|-----------------------------|---|
| <b>External Consultees:</b> | 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 <a href="#">Strategic Plan</a> which are supported by this proposal:<br><i>(Select only one primary and as many secondary as appropriate)</i> |  | Primary priority                    | Secondary priorities                |
|--|--|-------------------------------------|-------------------------------------|
| <b>T01</b>   | <b>Growing our Economy</b>                                   |                                     |                                     |
| 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"/>            |
| <b>T02</b>   | <b>Enabling our Communities</b>                              |                                     |                                     |
| 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"/> |
| <b>T03</b>   | <b>Maintaining Financial Sustainability</b>                  |                                     |                                     |
| 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"/>            |
| <b>T04</b>   | <b>Delivering Digital Transformation</b>                     |                                     |                                     |
| 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"/>            |
| <b>T05</b>   | <b>Caring for our Environment</b>                            |                                     |                                     |
| 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"/>            |
| <b>XXX</b>   | <b>Governance</b>  |                                     |                                     |
| 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 <sup>th</sup> October 1970, and extended on 13 <sup>th</sup> 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.   |

| <b>2 Current position</b> |  |
|---------------------------|--|
| 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"> <li>• Supplement and Conservation Area Appraisal and Management Plan;</li> <li>• Proposed boundary changes and boundary of new area;</li> <li>• Identification of positive unlisted buildings;</li> <li>• Protection of trees;</li> <li>• Public consultation;</li> <li>• Consequences of proposals;</li> <li>• National and local planning policies; and</li> <li>• Procedures to be taken for formal and informal notification.</li> </ul>  |
| 2.4                       | <p><b>Supplement and Conservation Area Appraisal and Management Plan</b></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><b>Three extensions to the existing Aldeburgh Conservation Area</b></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>19<sup>th</sup> 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 19<sup>th</sup> and 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and 20<sup>th</sup> 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><b>Identification of positive unlisted buildings</b></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><b>Protection of trees</b></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>   |
| <p>2.8</p> | <p><b>Public consultation</b></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 9<sup>th</sup> 2023 and February 17<sup>th</sup> 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 25<sup>th</sup> 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"> <li>• 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.</li> <li>• 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.</li> </ul> <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><b>National and local planning policies</b></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>  |

|      |   |
|------|---|
|      | 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.  |
| 2.11 | <p><b>Procedures to be taken for formal and informal notification</b></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 6<sup>th</sup> 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"> <li>• The new designation will be advertised in the London Gazette;</li> <li>• The new designation will be advertised in at least one local newspaper;</li> <li>• The Secretary of State will be notified;</li> <li>• Historic England will be notified; and</li> <li>• 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.</li> </ul> <p>The following non-statutory notifications will take place:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• The Town Council and Ward Members will be informed;</li> <li>• Public utilities, local estate agents, surveyors, architects, builders and tree surgeons will be informed as far as reasonable; and</li> <li>• Other relevant departments within the Council will be informed.</li> <li>• The Supplement and CAAMP will be available to download from the Conservation Areas pages of the Council’s website.</li> <li>• A press release will promote the new designations</li> </ul> |

### 3 How to address current situation

|     |   |
|-----|---|
| 3.1 | 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 |
|-----|---|

|  |  |
|--|--|
|  | 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 <sup>th</sup> 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

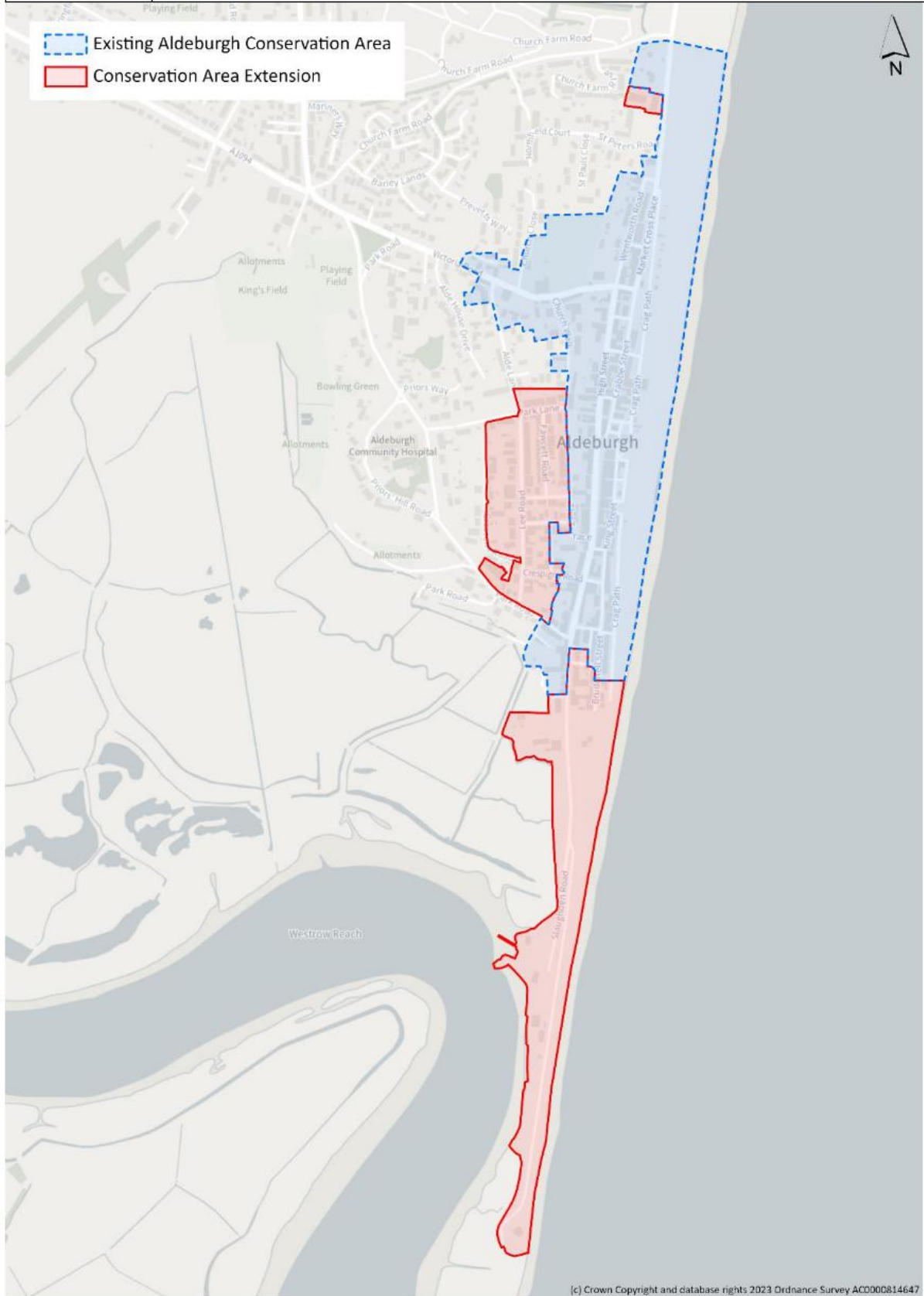
| Appendices:       |   |
|-------------------|---|
| <b>Appendix A</b> | Maps showing three areas of proposed extensions to existing Aldeburgh Conservation Area                                       |
| <b>Appendix B</b> | Schedule of land and property for inclusion within three areas of proposed extensions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

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

#### Background reference papers:

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

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

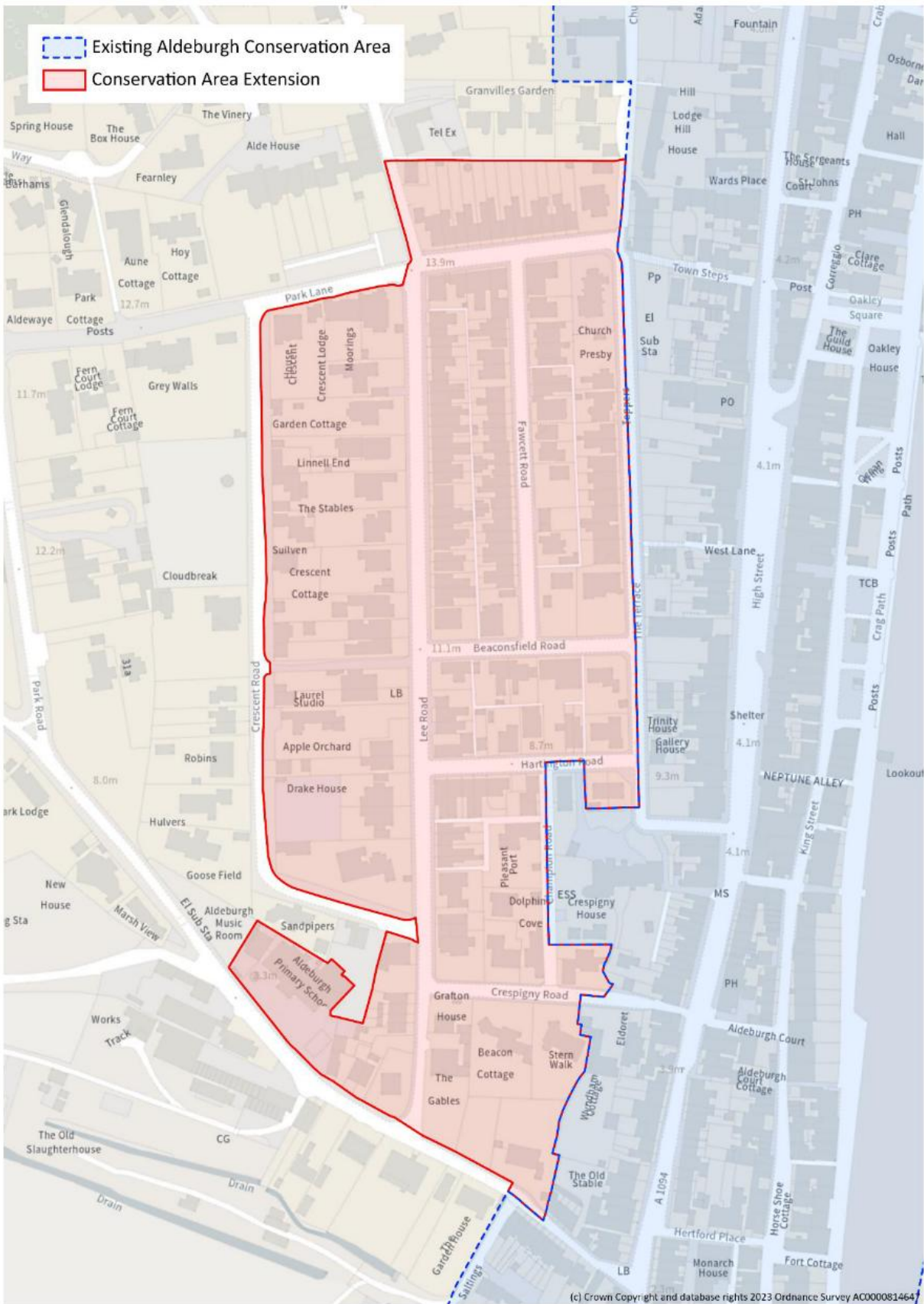


Map showing all three proposed extensions (in red) and existing Conservation Area (in blue)

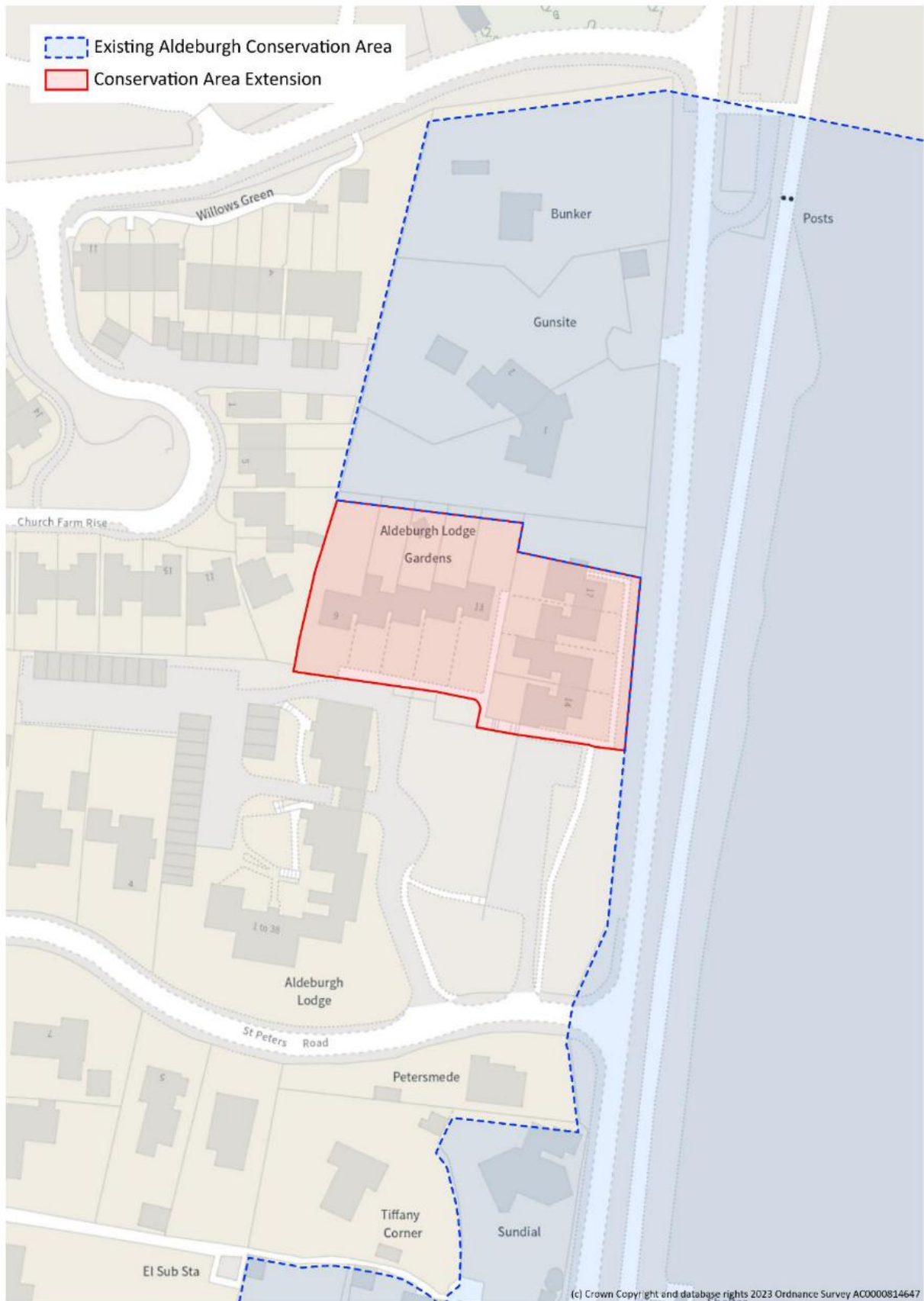




**Map showing proposed southwards extension to existing Conservation Area**



Map showing proposed westwards extension to existing Conservation Area



**Map showing proposed north-westwards extension to existing Conservation Area**

|                   |   |
|-------------------|---|
| <b>Appendix B</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 |

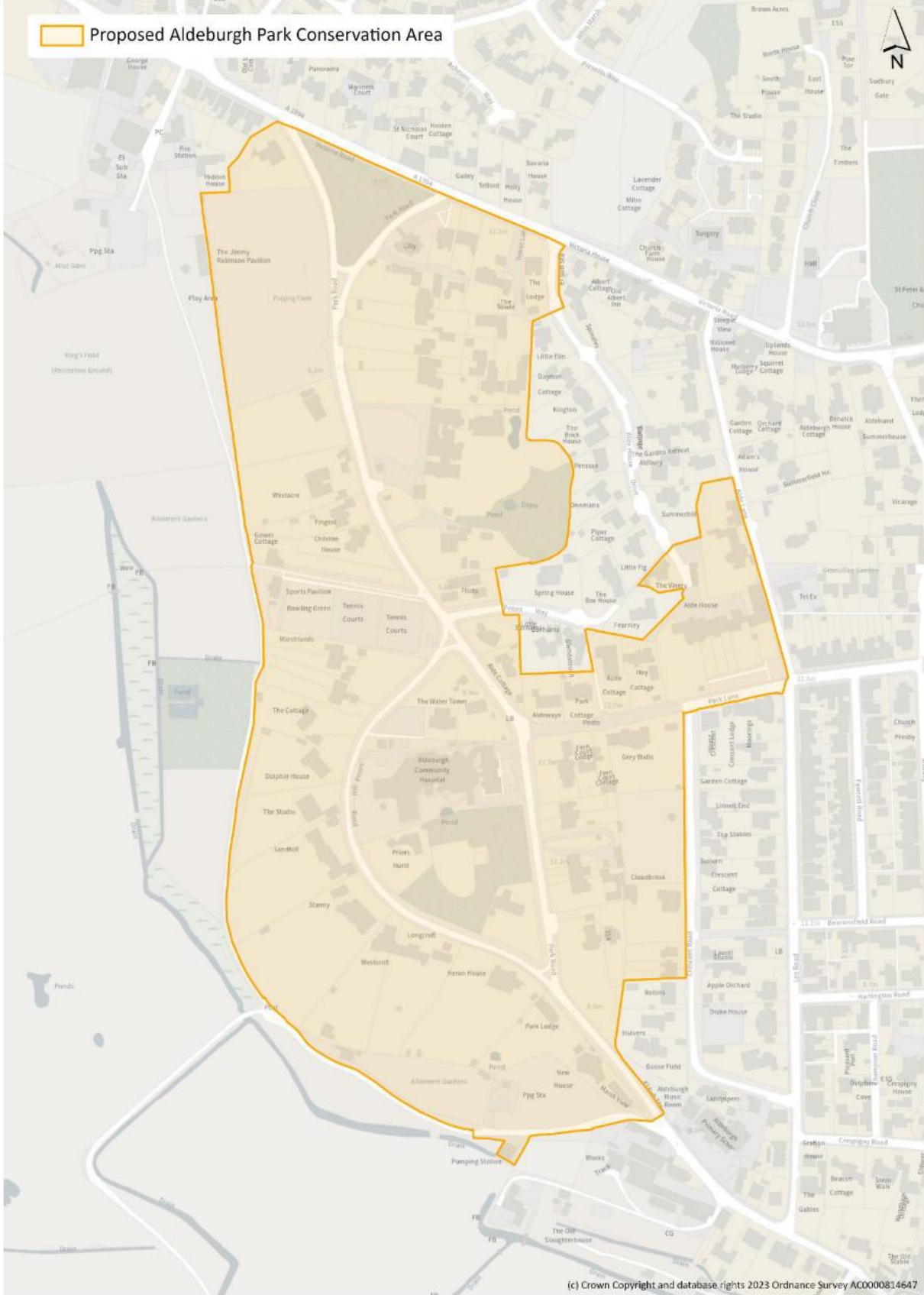
|                               |         |                  |           |          |
|-------------------------------|---------|------------------|-----------|----------|
| Coastguard Court              | Flat 10 | High Street      | Aldeburgh | IP15 5DR |
| Coastguard Court              | Flat 11 | 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.                              |  |                  |           |          |

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

**Appendix D** Map showing proposed Aldeburgh Park Conservation Area



|                   |  |
|-------------------|--|
| <b>Appendix E</b> | 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<br>And District<br>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<br>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<br>And District<br>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 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 9<sup>th</sup> closing on Friday 17<sup>th</sup> February 2023, with a public exhibition held in The Old Generator Station on January 25<sup>th</sup> 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.

| <b>Overall sentiment towards proposed designations</b> | <b>Number</b> | <b>Percentage</b> |
|--|---------------|-------------------|
| 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"> <li>Request to rename from 'Aldeburgh Park' to refer to Garret Andersons</li> <li>Remove use of term 'suburb'</li> </ul>   | <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"> <li>Request to address the advertising hoardings in the Rugby Club playing field</li> </ul>  | <p><i>This can be considered following any decision on designation.</i></p>   |
| Aldeburgh Park                 | <ul style="list-style-type: none"> <li>Request to include the full extent of the entrance wall on Alde House Drive</li> </ul>   | <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"> <li>Further history supplied about the Queen's Field and its formation/ownership</li> </ul>  | <p><i>We are grateful for the additional information received which we have used.</i></p>   |
| Aldeburgh Park                 | <ul style="list-style-type: none"> <li>Query on boundary along Crescent Road and whether it includes a boundary wall</li> </ul>   | <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"> <li>Some further detail supplied on the history of Area 3</li> </ul>   | <p><i>We are grateful for the additional information received which we used.</i></p>  |
| Aldeburgh Park                 | <ul style="list-style-type: none"> <li>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</li> <li>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</li> </ul> | <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>   |
| Aldeburgh Park               | <ul style="list-style-type: none"> <li>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.</li> </ul>   | <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>   |
| Suffolk Preservation Society | <ul style="list-style-type: none"> <li>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</li> </ul> | <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"> <li>Concerns about the cost of designation to residents, and the environmental impact that restrictions cause<br/> <a href="https://on.ft.com/3YsPLGn">https://on.ft.com/3YsPLGn</a></li> </ul>  | <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"> <li>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</li> </ul> | <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>  |

|  |  |   |
|--|--|---|
|  | <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.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• We routinely encourage the use of Article 4 Directions to</li> </ul> | <p><i>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.</i></p> <p><i>The comment regarding 'Every building...' is agreed and the Appraisal text has been amended.</i></p> |
|--|--|---|

|                  |  |   |
|------------------|--|---|
|                  | <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"> <li>• 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.</li> </ul> |   |
| Outside of areas | <ul style="list-style-type: none"> <li>• 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</li> </ul>   | <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"> <li>Requested reconsideration of the small island of four houses in Crescent Road are not left isolated in the middle of the new Conservation Area</li> </ul>   | <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"> <li>Requested the area could be extended along Saxmundham Road.</li> </ul>  | <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"> <li>The term 'suburb' for this whole area is not really appropriate</li> <li>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.</li> <li>Also the Music Room (in part of Aldeburgh School playground) was donated by Benjamin Britten, a strong cultural and historical point for the town.</li> <li>I believe the Aldeburgh Library was also built with funds from BB but that will need to be checked.</li> <li>Maps (for example in figures 18 and 20) are very faint so it is very difficult to identify the location being described.</li> </ul> | <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"> <li>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</li> <li>Proposals did not give any credit to the Park Road Association for its work to date</li> </ul>  | <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"> <li>• 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.</li> <li>• Crescent Road Association should also be mentioned for their work</li> </ul> | <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"> <li>• Provided detail on the history of Aldeburgh Lodge Gardens</li> </ul>   | <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"> <li>• Suggest including all of the plots which front onto Church Walk</li> </ul>   | <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"> <li>• Feel the boundary should run along the top of the seawall, and not encompass the lands occupied and owned by Aldeburgh Yacht Club</li> </ul>   | <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"> <li>• Discrepancy relating to the extended boundary at the back of the School and on the</li> </ul>  | <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"> <li>• 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.</li> </ul> | <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"> <li>• 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'.</li> <li>• I also query the need to extend the area South to Slaughden and the Martello Tower, when it is an AONB</li> </ul>   | <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"> <li>• 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.</li> </ul>  | <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"> <li>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</li> </ul>   | <i>Noted. Designation will not affect traffic movements, as such.</i>   |
| Aldeburgh Extension Area 3 | <ul style="list-style-type: none"> <li>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</li> </ul>   | <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"> <li>Current planning regulations are sufficient</li> <li>The designation will incur substantially more work for the Council</li> <li>The character of the Town is sufficiently protected</li> <li>Preservation is important but you can and should not prevent progress, particularly for Victorian houses which is not appropriate for modern living</li> <li>Would this prevent the removal of some 1930s/50s houses that need demolishing</li> <li>Concern over all trees over 75mm girth needing TPOs</li> <li>Concern that private gardens are highlighted as open green space</li> <li>Concern that restrictions would be placed on rooflights, loft conversions, dormer windows, types of fencing etc</li> </ul> | <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"> <li>• Specific responses to areas that should not be included <ul style="list-style-type: none"> <li>- The two 1970 buildings (4 houses – Marsh View cottages) between the tennis courts and the old pump house should be removed</li> <li>- The Studio on Priors Hill Road should be removed</li> <li>- Bungalow on the corner of Park Road and Crescent Road should be removed</li> <li>- Garrett House will need to be broken into smaller lots</li> <li>- Aldeburgh Library should be removed</li> <li>- No 4 Park Lodge is not appropriate</li> <li>- Extension Area 1 is not worthy of designation</li> <li>- Remains of the cast iron lamp post</li> <li>- What benefits are there to including Area 3</li> </ul> </li> <li>• Concern about restrictions on single and double glazing</li> </ul> | <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 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> 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"> <li>• Detail on property in Fawcett Road with modern windows, no longer original</li> </ul>   | <i>Noted.</i>  |
| Aldeburgh Town Council     | <ul style="list-style-type: none"> <li>• 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</li> </ul> | <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"> <li>• 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.</li> <li>• 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.</li> </ul> | <p><i>We note and are grateful for the full support of the Aldeburgh Society which is very welcome.</i></p> |



**Extension of the Aldeburgh Conservation Area  
Supplement to Conservation Area Appraisal  
October 2023**





The conservation area management plan in the December 2013 Aldeburgh Conservation Area Appraisal states that:

‘On completion of appraisals for all 34 of the District’s conservation areas a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed. Full public consultation will be undertaken on any suggested revisions to the position of the boundary that may be proposed as part of the future review’.

In 2021 the Conservation Team commissioned a consultant to assess the quality and character of the areas to the north, west and south that border the present conservation area, which were initially identified by the Aldeburgh Society and Aldeburgh Town Council for potential inclusion. This assessment was undertaken in the context of local and national government policies and Historic England guidance in relation to conservation areas. The guidance contained within the Government’s National Planning Policy Framework (NPPF) paragraph 191 is particularly important in the context of the Aldeburgh extension areas:

“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest.”

An initial Conservation Area Boundary Re-Appraisal Report was undertaken by Dr Paul Bradley and James Darwin in March 2021. This document has built on the initial

appraisal report, with a survey and assessment undertaken by Place Services in August 2021 on behalf of East Suffolk Council. An initial draft and proposed boundary was presented to East Suffolk Council, Aldeburgh Town Council and the Aldeburgh Society in September 2021. All of the extension areas are supported by the Aldeburgh Society and Aldeburgh Town Council.

### **Public consultation**

Public consultation took place in early 2023 and included writing to all residents who live within the extension areas with a link to the consultation document on the Council’s website. Printed copies were also provided and made available at Aldeburgh Library and East Suffolk House with printed copies being posted to residents on request. Also invited to comment were the Aldeburgh Society, Aldeburgh Town Council, Suffolk Preservation Society, Historic England and other interested bodies. Additionally, an information session was hosted within the town. 21 comments were received in total from residents within the extension areas with a further 44 comments from non-residents/bodies which led to 10 changes to the appraisal and management plan.

### **Copyright**

All maps in this document are based upon Ordnance Survey’s Maps with the permission of Her Majesty’s Stationery Office © Crown Copyright (unless otherwise acknowledged). Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

East Suffolk Council Licence no. 100019684, 2019.

## Introduction

The following areas have been identified as being worthy of inclusion in an extended Aldeburgh Conservation Area:

## Character Areas

### Area 1 Aldeburgh Lodge Gardens

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 area.

### Area 2 19<sup>th</sup> Century Area

This is a large area extending to the west of the original conservation area boundary, which includes the late 19<sup>th</sup> and early 20<sup>th</sup> century housing development constructed largely in the former grounds of Crespigny House. The area comprises The Terrace, Fawcett Road, Lee Road, Park Lane, Beaconsfield Road, Hartington Road, Champion Road, Crespigny Road, and Park Road. This area is notable as it demonstrates the 19<sup>th</sup> and 20<sup>th</sup> century expansion of Aldeburgh, and within it are many residential buildings 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.

### Area 3 Slaughden Martello Tower

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 19<sup>th</sup> century former windmill and former hamlet of Slaughden, and stretches down to take in the land up to and including the Grade II\* and Scheduled Martello Tower. The area encompasses the beach, as well as Aldeburgh Yacht Club (also known as the Slaughden Sailing Club) and associated buildings.

## Views

As part of this assessment, key views have been identified and are shown on each character area's map (Map 2, Map 3 and Map 4). These views are not exhaustive, and rather than seeking to identify each and every view that contributes to the area's significance, the types of views that are distinctive of the extension area's character and contribute to its historic or architectural interest have been identified below. These can largely be defined as:

- Kinetic views along streetscapes (for example, within the residential streets of Area 2).
- Distant views of the settlement of Aldeburgh which highlight its coastal setting (for example, from Area 3 to the north).
- Views towards important features within the setting of the area (for example, the sea, river, marshes in Area 3, and distant views of the Scallop and Thorpeness settlement in Area 1).

Map 1: Extension Areas

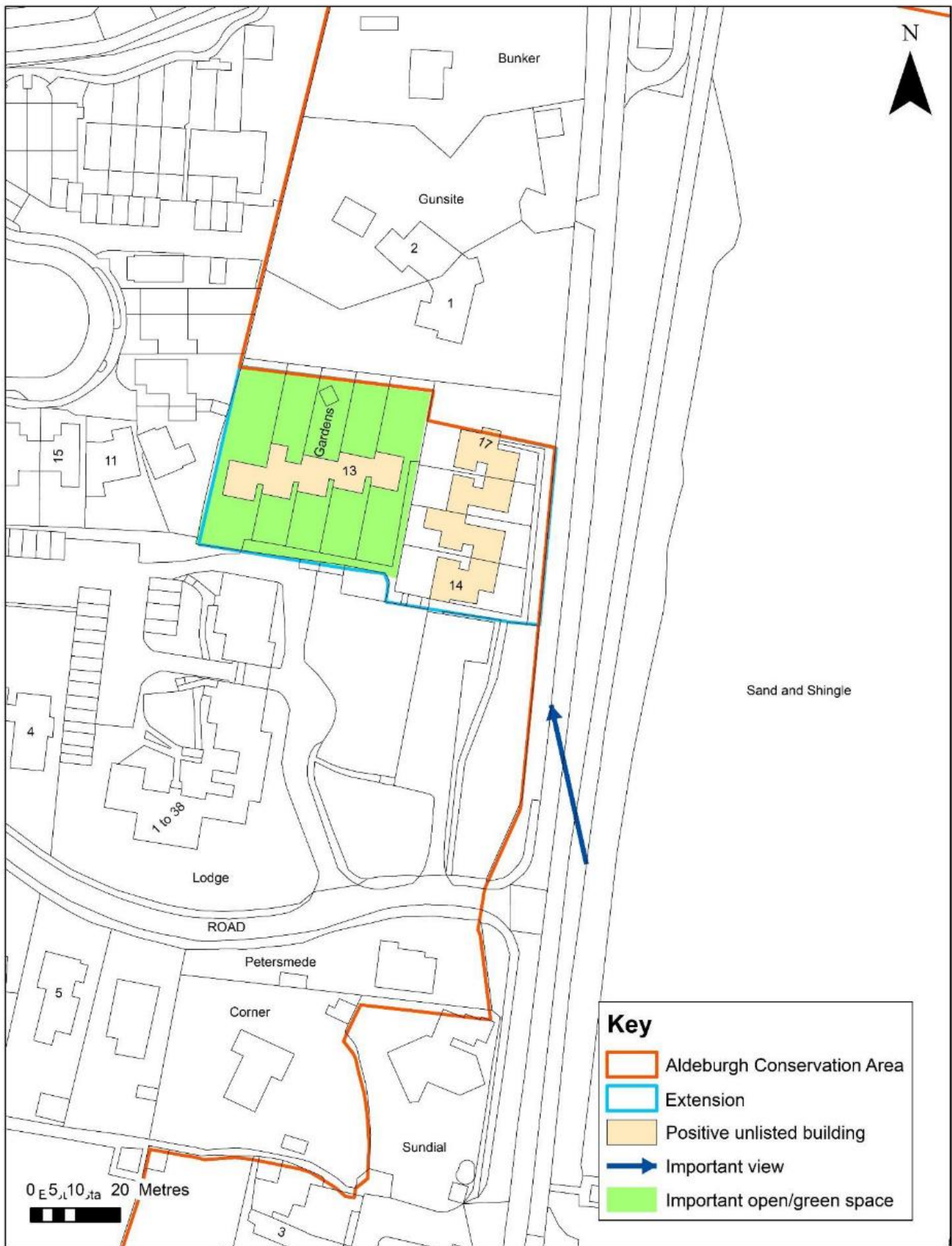


**Area 1: Aldeburgh Lodge Gardens**

*Thorpe Road*



Map 2: Extension Area 1



## Past and present

This area comprises a small pocket of sloping land at the northern end of the Conservation Area. The area borders the north side of Character Area 4: 'Market Cross Place' of the Aldeburgh Conservation Area but it is also highly visible from Character Area 5: 'The Beach'.

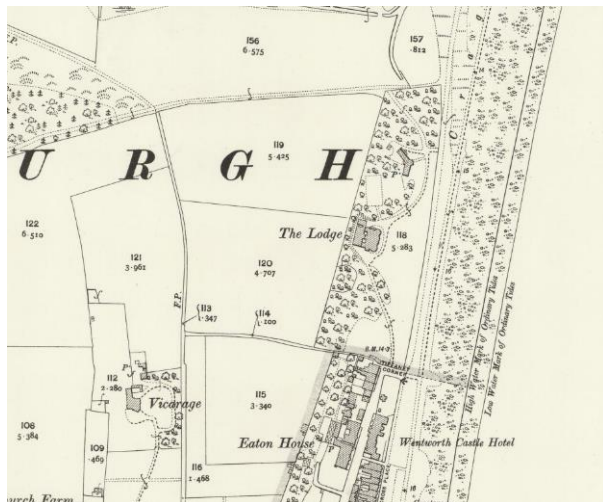


Figure 1 Aldeburgh Lodge, depicted on the OS Map 1904

This area was formerly part of the grounds of Aldeburgh Lodge. The lodge was a substantial classical marine villa, originally built in the 1820s as a seaside retreat for Vernon Wentworth, of Wentworth Castle in Yorkshire. It had gardens running down to the beach, and the house was set within its grounds, isolated within the landscape (as depicted by the First Edition Ordnance Survey Map, Figure 1). Aldeburgh Lodge was sold by the Wentworth family in 1904 to Mr Wilkinson who was a teacher, and used Aldeburgh Lodge as a school between

the years of 1905 to 1937. It was then partially demolished c1939, and damaged in World War Two, leading to it being fully demolished in 1979. Some of the large mature trees of the mansion's gardens still survive.

In 1968 Aldeburgh Lodge was acquired by WM C Reade who built the Aldeburgh Lodge Garden Houses (now demolished) to the design of Glyn Hollister. Thorpe Road was cut through the grounds of Aldeburgh Lodge in the mid-20<sup>th</sup> century.

On the site of the former gardens, just to the north of the location of the former Lodge, is a group of Modern staggered terraced houses. These were designed by the architects Gordon White & Hood and built in the late 1960s. The houses originally faced Aldeburgh Lodge before its demolition.



Figure 2 Aldeburgh Lodge



*Figure 3 View north west towards the buildings in the area from Thorpe Road*



*Figure 4 View north towards the row of staggered terraces*



*Figure 5 View towards the bungalows and beach/seafront in the east*

### **Spatial analysis**

The main road which traverses this area is the mid-20<sup>th</sup> century Thorpe Road. The houses within this area were built as a group and are positioned close together; they are set back from the main Thorpe Road, on a private access road off St Peters Road.

The streetscape of the area benefits from a sense of openness, due to the visual connection between the buildings and roads with the seafront to the east. The buildings are set back from the street behind grass verges with hedgerows and boundary walls, which are visually permeable.

### **Landscaping and open spaces**

The houses in Aldeburgh Lodge Gardens are set within well planted plots with a backdrop of a dense tree belt, giving the area a very green and secluded character to the north and west, which leads the eye to the east towards the open seafront. Some of the mature trees within the gardens here are retained from the earlier grounds of Aldeburgh Lodge, and therefore are of historic significance.

### **Building styles and materials**

The late 1960s housing within Aldeburgh Lodge Gardens is unique in its style and materials used; these buildings reflect the modernist forms and materials of the period, with flat roofs, and are faced in red brick with painted timber cladding to the first floor of each house.

### **Buildings and features contributing positively to the character and appearance of the Conservation Area**

This inventory should not be considered to be an exhaustive list of positive

contributors within the area. It is intended solely to showcase historic buildings within the area and provide an overview of the architectural quality of the area. It should be read alongside Map 2, which indicates which buildings make a positive contribution.

**Nos. 9-13 (cons) Aldeburgh Lodge Gardens** are located on the staggered hillside terrace overlooking Thorpe Road. They comprise of five cube-like linked houses, below which are four contemporary bungalows. This modernist development, designed by Gordon White & Hood in the late 1960s, forms a prominent and distinctive landmark when viewed from the beach, or from Thorpe Road.

The Aldeburgh Lodge Gardens development is of architectural interest, designed by the Leicestershire architects Gordon, White, and Hood for Grange Estates. The houses are good examples of their type, flat roofed and faced in red brick with painted timber cladding to the first floor of each house. Large plate glass windows were recently replaced to a uniform design.



*Figure 6 No. 9 Aldeburgh Lodge Gardens*



**Nos. 14-17 (cons) Aldeburgh Lodge Gardens** are four linked flat-roofed bungalows, designed to look like two larger dwellings. They are entirely faced in brick and capped with a deep, white fascia. The buildings provide a good and relatively unaltered example of a small 1960s housing development. The bungalows have had some of their external joinery replaced. The Aldeburgh Lodge Gardens development was designed by the Leicestershire architects Gordon, White, and Hood and built for Grange Estates c1968.



*Figure 7 Nos. 14 – 17 Aldeburgh Lodge Gardens*

**Area 2: 19<sup>th</sup> Century Area**

*The Terrace, Beaconsfield Road,  
Hartington Road, Fawcett Road, Park  
Lane, Lee Road, Crespigny Road, Park  
Road, Crescent Road*





## Past and present

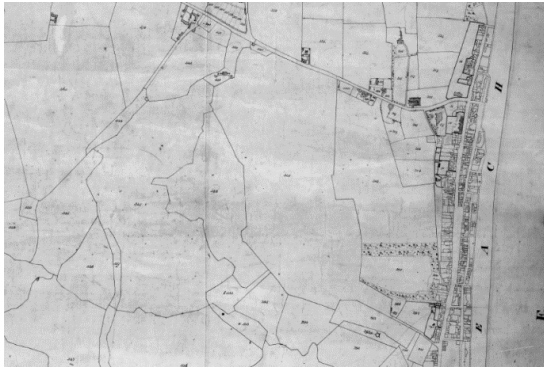


Figure 8 Tithe Map of Aldeburgh 1846



Figure 9 1849 Crespigny Sales Plan



Figure 10 Excerpt of the 1882 OS Map showing undeveloped land and Crespigny House

This area encompasses the 19<sup>th</sup> and 20<sup>th</sup> expansion to the west of Aldeburgh's historic High Street. The area was partially established within the former Crespigny Estate. The land here was undeveloped (Figure 8) until the estate was portioned off into plots, which were offered for sale

in the mid-19<sup>th</sup> century (Figure 9). However, development began later than this, at the turn of the century, as shown by Figure 10 and Figure 11. Some of the street layout is evident on historic maps of the area, and Lee Road is shown on the 1849 map forming part of the Crespigny House sales particulars and on the 1882 Ordnance Survey Map (Figure 10).

The majority of streets within this area were laid out by 1904, as shown on the Ordnance Survey map (Figure 11). Crespigny Road, Champion Road, Hartington Road, Fawcett Road, Beaconsfield Road, Park Lane and Crescent Road are all first evident on the 1904 map. Development along these roads comprised predominantly of terraced cottages, with larger plots and buildings established along Lee Road.

Some elements of the historic grounds of the Grade II Crespigny House are still evident today, such as Crespigny Road, which follows the former driveway to the house. Some mature parkland trees have also been retained across the area, notably along Crespigny Road.



Figure 11 Excerpt of the 1904 OS Map, depicting development within the area



Figure 15 View south along Lee Road



Figure 12 Historic cast iron lamp post base on Crespigny Road



Figure 14 View west along Park Lane



Figure 16 Architectural detailing on Park Lane



Figure 13 Villa on Fawcett Road



Figure 17 View west towards the area from Crag Path, with the gables of The Terrace visible over the rooftops of the historic core of Aldeburgh

### Spatial analysis

The majority of the development within this area follows a 19<sup>th</sup> century street plan. The 1846 Tithe Map of Aldeburgh (Figure 8) shows the extent to which farmland covered the area, particularly to the west of the town. Roads were laid out in the mid to late 19<sup>th</sup> century, following the historic routes of the former Marsh Lane and the access drive to Crespigny House. This grid layout within the residential streets of Park Lane, Fawcett Road, Lee Road, Crespigny Road, Hartington Road and Beaconsfield Road is still legible today and contributes to the Victorian character of the area and an understanding of its historic development. After the death of Newson Garrett in 1893, the Crespigny Estate turned their attention further west with another scheme for the sale of freehold building plots with Crescent Road at its centre.<sup>1</sup>

The area comprises a grid of long and straight residential side streets, with shorter interconnecting streets. Houses are largely set behind small front gardens, however, along Lee Road and Park Lane the area benefits from well planted front gardens, which contribute positively to the streetscape.



*Figure 18 Example of the side paths between houses which add interest to the street layout*

Punctuating the streets are regular cut throughs and paths, which connect the parallel roads together; these provide long views between streets, and across the backs of houses. Access to long rear gardens is provided to the side and along these paths, which are a characteristic feature within the area.

The Terrace is a notable road in particular within this area, as it sits on the high ground overlooking the historic core of Aldeburgh to the east and the seafront beyond. This gives the space a sense of openness and grandeur. Houses along The Terrace are afforded these wide-reaching views.



*Figure 19 View across rooftops from The Terrace*

---

<sup>1</sup> Stephen Barnard, Crescent Road Early History (Aug 2022)

The established character of unified terraced housing stretches across the area. However, there are also examples of large individually designed villas of asymmetrical configuration, particularly on the south side of Park Lane and west of Lee Road. The plots between Lee Road and Crescent Road included a requirement for a building line facing Lee Road. The intention was to create a grander development than the east side of Lee Road, particularly to the north where the plots on the east side were smaller due to their proximity to Fawcett Road. Buildings on the east side of Crescent Road were originally subsidiary to the main houses on Lee Road; however, after the Second World War some owners of Lee Road properties sold building land facing onto Crescent Road with inconsistently sized plots. For example, Crescent Cottage was developed by the then owner of Grey Walls in 1946 and initially called Grey Walls Cottage, Linnell End's plot was sold 1961, the Stables plot was sold in 1988), and Suilven with Apple Orchard's plots sold in 1898.<sup>2</sup> Despite the variety of buildings here, the boundary lines mean the original scheme for the sale of this part of the Crespigny Estate is still in legible.

### **Landscaping and open spaces**

The landscaping within this area is found in the front garden plots, which have largely been retained. These, although not publicly accessible, make a strong contribution, as bursts of greenery are frequent within garden plots and characteristic of the area. They create a verdant residential character.

Rear garden plots are also notable for properties along the western side of Lee Road. These are substantial plots and stretch to the west to abut Crescent Road. These large, green gardens reflect the grandeur of the properties on Lee Road. Although development has occurred within some of the plots facing Crescent Road, where they have been retained, these gardens make a positive contribution to the residential character of the area.



*Figure 20 Large front garden on Lee Road, partially visible from the street*

Veteran and mature trees, which were often purposefully retained and incorporated into the development, make a notable contribution, and enhance views throughout the area. The continued preservation and maintenance of the landscaping along Park Road is due, in large part, to the voluntary efforts of the Park Road Association. They allude to the former use of the area as part of the grounds of large villas and mansions, prior to the sale and development of land here. These now provide attractive landmark features and a strong green aspect to the streetscape.

---

<sup>2</sup> Crescent Road Early History, *ibid.*



*Figure 21 Mature tree and front garden hedgerow planting on Lee Road at the junction with Crespigny Road*

### **Building styles and materials**

The houses within this area predominantly date from the late 19<sup>th</sup> to early 20<sup>th</sup> centuries. Architectural features reflect the domestic fashion at this time, and include brick and stone banding, decorative tiles, decorative eaves detail, bay windows, sash windows, stained glass fanlights and windows, and prominent gable ends. The predominant building material is red brick, with some examples of gault brick and painted rendering. Roofs are largely hipped and tiled, with slate and pantiles found across the area. Historic boundary walls have often been retained, and are red brick, often topped with hedges and shrub planting, which makes a positive contribution to the historic residential character of the area.



*Figure 22 Example of red brick villa with bays, sashed windows, decorative banding, and dog toothed eaves detailing*

A high portion of buildings have retained their historic timber windows, which adds great interest to the area. The area has a strong character due to the consistency in building materials. There is also a sense of cohesion in the rhythm created by building types and massing, including long stretches of terraced housing (Figure 23).



*Figure 23 Terraced housing on Park Lane*

Dotted throughout the area are groups of detached and semi-detached houses, mainly along Lee Road, Crescent Road, Church Walk and Alde Lane where the plot sizes are notably larger. Corner plots are also substantially larger, and provide glimpses into planted gardens, breaking up the views and development.



## **Buildings and features contributing positively to the character and appearance of the Conservation Area**

This inventory should not be considered to be an exhaustive list of positive contributors within the area. It is intended solely to showcase historic buildings within the area and provide an overview of the architectural quality of the area. It should be read alongside Map 3, which indicates which buildings make a positive contribution.

### ***The Terrace***

**Our Lady and St Peter Roman Catholic Church** was built 1924-5 and designed by Arthur Young and Allan D Reid. It is located at the top of the hill affording views to the east towards the sea. It is aligned north to south, with four bays, in a knapped flint construction with stone dressings under an Arts and Crafts inspired high pitched roof. The east end was unfinished and is in red brick with weatherboarding. The battlemented round tower was reduced following Second World War bomb damage, as shown in Figure 25.<sup>3</sup> The church is set within a small but well planted plot, with a hedge border, which contributes positively to the streetscape.



Figure 24 Church of Our Lady and St Peter c.1930s (source Suffolk Churches)



Figure 25 Church of Our Lady and St Peter

**Nos. 21 and 23 The Terrace** are a pair of rendered and painted two storey villas, first shown on the 1904 OS Map. They make a positive contribution due to their historic and architectural interest. They are two storeys, with entrances paired in the centre of the elevation, with historic tiled porches, and two storey canted bays at each end. The bays and door surrounds are detailed, and both properties retain their original plate glass sash windows. They have dog toothed eaves detailing. The buildings are set behind a very small front garden with a low wall. They look out towards the sea, with long views over the historic core of Aldeburgh.



Figure 26 Nos. 21 - 23 The Terrace

**Nos. 25 to 29 The Terrace** comprises three attached villas, set above basements and with broad steps up to the front doors. They have finely detailed iron railings which separate the street from the lightwell areas to the basements. The

<sup>3</sup> N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015) p.78.

buildings are notable for their prominent brick Dutch gables, which contribute positively to the streetscape. There are two storey canted bays with robust brick detailing to window openings. All three properties have had their original joinery replaced.



Figure 27 Nos. 25 - 29 The Terrace

**Nos. 31 and 33 The Terrace** are a pair of large red brick properties. Their projecting gabled frontages are linked with a recessed element in the centre, giving the impression of two detached houses. They are late 19th / early 20th century in date. Both buildings retain their original sash windows with plate glass to the lower leaf and 12 panes over 2 to the upper. Over the ground floor canted bays are bracketed balconies with elaborately detailed iron railings, which contribute to the seaside character of the residential development here.



Figure 28 Nos. 31 - 33 The Terrace

**No. 39 The Terrace** is a good example of a large, detached villa of the early 20<sup>th</sup> century, occupying a sizeable plot on the corner of The Terrace and Beaconsfield Road. The building appears to retain all of its original joinery, including a tile hung canted bay window to the south east corner, and a covered two storey balustraded veranda. To the south front there appears to be a further balcony linking the corner bay and a projecting gable. The house appears to have been designed to maximise the potential of its setting and views.

It has a large garden plot to the south, which is planted with trees and shrubs, and punctuates the streetscape with greenery.



Figure 29 No. 39 The Terrace

### **Beaconsfield Road**

**Nos. 8 and 10 Beaconsfield Road** are first shown on the 1904 OS Map. They have been somewhat altered; however their central bays are in red brick with prominent two storey bay windows, canted to the ground floor and square above with tile hung detailing. Both properties have been extended; more sympathetically at No 8, which has an attractive two storey gable to the recessed section, to the side of an entrance porch. Both properties retain original joinery.



*Figure 30 Nos. 8 - 9 Beaconsfield Road*

### **Hartington Road**

**No. 5 Hartington Road** is first shown on the 1904 OS Map. It is built in red brick, two storeys in height, with slate roof covering. It has ground floor canted bay windows with plain 2 over 2 plate glass sash windows. There is a blind window to centre of the first floor, above the main entrance. The eastern side of the building has retained decorative pierced and scalloped detailing along the eaves, which can be found on houses along Hartington Road at nos. 16 – 24 and 15. This creates a sense of unity along the streetscape.



*Figure 31 No. 5 Hartington Road*

**Crespigny Lodge** was the gate lodge of Crespigny House, tucked in a corner between Champion Road and Hartington Road within the curtilage of Crespigny House. It is one-and-a-half storeys with a mansard roof covered in Westmorland Slates, incorporating 5 flat roofed casement dormers. The walls are rendered with an ashlar pattern and painted. The ground floor windows have 3 and 4 light sashes with glazing bars. It is unusual in its form and use of materials within the area, and also makes a positive contribution to the area's historic interest due to its former use and connections with Crespigny House.



*Figure 32 Crespigny Lodge*

**Nos. 18-24 Hartington Road** is a terrace of five dwellings first appearing on the 1904 OS Map (No 16 is modern and not included). The terraces are two storey, built in red brick with a slate roof covering.

There is a ground floor canted bay to each dwelling. They are notable for their attractive sash windows with margin panes, many of which survive, although some are replacement examples and No. 22 has modern window replacements which detract from the architectural interest of the row.



Figure 33 Nos. 22 and 24 Hartington Road, showing a comparison of windows

### **Fawcett Road**

**No. 3 Fawcett Road (Brethren's Meeting Room)** is of historic and architectural interest. It was built in the early 20<sup>th</sup> century, and comprises a two storey structure, with painted render elevations. Its gable end fronts Fawcett Road, with a red clay pan tile roof covering. It has retained its original plate glass sash windows to its east elevation. The building was likely constructed as a mission room and caretaker's cottage c1902. It was occupied by the Plymouth Brethren from before WWI and is shown as a mission room on the 1904 OS map. It is notable as a rare surviving example of a Brethren Mission Room dating from pre-1914.



Figure 34 Mission Room, Fawcett Road

**Nos. 9-11 (Hunsdon Villas)** were built in 1908 and comprise of a pair of red brick houses with entrances paired in the centre and two storey canted bays at each end. The building has a shallow pitched slate roof with decorative dog toothed eaves. The houses have good brick detailing to the eaves and over door and window openings, with a grey brick band at first floor level. Both properties retain their original doors and have sash windows with margin lights to the perimeter, which helps maintain a sense of unity and contributes positively to the street. They sit behind a small front garden plot, which is planted with shrubs, with a low brick wall to the north, which contributes to the verdant residential character.



Figure 35 Nos. 9 - 11 Fawcett Road

**Nos. 12 and 14 Fawcett Road** are a pair of late 19<sup>th</sup> / early 20<sup>th</sup> century villas, two storey, built in red brick, with prominent chimney stacks to each gable end. The two storey canted bays have recessed plain brick panels. There are expressed brick quoins to the corners and recessed porches grouped to the centre with decorative segmental arch openings. No. 14 retains its attractive sash windows with 6 pane upper sash over plate glass lower sash. The low red brick wall which bounds the plot makes a positive contribution to the street.



Figure 36 Nos. 12 and 14 Fawcett Road

**Nos. 23 and 25 (Lynton Villas) Fawcett Road** are a pair of villas built in 1898; they are two storey red brick villas with

projecting gabled bays topped with finials. The pair have decorative gault brick gauged arches over door and windows, and projecting brick aprons below first floor windows. The architectural detail makes a positive contribution to the street; however, the majority of doors and windows have been replaced with unsympathetic units.



Figure 37 Nos 23 and 25 Fawcett Road

**No. 26** is a flat roofed Modern Movement house of 1935, a unique style within the area. It was designed by C. H. Huke for himself and built by W. C. Reade of Aldeburgh. The building is rendered brick. The projecting taller section to the left-hand side adds interest to the massing of the building. Replacement windows are mostly in the character of the original units. The building is notable due to its age, type and stylised composition; it is a good example of Modern Movement housing and sits in stark contrast to the dominant red brick vertically composed houses in this and the surrounding streets.<sup>4</sup>

<sup>4</sup> N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015) p82 and *The Modern House Revisited* (1996) p122.



Figure 38 No 26 Fawcett Road

**Nos. 27-45 Fawcett Road** comprises a long stretch of terraced villas, dating to the turn of the century. They are of interest as a group of well preserved, red brick villas, which create a strong sense of rhythm along the street. They have two storey canted bay windows, and shallow pitched roofs with slate covering and centrally located chimneys. Many have retained their original plate glass sash windows, which add to the architectural interest of the row. There are some bespoke details to each pair of villas; for example, California Villas has a brick pediment feature over its entrances, May Villas have dog toothed eaves and terracotta tile detail, and many of the pairs have gault brick detailing. The varied detailing of these villas contributes to their architectural interest, and as a group they make a notable and positive contribution to the streetscape.



Figure 39 Villas on the west of Fawcett Road

### **Park Lane**

**Nos. 7-29 Park Lane** dominate the north side of the street. This row of terraces was built in 1904 in two phases by Lady Latymer to house fishermen. The stretch comprises terraced two storey houses, with entrance doors grouped along the party walls and broad single storey canted bay windows. The main façade is in red brick with contrasting gault brick bands to the heads of the ground floor openings and to the heads and sills of the first floor windows. The majority of the houses retain their original door and window joinery. The houses are set back from the street, behind small front gardens enclosed with dwarf brick walls. Many of these are planted with shrubs and flowers, which make a positive contribution to the streetscape.<sup>5</sup>

<sup>5</sup> N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015) p82



Figure 40 View north east along Park Lane

**No. 4 Park Lane** is an impressive red brick villa (now painted) of two phases. The right hand section is of a more typical design, and is shown on the 1904 OS Map, whereas the left hand section was built in 1924 (with a date plaque) and is more ornate in appearance. There is a canted two storey bay window to the right, which is balanced by a large projecting chimney stack to the left with a carved tablet set under a pediment to the upper section of the chimney breast. To the ground floor the stack is flanked by oculus windows. The building makes a notable positive contribution to the streetscape due to its unique detailing. It has a low, decorative boundary wall, partially with iron railings.



Figure 41 Date plaque on north elevation of No 4 Park Lane

**No. 6 (Cotmandene) Park Lane** is a grand, early 20<sup>th</sup> century symmetrical double pile red brick villa with sophisticated detailing.

It has a central recessed porch with canted first floor window over, flanked by two storey canted bay windows topped with prominent gables supported on timber brackets. The property retains its original door and window joinery, which adds to its architectural interest.



Figure 42 No. 6 Park Lane

### **Lee Road**

**No. 1 Lee Road** is a large villa dates to the late 19<sup>th</sup> century. It is constructed in red brick and has a recessed central bay with an enclosed timber porch. This is flanked by two large bays topped with prominent gables. The façade has retained architectural detailing, such as brick banding, flat headed arches above windows. It has notable chimney stacks, orientated diagonally, which add interest to the roofscape. The building is set within a generous corner plot, with shrubs and making a positive contribution.



Figure 43 No. 1 Lee Road

**No. 2 Lee Road** is located on the corner with Park Lane and is a detached villa dating to c1926. It has pebble-dashed elevations with a faux timber-framed gable end on the north elevation. The property retains its original door and window joinery, which adds to its architectural interest. This includes the bay and open porch to the west elevation, a corner bay set diagonally across the north west corner and a two storey bay window to the north elevation. Its narrow front garden is bounded by a very low red brick wall.



Figure 44 No. 2 Lee Road

**No. 15 Lee Road** is a sizeable detached red brick villa likely dating from the early 20<sup>th</sup> century. It has a recessed centre with enclosed timber porch flanked by two storey canted bay windows with hipped lead roofs over. Above this are two gables. It has retained its 6 over one sash windows. The building is set within a generous plot, with border shrubs making a positive contribution.



Figure 45 No. 15 Lee Road

**Nos. 17 and 19 Lee Road** are first depicted on the 1904 OS Map; they comprise a pair of impressive red brick villas. They have two storey bay windows with prominent gables over. Open porches are grouped to the centre of the entrance elevation. Of interest are the unusual glazing bar arrangements to the upper sash units, being divided into 8 panes above two panes, and with single pane of plate glass to the lower sash (to No. 19). As with many of the properties on the west side of Lee Road, the buildings here have generous plot sizes, which are well planted with shrubs and small trees, visible from the street. These make a positive contribution to the sense of status and residential tranquillity of the area.



Figure 46 Nos. 17 and 19 Lee Road

**Nos. 21 and 23 Lee Road** are a pair of attractive late 19th century gault brick



houses. They are notable for their use of gault brick, which is unusual within the area and adds interest to the historic material palette here. There are two storey canted bays on the front elevation with flat roofs grouped to the centre of the entrance elevation. They have a slate roof covering. To the roof are large, canted dormer windows. The windows on the main façade are 3 over 3 pane sash windows with margin lights. No. 21 has a side porch addition, with the original door opening to the main elevation partly filled in to form a window. The pair are set well back from the road, within a well planted garden, which makes a positive contribution to the green historic character of the area, and grandeur of properties on the west side of Lee Road. Also of note is the George VII post box built into the boundary wall.



Figure 48 Post box on Lee Road

**Nos. 48 and 50 Lee Road** are a pair of late 19<sup>th</sup> / early 20<sup>th</sup> century houses, with two storey canted bays to the ends of the entrance elevation. The property displays an unusual use of stone decoration; the pilaster framed bay windows and segmental arch head to the recessed central porches are notable highlights. Both houses retain original joinery, including leaded light entrance doors and timber side panels, and eight panes over single plate glass sash windows to the bays. The building makes a positive contribution due to its age and as an example of unusual decorative detailing.



Figure 47 Nos. 21 and 23 Lee Road



Figure 49 Nos. 48 and 50 Lee Road

**Nos. 29 and 31 Lee Road** are a late 19<sup>th</sup> century pair of cottages, in red brick (although no. 29 is now painted). They have pantile roof covering, which is in contrast with the predominance of slate roofs in the area. The roof is gabled, with end chimney stacks. There are two storey canted bay windows with flat lead roofs. Both properties retain their 2 over 2 pane sash windows, which add to the architectural interest of the pair.



Figure 50 Nos. 29 and 31 Lee Road

**No. 52 Lee Road** is a notable example of a detached 20<sup>th</sup> century bungalow first shown on the 1927 OS Map. It has pebble-dash elevations with pantile roof continued over the open porch / veranda. The porch joinery is original, and the whole is a good example of the bungalow type, in an understated design and composition.



Figure 51 No. 52 Lee Road

**No. 64 Lee Road** is a dominant red brick house of the late 19<sup>th</sup> / early 20<sup>th</sup> century. It is three storeys in height with red brick elevations. There are brick lintels over window openings of contrasting bands of red and gault brick. The building has a crenulated brick parapet to the sides and prominent crow-step front gable, which are visible from along Lee Road and some surrounding streets. The property retains its original 2 over 2 pane plate glass windows, which add to its architectural interest.



Figure 52 No. 64 Lee Road

**Nos. 70-76 Lee Road** comprises a row of four late 19th / early 20th century two storey houses. They have red brick elevations, with slate roofs and ground floor projecting bays. The detailing of the ground floor canted bay windows, with their sash windows with margin lights and the scalloped eaves boards, reflect the detailing of houses found on Hartington Road.



*Figure 53 Nos. 70 to 76 Lee Road*

**Nos. 82-84 Lee Road** are a symmetrical pair of buildings by John Stevens Lee built in 1913 (thought to be a pupil of the celebrated early twentieth century architect, Edwin Lutyens). The pair are in red brick, in a horseshoe composition with a central covered courtyard between them. They have simple architectural detail, including flat head arches over ground floor windows, and a tiled hipped roof. They were built for Lady Latymer.<sup>6</sup> There are mature trees within the gardens, which are visible from the street and make a positive contribution.



*Figure 54 Nos. 82 and 84 Lee Road*

**No. 41 Lee Road** was built in c1900. This is a detached two storey dwelling with attic accommodation. It has a slate covered hipped roof, with pebble-dash upper elevations and decorative panels of render, all unpainted. The ground floor is in red brick. There is a decorative porch canopy running the entire width of the entrance façade, with slate roof supported on elaborate brackets, which adds interest to the building and streetscape. The house retains its original joinery, including the distinctive glazing bar arrangement to the upper sashes of the ground floor sash windows, which contribute to its interest.



*Figure 55 No. 41 Lee Road*

<sup>6</sup> N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015). P82

### **Crespigny Road**

**Grafton House, No. 8 Crespigny Road** is first depicted on the 1882 OS Map. It is an unusually ornate and well detailed two storey house, using contrasting gault brick detailing to form a band course to the return elevations and full height corner pilasters and stout projecting surrounds to first floor windows. It has hipped ends to the roof, and ground floor canted bay windows, with circular stone detailing above. The house retains its original window joinery, which adds to the interest of the building. It has a contemporary brick boundary wall to Crespigny Road, topped with a clipped hedge, which makes a positive contribution to the streetscape.



*Figure 56 No. 8 Crespigny Road*

The boundary wall of no. 8 extends to front onto Park Road and displays intricate detail along its brick piers which are of note and make a positive contribution.



*Figure 57 Decorative piers*

**Beacon Cottage, Crespigny Road** is of uncertain construction date - it appears not to be shown on the 1957-8 OS Map but is shown on the 1971 edition. It is a well-detailed storey-and-a-half structure, with black glazed pan tile roof and prominent shaped gable. There is a stout canopied doorcase to the north elevation. The red brick boundary wall is also of note and pre-dates the main house, making a strong contribution to the sense of enclosure on Crespigny Road.



*Figure 58 Historic walls on Crespigny Road*

**Crespigny House** is listed Grade II. The original building of 1775 is contained within the west ranges, extended and altered to the east in 1914. It can only be glimpsed from the surrounding streets

giving the impression of a substantial mansion in a handsome garden setting.

### **Park Road**

**The Gables, Park Road** is a sizeable, detached property first shown on the 1882 OS Map. It occupies a plot which extends from Lee Road to Park Road, with its prominent façade fronting onto Lee Road with extensive gardens stretching south to Park Road. It was originally used as a holiday retreat by the Thompson family of Kensington during the late 19th and early 20th centuries and finally purchased by them in 1913. The southern elevation was remodelled for William Thompson in 1920. It has a double pitched slate roof, with prominent gables to the south and north elevation. There are projecting two storey canted bay windows to the south elevation, with tile hanging, linked by a plain tiled porch roof. Of note are the unusual brick quoin detail to the corners (which are repeated at Belstead House, Park Road) and complimentary brick detailing to the arched first floor openings to the west elevation. The building was altered to the designs of the architect Hugh Pilkington for the Thompson family 2005.



*Figure 59 The Gables, Lee Road elevation*

**No. 13 Park Road** is a large detached red brick villa likely dating from the late 19<sup>th</sup>

century. It has two storey canted bay windows with hipped lead roofs over. Above this is a hipped roof. The building has yellow brick detail, unusual for the area, to the flat headed arches above the ground floor windows and along the flank walls in a chevron pattern. The building is set within a generous plot, with formal planting, trees and shrubs making a positive contribution. It also has a red brick boundary wall with piers and an iron gate which adds to the historic residential character of the area.



*Figure 60 No 13, Park Road*

**No. 23 Park Road** is a late 19<sup>th</sup> / early 20<sup>th</sup> century detached two storey villa, rendered, with a symmetrical south elevation and central door flanked by small canted single storey bay windows. It has a slate covered roof with stacks to the east and west pitches. The building is located prominently on the corner of Park Road and Lee Road. Recent sales particulars describe this house as being of timber-framed construction. The building and its large garden make a positive contribution to the area, and mark the entrance to Lee Road, a grand residential street within the area.



Figure 61 No. 23 Park Road

**No. 27 Park Road** is a pair of red brick houses dating from the late 19<sup>th</sup> century. The building is two storeys in height, with a hipped plain tile roof and central chimney stack. The windows to the right-hand side have had modern plastic replacements. The building has interesting architectural detailing in the central plain pilaster with plain pilasters to each side as well. The building makes a positive contribution. It is set within a well planted plot, with trees and shrubs making a positive contribution to the streetscape. It also has a red brick boundary wall which adds to the historic residential character of the area.



Figure 62 No. 27 Park Road

**The Former schoolmaster's house, No. 29 Park Road** dates to c1908. It is two-storeys, built in brick with stone dressings, plate glass sashes and a two-storey canted bay. It has a replaced pantile roof. Its western return elevation to the schoolyard is blind at ground floor level. The building is of architectural interest and group value with the neighbouring school building, due to its former use as the schoolmaster's house.



Figure 63 No. 29 Park Road

**Aldeburgh Primary School and boundary wall** dates to c.1875. The lease of the site was organised by Peter Bruff in 1874 and soon after a school was erected to the designs of Frederick Barnes of Ipswich. Barnes, a pupil of Sydney Smirke, is also known to have exhibited paintings at the Royal Academy.

The original school building is a single storey gabled structure in a restrained seventeenth century vernacular style, of painted and rendered red brick with white brick buttresses, under a slate roof. It has small pane casement windows. There are some later additions of lesser interest.<sup>7</sup> The school has also been known as Aldeburgh National School and Aldeburgh Town School.

<sup>7</sup> N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015)

It has a decorative rendered low boundary wall with heavy moulded brick coping embellished with Moorish niches.



Figure 64 Aldeburgh Primary School and boundary wall

In 1973, the renowned English composer, conductor and pianist Benjamin Britten donated £1,000 towards the construction of a music room at Aldeburgh Primary School. His intention was that such a room would be available to the community at large as well as to the school children. When it became clear that a new school was not going to be built, Britten agreed for his donation to be invested in a trust fund until such a time as it became feasible to provide a music room for the school. In 1999, Aldeburgh Primary School requested trustees of the Music Room Trust to build a room on the school site dedicated to the teaching and performing of music. Contributions to the cost were made from the Lottery Fund and the Britten Pears Foundation.

### ***Crescent Road***

Crescent Road contains a number of buildings which have been developed throughout the twentieth century, which as a group, contribute to the character of the street. **The Stables** and **Linnell End**, however, are early examples. The buildings appear on the 1905 Ordnance Survey map.

Its name, building line and form indicate the previous use of the building. It is a two storey building in an L-plan. The western façade of the building is in painted brick under a slate roof and has irregular apertures. It has retained many sash and casement windows which make a positive contribution.



Figure 65 Linnell End and The Stables, Crescent Road

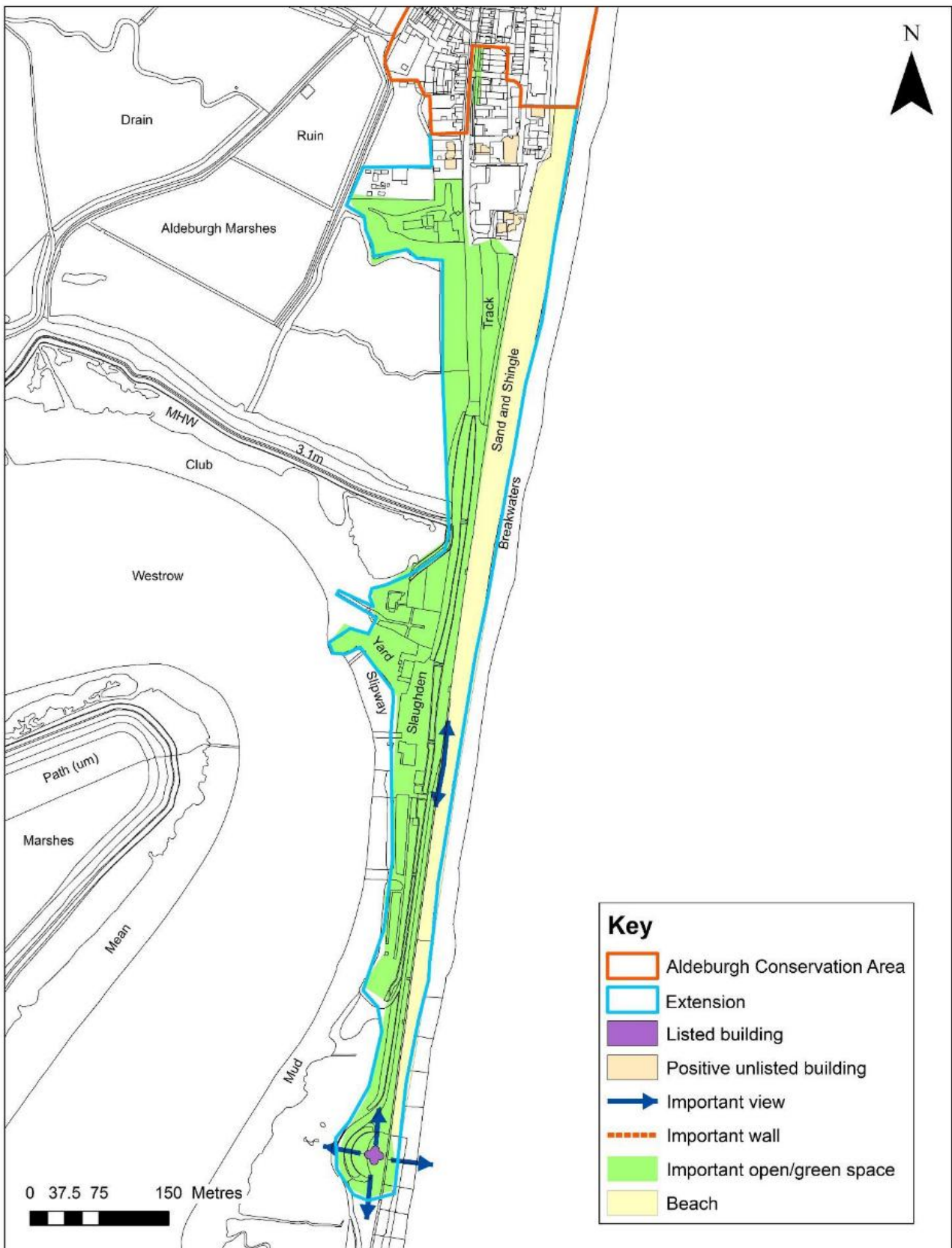
### Area 3: Slaughden Martello Tower

*Slaughden Road, Brudenell Street, Crag  
Path*





Map 4: Extension Area 3



## Past and present

This area was once the location of the small hamlet of Slaughden. Slaughden Quay was shown on a map in 1570-80, and recorded in 1679 as a 'commodious quay with warehouses and fish houses' and facilities for fish drying.<sup>8</sup> The area was known as an important fishing village, and comprised a small number of buildings and equipment for shipbuilding. However, the area was at risk of flooding, and "in 1953 the sea came over and took the lot. All the sheds, all the boats".<sup>9</sup> It is now home to a long narrow shingle bank with a sea wall, with a variety of post medieval buildings and features.



Figure 66 Fort Green area depicted on the OS Map 1883

The north of the area includes the landmark building Fort Green Mill, which was first built in 1824. The Fort Green Windmill is shown on the 1883 Ordnance Survey map, labelled as being a corn mill. The mill is a notable feature within the area, as it is prominent along the coast and the only surviving example of a number of mills which once existed in Aldeburgh.<sup>10</sup> There was also once an old limekiln to its

north and some further buildings to its north west, although these no longer exist.

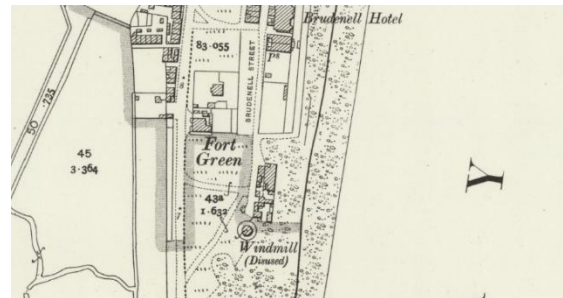


Figure 67 Fort Green area depicted on the OS Map 1904

The mill is shown as being disused on the 1904 Ordnance Survey map of the area (Figure 67), and it was converted into a private residence that same year. Development along the west of Slaughden Road also dates to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, with residential development on the High Street being established in the early 20<sup>th</sup> century.



Figure 68 Fort Green Mill pre-1902 (source: Wikimedia commons)

The majority of the land around Fort Green functioned as an undeveloped green space until the 1970s, although has also served as a defensive site from the Napoleonic Wars to the Second World War.

<sup>8</sup> Suffolk HER ADB 026

<sup>9</sup> Aldeburgh District Local History Society, The Last Child of Slaughden Interview, 2008

<sup>10</sup> Suffolk Mills Group, Windmills of Suffolk, <https://www.suffolkmills.org.uk/archivewindmills.html>

The Grade II\* Listed Martello Tower (1808-10), along with Second World War Anti-tank cubes, extend to the south of this area and demonstrate Aldeburgh's ongoing defensive military history. The Martello Tower was built in 1808 – 1810 (restored in 1973) by the Royal Engineers to the design of Colonel Twiss, who was responsible for the design of many military defences, and Captain Ford, a military engineer who first put forward a proposal for a chain of gun-towers.<sup>11</sup> It was converted into residential use in 1932, and later commandeered by the military to use as a watch tower in 1940. It is unusual due to its large moat, and it is also the most northerly and largest of those built during the Napoleonic War.

The area to the north of the Martello Tower, the former settlement of Slaughden, is shown as being in use as a series of wharfs, boat yards, a quay, and landing stage are located along the River Alde. A series of associated buildings line the river bank, which once included an inn. The Aldeburgh Yacht Club was first founded in 1897, although is now set within a modern club-house, constructed around the turn of the twenty-first century. In 1987 the Yacht Club had around 100 members, and has grown substantially since then, now with around 2,000.<sup>12</sup>

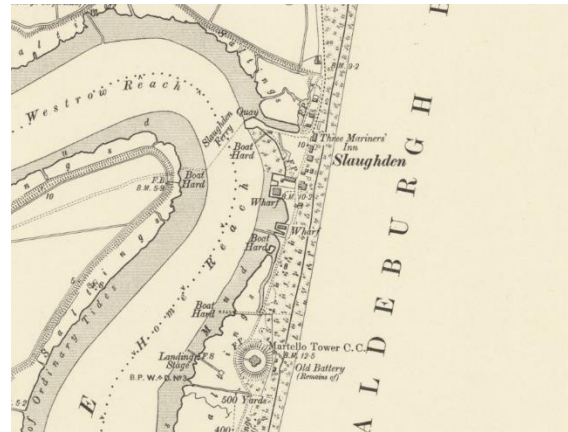


Figure 69 Excerpt of the 1905 OS Map, showing Slaughden and the Martello Tower

To the north, surrounding Fort Green, the Boatyard and Car Park are both shown as being established by the 1970s Ordnance Survey map of the area, and the prominent Latymer House was built on the site of an old bowling green in the late 1970s.

### Spatial analysis

The layout of this area is shaped by its proximity to the seafront; the streets run parallel to the shoreline, and create narrow plots between Crag Path, Brudenell Street, and Slaughden Road. The original footprint of the green which was once located here is partially preserved by the location of the car park, which contributes to an openness in the layout of development. The streetscape of these areas benefits from this sense of openness, which creates a strong sense of place.

The south of the area leads to the Martello Tower and is formed by a long and narrow sliver of land between the sea and the River Alde, along which runs Slaughden Road and a track to the Tower.

<sup>11</sup> Historic England List Entry, Martello Tower, <https://historicengland.org.uk/listing/the-list/list-entry/1269724>

<sup>12</sup> Oral History, Aldeburgh Voices, Elizabeth Roney, <https://aldeburghoralhistory.weebly.com/elizabeth-roney.html>

The area encompasses non-residential maritime uses that relate to the historic coastal character of the town; at its midpoint is the Aldeburgh Yacht Club. The building is used by the club, and has associated outbuildings and boats surrounding it. These features are all indicators of the area's historic and continued use as a working landing point, with the sound and appearance of the boats kept here contributing positively to the way the area is experienced. There is a small car park for visitors, which is a small space with very little furniture to detract from the open character.

### **Landscaping and open spaces**

The area between Fort Green and the Martello Tower includes wide, long reaching views and a sense of openness which largely defines the character of this area. This open space, which the river, sea and marsh setting also contribute towards, is an integral part of the Conservation Area extension.

The area comprises a narrow stretch of land extending from the marshes which is set between the river and sea. The flat topography, views, and sparsity of buildings contrasts with the rest of the Aldeburgh Conservation Area, adding to its unique character and appearance. The unmade Slaughden Road visually stretches into the distance, terminating with views of Aldeburgh town to the north and the Martello Tower to the south. Both are important way finders and create a strong sense of place here. Views towards the marshes, along the river and towards the sea also strengthen this sense of place along the Suffolk heritage coast.



*Figure 70 View south along the track towards the Martello Tower, with the Yacht Club to the right and shingle beach to the left, the openness of the area evident in the long view*

Vegetation and grasses flank the track and add some greenery to the area.

The beach is also included within this area, and makes an important contribution, representing the historic development of the area and strong connection between the settlement and the sea. A reinforced concrete sea wall sits low against the edge of the beach, which means there is little visual disruption between the beach and the track. There are concrete steps leading down from the track set along the sea wall, providing access. The beach is formed by a wide expanse of shingle sloping down towards the sea. Sea defences are located to the south, towards the Martello Tower.

Small grass verges and front garden plots to the north of the area, closer to the settlement of Aldeburgh, also make a positive contribution.

### **Buildings styles and materials**

To the north within the Fort Green area, building materials range from painted render, to red and gault brick. Roofs are typically hipped, and with slate or pan tiles.

The boatyards and Yacht Club are predominantly built using modern materials.

**Buildings and features contributing positively to the character and appearance of the Conservation Area**

This inventory should not be considered to be an exhaustive list of positive contributors within the area. It is intended solely to showcase historic buildings within the area and provide an overview of the architectural quality of the area. It should be read alongside Map 4, which indicates which buildings make a positive contribution.

*Listed Structures*

**Martello Tower, Grade II\*, List Entry Number: 1269724 also Slaughden Martello tower, Scheduled Monument, List Entry Number: 1006041**

The tower was built in 1808-10 by the Royal Engineers to the design of Colonel Twiss and Captain Ford. It was built to a unique quatrefoil design which supported four rather than three cannon.<sup>13</sup> It was later sold in 1932 and converted into a house. The entrance to the west is set in stone reveals and reached by an elevated timber walkway. In each of the four lobes is one ashlar-faced round-headed window. The eastern segment of the moat has been eroded by the sea. The tower was restored between 1971 and 1974, when it was bought by the Landmark Trust, many of the 1930s features were removed during this process.



Figure 71 Martello Tower, Grade II\*, List Entry Number: 1269724 from south



Figure 72 Martello Tower with the sea behind

*Unlisted structures*

**Old Mill House, Old Mill Cottage, and Studio Cottage (Formerly Mill House), Fort Green.** The Fort Green Mill is a four storey wind powered tower corn mill built in 1824. It was once powered by four massive patent sails which were fixed to its domed cap.

In 1902 the windmill was converted into a house, and considerably extended in a free Arts and Craft vernacular style for the Reverend Black. Black's architect was the London based Robert Alexander Briggs RA, (1858-1916) who was also a distinguished author on architectural subjects. The

<sup>13</sup> English Heritage, An Assessment of East Coast Martello Towers, p95

builders responsible for the work were G. O. Knowles of Aldeburgh.

Briggs added a second five story tower to the immediate north of the windmill, which has a steeply pitched overhanging tile roof and a dentilled eaves cornice. Narrow dormers and a tall weather vane accentuate the vertical impact of the tower. At its base is a porch with a fine gothic door surround of stone. Above the entrance arch is an inscription in Danish which translates as 'The Lord shall preserve thy going out and thy coming in.' The Rev. Black was married to a Dane.

The Mill House was requisitioned during the early years of World War Two and adapted to serve as a battery observation post to guard the coast from German invaders; a gun tower was also added. The surviving elements of these World War Two period alterations are in themselves of considerable significance. The Aldeburgh defences came under sustained attack in 1940.

Mill House was subdivided to form three dwellings in the later twentieth century, but many features of interest remain.



Figure 73 Old Mill House from the west



Figure 74 Old Mill House from the east

The **Anti-Tank Cubes, South of Fort Green** are a line of concrete cubes dating from the Second World War, originally forming part of the same Emergency Coastal Defence Battery and the observation post which was once housed at Mill House. These cubes would originally have formed part of a defensive line which would also have been supported by anti-tank scaffolding and mine fields.<sup>14</sup> They are a significant feature of Aldeburgh's military history and are still very much intact.

<sup>14</sup> R Liddiard & D Sims, A Guide to Second World War Archaeology in Suffolk Vol.2. Walberswick to Aldeburgh (Aylesham, 2014). C

Hegarty & S Newsome, Suffolk's Defended Shore (English Heritage, London 2007)



Figure 75 Anti-tank cubes

**Nos. 290-294 (Even) High Street** are a pair of much extended properties, likely dating to the mid-19<sup>th</sup> century, in a classical style which faces south onto Fort Green and west onto High Street. It is a prominent site at the entrance to the town from the Fort Green car park.

The site first appears developed on the 1882 Ordnance Survey map. The property is labelled the Latymer Club on the 1927 OS map, by which time its garden had been converted to a bowling green. Lady Latymer (formerly Mrs E. E. Money-Coutts), whom this was named for, was a prominent local philanthropist of the period. Consent to convert the building into three houses was granted in 1988.

It is built of brick with rendered façades, slate roof and overhanging eaves. It has plate glass sash windows and a late 20<sup>th</sup> century balcony. On the principal elevation is a robustly designed bracketed classical doorcase made of painted timber with a rectangular glazed fanlight; four light plate glass sashes to window openings.

Early maps show a large courtyard of service buildings to its rear which was later

used as a builder's yard. This courtyard has recently been replaced by a housing development called Coastguard Court.



Figure 76 Nos. 290 – 294, High Street

**Latymer House, No. 29 Brudenell Street** is designed by Craig Driver of Hoopers Architects, and built 1999-2001. Its design echoes that of the converted former windmill nearby. Of particular note is the north elevation which consists of an unbroken curve of brick. The site was formerly occupied by a bowling green associated with No. 292 High Street.<sup>15</sup>



Figure 77 Latymer House, Brudenell Street

**Stone Frigate, Brudenell Street** is a highly distinctive detached mono-pitched roof house of c1965 which faces south, and east onto Crag Path. It is two storeys to Brudenell Street and one to Crag Path. The building is in brick with some boarded timber cladding. It has a south facing two

<sup>15</sup> N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015) p84

storey veranda supported on simple wooden columns. There is a deck terrace to eastern elevation.



*Figure 78 Stone Frigate, Brudenell Street*



## Extension Area Management Plan

### Alterations to existing buildings

#### *Loss of original features*

There are some smaller changes which have occurred throughout the extension areas which have negatively impacted their character. A key threat is the incremental loss of original windows and doors, which where it has occurred, has served to detract from historic and architectural interest of the buildings.

#### *Loss of boundary walls*

The loss of historic boundary walls is also a detrimental occurrence throughout the area, and they have, at times, been replaced with unsympathetic modern close board fencing. This breaks the historic character and appearance of the streetscapes.



Figure 79 Example of modern fencing on Lee Road

#### **Rooflights**

Historic England's Advice Note 2 states that: *The insertion of new elements such as doors and windows, (including dormers and roof lights to bring roof spaces into more intensive use) is quite likely to adversely affect the building's significance. Harm might be avoided if roof lights are located on less prominent roof slopes.*

There are areas where rooflights have had a detrimental impact on the historic fabric of buildings and the streetscape within the 19<sup>th</sup> century area, where the unbroken roofscapes make a positive contribution to the street. Rooflights should only be installed on the rear elevations, and there should be resistance to any more which are proposed on forward pitches.



Figure 80 Comparison between Nos. 48 and 50 Lee Road, where the latter has had rooflights installed

### Key spaces and routes

#### **Car parking**

On-street parking is a detracting element in places, particularly along the sea wall and Lee Road including the residential side roads which join it. Although this is balanced by the survival of front gardens and boundary hedges, which may otherwise have been turned over to parking.

# Aldeburgh Park Conservation Area

## Character Appraisal and Management Plan



October 2023

### *Disclaimer*

All reasonable efforts have been made to obtain permission for use of images within this report. Materials and images used in this report which are subject to third party copyright or require reproduction permissions have been reproduced under licence from the copyright owner. This is except in the case of material or works of unknown authorship (as defined by the Copyright, Designs and Patents Act 1988) or the copyright holder is unknown after all reasonable effort has been made to seek licence to reproduce.

All maps within this document are subject to copyright. © Crown copyright 2021 OS SLA100019684. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Any person who wishes to apply to reproduce any part of this work or wishing to assert rights in relation to material which has been reproduced as work of unknown authorship in this document should contact Place Services at [enquiries@placeservices.co.uk](mailto:enquiries@placeservices.co.uk)

### *Public Consultation*

Public consultation took place in early 2023 and included writing to all residents who live in within the area with a link to the consultation document on the Council's website. Printed copies were also provided and made available at Aldeburgh Library and East Suffolk House with printed copies being posted to residents on request. Also invited to comment were the Aldeburgh Society, Aldeburgh Town Council, Suffolk Preservation Society, Historic England and other interested bodies. Additionally, an information session was hosted within the town. 15 comments were received in total from residents with a further 44 comments from non-residents/bodies, which led to 10 changes to the draft appraisal and management plan.

*Front image: Belstead House, Park Road, Aldeburgh*



# Contents

|   |    |   |    |
|---|----|---|----|
| Aldeburgh Park Conservation Area.....                       | i  | 3. Assessment of Significance .....       | 23 |
| 1. Introduction .....                                       | 1  | Summary of Special Interest.....          | 23 |
| Legislation and Planning Policy.....                        | 2  | The Architecture .....                    | 24 |
| Further Guidance .....                                      | 3  | Local Details and Building Materials..... | 26 |
| 2. Aldeburgh Park Conservation Area .....                   | 4  | Trees, Landscaping and Open Spaces .....  | 28 |
| Executive Summary .....                                     | 4  | Key Views.....                            | 31 |
| General character.....                                      | 7  | Character Analysis .....                  | 34 |
| Table of Key Aspects of Character and Significance.....     | 8  | Park Road (North).....                    | 34 |
| Origin and Evolution .....                                  | 12 | Priors Way and Park Lane .....            | 41 |
| Prehistory.....   | 12 | Park Road (South) .....                   | 42 |
| Roman and Saxon .....                                       | 12 | Priors' Hill Road .....                   | 47 |
| Medieval .....  | 12 | Victoria Road and Tower Lane.....         | 54 |
| Post Medieval .....   | 12 | Alde House Drive .....                    | 55 |
| Modern.....   | 17 | Alde Lane.....                            | 58 |
| Designated Heritage Assets .....                            | 20 | Crescent Road .....                       | 58 |
| Listed Buildings.....                                       | 20 | Setting of the Conservation Area.....     | 59 |
| Unlisted buildings which make a positive contribution ..... | 20 | 4. Management Plan.....                   | 61 |
| Non-Designated Heritage Assets .....                        | 20 | Opportunities for Enhancement.....        | 61 |
| Heritage at Risk.....                                       | 21 | Gate Piers at the Entrances .....         | 61 |
| Archaeological Significance.....                            | 21 | Open Spaces .....                         | 61 |
|   |    | Trees and Planting.....                   | 61 |
|   |    | Informal Car Parking .....                | 61 |

|  |    |   |    |
|--|----|---|----|
| Inappropriate Developments and Alterations ..... | 62 | Tree Management.....                                  | 66 |
| Boundary Treatment .....                         | 62 | 5. Bibliography .....                                 | 67 |
| Roads and Grass Verges.....                      | 62 | 6. Appendices .....                                   | 68 |
| Maintenance and Condition .....                  | 62 | Appendix 1: Summary Map of Character Features.....    | 69 |
| Opportunity Sites .....                          | 63 | Appendix 2: Table of Designated Heritage Assets ..... | 70 |
| Management Proposals.....                        | 64 | Appendix 3: Notable historic associations .....       | 71 |
| Addressing Common Queries.....                   | 64 | Appendix 4: Glossary .....                            | 73 |
| Conservation Area Boundary .....                 | 65 | Appendix 5: Legislation, Policy and Guidance.....     | 75 |
| Maintenance and Condition Assessment.....        | 65 |   |    |
| Enforcement .....                                | 65 |   |    |
| Opportunity Sites .....                          | 65 |   |    |

# 1. Introduction

The historic environment is all around us in the form of buildings, landscapes, archaeology, and historic areas; it is a precious and irreplaceable asset. Once gone it is gone forever.

Caring for the historic environment is a dynamic process which involves managing change. This does not mean keeping everything from the past, but it does mean making careful judgements about the value and significance of buildings and landscapes. Critical to these decisions is an appreciation and understanding of an area's character, including its social and economic history and the way such factors have shaped its urban fabric. This should be the starting point for making decisions about both its management and future.

This Conservation Area Appraisal provides details and identifies features which contribute to and justify its status. The purpose of this Conservation Area Appraisal is to provide:

- a definition of the special character of the Conservation Area through its special qualities, such as layout, uses, architecture, setting, open spaces and archaeology;
- an analysis of the area's history, development, and current status;
- a guide to managing future change, from small scale change affecting households and larger scale affecting new development.



## Legislation and Planning Policy

Conservation Areas were introduced through the Civic Amenities Act in 1967 and there are now 51 in East Suffolk (2022). Conservation Areas are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

The identification and protection of the historic environment is an important function of the planning system and is done through the designation of Conservation Areas in accordance with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conservation Areas make an important contribution to the quality of life of local communities and visitors by safeguarding their physical historical features which sustain the sense of local distinctiveness, and which are an important aspect of the character and appearance of our towns, villages, and countryside.

As part of this commitment there is a need to ensure there are the means available to identify what is special in the historic environment and to define through the development plan system their capacity for change. Such changes can act to help to address environmental quality in addition to achieving the aims of planning for sustainable development.

National planning policy on the identification and protection of historic buildings, Conservation Areas and other assets of the historic environment is set out in the National Planning Policy Framework (Chapter 16 Conserving and Enhancing the Historic Environment) of July 2021. The National Planning

Practice Guidance on the historic environment provides guidance that expands further on policy set out in the NPPF.

The Council will pay special attention to the preservation and enhancement of the Conservation Area according to the policies for the built environment set out in the adopted Waveney Local Plan (2019) and Suffolk Coastal Local Plan (2020). In recognition of these policies and in line with the requirements of the 1990 Planning (Listed Buildings & Conservation Areas) Act, the Council will continue to formulate and publish proposals for the preservation and enhancement of the Conservation Area and consult the public on these proposals.

Because standard Conservation Area controls were found to give insufficient protection to certain significant elements of a building, further controls have been placed on Conservation Areas in the former Waveney District area. Local authorities can increase controls within Conservation Areas through the application of Article 4 Directions. These introduce further restrictions on permitted development rights to residential properties. Once imposed in an area, planning permission will be required to make any change of design or material to any part of the property facing a public thoroughfare (defined as a highway, waterway, or open space). This can include replacing windows; painting previously unpainted buildings or stripping paint from them; erection, alteration, or demolition of part or all of a wall, fence, gate or other enclosure or the construction of a porch. There are no Article 4 Directions in the former Suffolk Coastal area. Development within Conservation Areas will be required to be consistent with measures set out in the relevant



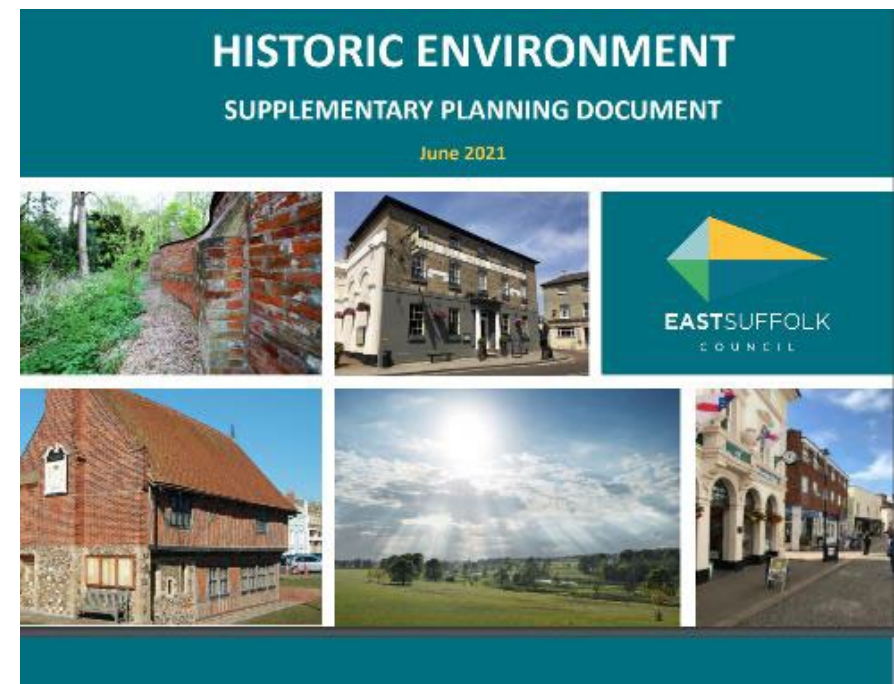
Conservation Area Character Appraisal and Management Plan, and any related policies in the wider development plan.

Furthermore, permitted development within Aldeburgh is already controlled, as it falls within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, which is, like a Conservation Area, Article 2(3) Land for the purposes of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Suffolk Coastal Local Plan (2020) recognises that development within Conservation Areas will need to be of a particularly high standard of design and high quality of materials in order to preserve or enhance the character or appearance of the area. Proposals within a Conservation Area or with potential to affect its setting will be assessed against the relevant Conservation Area Character Appraisals and Management Plans and any subsequent additions or alterations. The Local Plan also contains Policy SCLP12.26: Strategy for Aldeburgh, which outlines that the Garrett Era Area (covering the Aldeburgh Park Conservation Area), has a unique and distinctive townscape character which is important to retain, and includes guidance on proposals.

## Further Guidance

Further information can be found in East Suffolk Council's Historic Environment Supplementary Planning Document (SPD) June 2021, which contains detailed guidance on Conservation Areas, Listed Buildings, Non-designated Heritage Assets, Historic Parks and Gardens, and a variety of topics relating to the conservation and management of buildings and features. It also contains general principles to follow when considering alterations, repairs, and maintenance work to historic buildings.



## 2. Aldeburgh Park Conservation Area

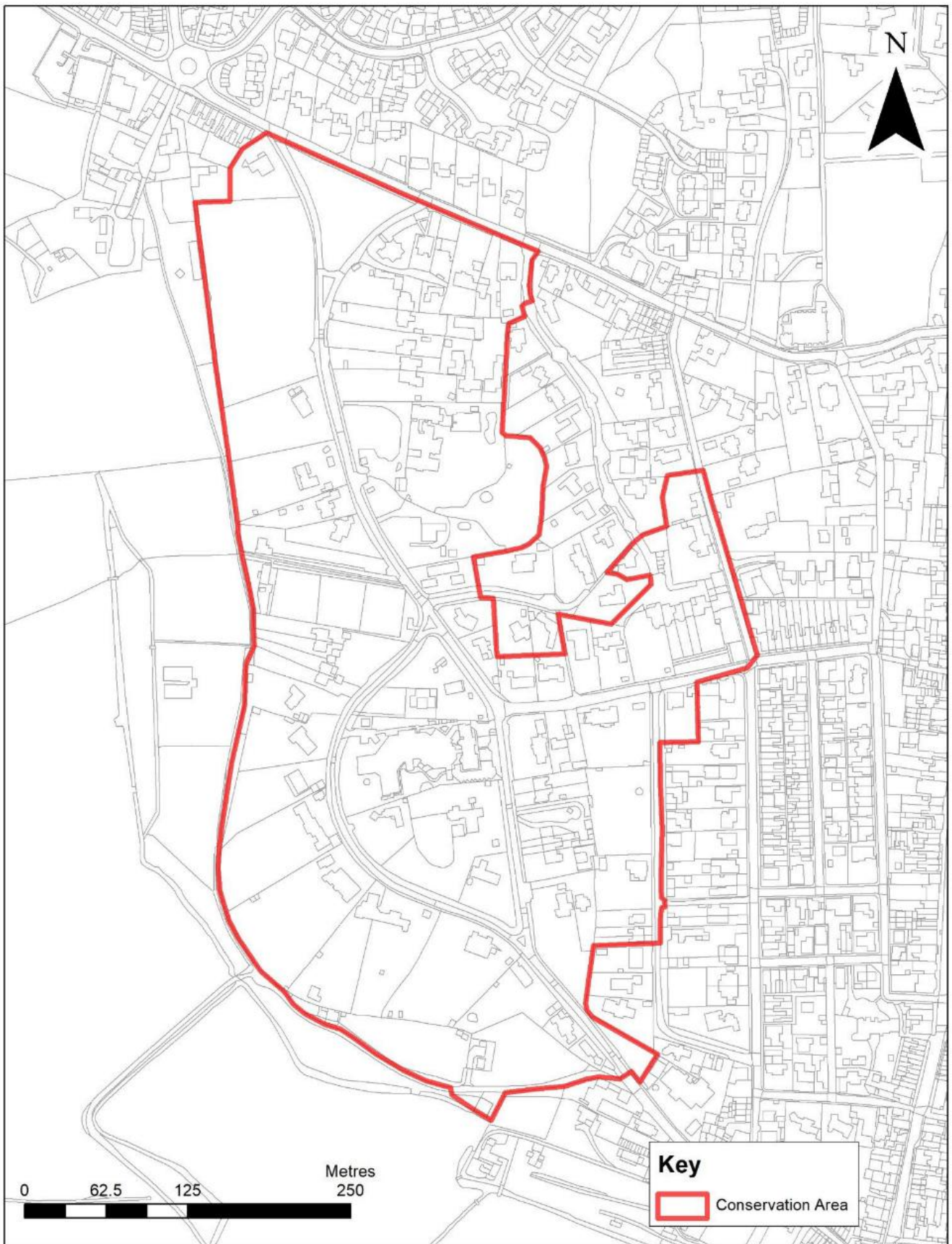
### Executive Summary

East Suffolk Council have designated the Aldeburgh Park Area as a Conservation Area. The proposal to do so originally appeared as a result of public consultation in the adopted Aldeburgh Conservation Area Appraisal of 2013. A subsequent brief appraisal of the area's special interest was undertaken, which established that the character and appearance of the area are worthy of preservation; this was followed by a local pre-consultation in 2021. A further detailed assessment of the area was carried out by Place Services in 2021/22 on the instruction of East Suffolk Council.

This appraisal follows the guidance of *Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2019)*. It consists of a baseline history of the origin and evolution of Aldeburgh Park Area, and an analysis of the special architectural, historic, and spatial character of the Conservation Area. It assesses the buildings and other heritage assets that make a positive contribution to the area. The table below provides a summary of the key elements of the Aldeburgh Park Conservation Area.



Figure 1: Conservation Area within its wider landscape setting (Google Earth)





View northeast along Prior's Hill Road, one of the central routes through the area, highlighting the characteristic red brick boundary walls, green verges, mature trees and glimpsed views of the villas which line the street

## General character

The Aldeburgh Park Conservation Area comprises the verdant western section of Aldeburgh Town. The area is formed by the planned, mid-nineteenth century settlement, spearheaded by Newson Garrett following the expansion of Aldeburgh and its rising popularity. The area forms a crescent shape in plan, with development following Park Road to the east, with Priors' Hill Road curving to the west, providing long views out towards the River Alde.

The Aldeburgh Park Conservation Area is separated from the town centre of Aldeburgh by Alde Lane and the rear boundaries of the large villas to the east of Park Road. A brick retaining wall defines the western and southwestern boundary, which runs to the rear of gardens on Priors' Hill Road and Park Road. These physical boundaries within the landscape mark a distinctive separation of character between Aldeburgh and the Conservation Area of Aldeburgh Park Estate. The later development of the Aldeburgh Park Estate was planned in the style of a garden suburb; this has resulted in a clear contrast with that of the existing town in terms of form, layout, building typology, openness, and topography. Perhaps most notably, the houses of the Aldeburgh Park Estate “declare their separateness from the town, [by] facing away from the sea and [are] surrounded by trees”.<sup>1</sup> This separation from the seaside contributes to its special interest and qualities when viewed within the wider urban context of Aldeburgh.

Aldeburgh Park Estate, as a residential garden-area, was initiated in the 1870s and continued incrementally until the inter-war period. The character of the area is defined by the substantial villas within generous plots in a planned layout focusing on gardens and landscaping, creating a verdant, serpentine streetscape. The residential area is a predominantly leafy neighbourhood, having been designed with the character of rural country lanes and English garden villages. Much of the character of the area derives from its organic 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 character. There is a strong sense of spaciousness throughout the area, and the formal appearance of an English garden village is overlaid by an organic and sinuous layout. This character is also provided by the wide roads and deeply recessed building lines with large front gardens. Mature street trees and thick hedges also make a key contribution to a verdant feel, whilst the well planted and managed front gardens containing mature trees and hedges further complement the leafy character of the area. Houses are often largely hidden from view with large gaps between them, set behind trees and walled boundaries; these are a distinctive local feature, bringing a formal and private appearance. The building stock represents an eclectic mix of architectural styles and influences, typically of a high quality across the area.

---

<sup>1</sup> Peppy Macdonald, Rural Settlement Change in East Suffolk, 1850-1939, Unpublished PhD Thesis University of East Anglia (August 2017), p.177

## Table of Key Aspects of Character and Significance

|                                    |   |
|------------------------------------|---|
| <p><b>Location</b></p>             | <p>The Conservation Area is located west of the historic core of Aldeburgh town, set within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and within the Suffolk Heritage Coast. Aldeburgh town is a small seaside town 23 miles north of Ipswich, 15 miles north of Woodbridge, 7 miles east of Saxmundham, 5 miles north of Orford and 92 miles north of London. The principal access to the town is A1094. Other approaches from the northwest and north are Aldeburgh Road/ Leiston Road from Aldringham and Thorpe Road from Thorpeness. The Aldeburgh Park residential area is located west of the town centre within a predominantly verdant setting. To the west and south is still undeveloped vast, flat grassland of Aldeburgh and Sudbourne marshes, up to the meandering River Alde and the coastline beyond.</p>  |
| <p><b>Summary of usage</b></p>     | <p>The Conservation Area comprises a planned residential area, that effectively resulted from the expansion of Aldeburgh due to the growing popularity of the town with the middle classes in the late nineteenth century. The main town, running linear along the coast, became a popular holiday and leisure destination following the arrival of the railway in 1860. As a result, the area which was originally farmland called Town Marsh Hill provided a development opportunity. In the 1870s, the Garrett family took over the site for residential development naming it 'The Aldeburgh Park Estate'. While initially the development was limited to Alde House and associated pleasure grounds, by the turn of the twentieth century large villas had started to be built and the majority of the area was developed by the end of the first quarter of twentieth century.</p>  |
| <p><b>Summary of character</b></p> | <p>The predominant character of the area is 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 a predominantly leafy neighbourhood, 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 character.</p> |

|   |  |
|---|--|
| <p><b>Spatial analysis</b></p>                    | <p>The Conservation Area is separated from the town centre by Alde Lane and the rear boundaries of properties on Park Road. A brick retaining wall demarcates the western and southwestern boundary. To the north is Victoria Road, which provides two entrances to Park Road forming a triangular public green space beside Aldeburgh Library; the conservation area boundary runs alongside the concrete/pebble wall separating this area from Goosefield to the north but does not include the wall. Alde House Drive provides a boundary of the area, through the former grounds of the Grade II listed Alde House. Aldeburgh Community Hospital complex, comprising several mid-to-late twentieth century buildings and well-maintained garden, occupies the centre of the Conservation Area. The spatial character of the area is defined by the low-density built environment comprising substantial villas within large plots. Wide grass verges on either side of the roads and the considerable setback of the properties behind large front gardens create a sense openness and spacious feel. Plots are designed with a focus on gardens and landscaping. The gentle winding roads and undulating landform provide a discernible organic layout. The settlement is built on high ground with the land sloping gently down towards the marshes to the west and south.</p> <p>Outside the Conservation Area boundary to the northwest there is a small cluster of late nineteenth century terraces and smaller villas grouped around the Railway Inn and the site of the former Railway Station. Aldeburgh Rugby Club field is also outside the area. Aldeburgh School ground, albeit historically part of the Aldeburgh Park Estate development, is outside the gates to the residential area and not included with the Conservation Area boundary. To the southwest of the Conservation Area, the allotments, and long views over the marshes towards the River Alde and coastline beyond contribute positively to the area’s setting and significance. To the north of the A1094 the development is relatively modern while to the west and south is the undeveloped vast flat grassland of Aldeburgh marshes up to the River Alde.</p> |
| <p><b>Key sensitivities and opportunities</b></p> | <p>The Conservation Area is generally well maintained, and many buildings retain original features. Nevertheless, there are some examples of additions which are unsympathetic in scale and design including extensions, large outbuildings, pool houses and car ports. Some of the mid-to-late twentieth century development in the area is neutral in its contribution to character and there are opportunities to enhance these buildings, including parts of the hospital site. Here there is also an opportunity to address the visual impact of the hospital car parks. Sites including the former walled garden and earlier buildings to the north and garages on Alde House Drive and the derelict building</p>  |

|  |   |
|--|---|
|  | <p>beside the allotments to the southwest of the Conservation Area, provide opportunities for enhancement through sensitive reuse, conversion, and redevelopment.</p> |
|--|---|



Dolphin House, Grade II Listed, designed by Oliver Hill in 1926 and sympathetically extended in the twenty-first century. Its prominent Dutch gables are a striking feature.



## Origin and Evolution

### Prehistory

Aldeburgh's location in the intertidal zone with easy access to various resources would have been conducive to the ancient settlement for both farming and marine based livelihood. Although not from within the Conservation Area, archaeological evidence from the prehistoric period has been discovered in the Aldeburgh area, which indicates pre-historic settlers used the wider landscape. This includes the recovery of an Early Middle Palaeolithic (c.325,000-180,000 BC) Levallois flint core from the town to the east of the Conversation Area, and the recovery of several Neolithic (4000-2000 BC) flint implements nearby, including an axe-head and multiple scrapers. A limited number of Bronze Age (2000-c. 700 BC) flints have also been recovered, as well as the tip of a bronze spear.

### Roman and Saxon

No Roman remains have been recovered from within the Conservation Area, but occasional chance finds of Roman date have been found nearby in the town, including gold coins and a redware lamp. A possible indicator of Roman occupation is the town's name, which derives from the Anglo-Saxon words for "Ald" (old) and "Burh" (fortification/stronghold), suggesting the presence of a pre-Saxon defensive settlement in the vicinity.

There is some evidence to suggest that a small Roman port existed at the river mouth, which was later utilised by the Saxons. It seems likely that several of the significant medieval structures within the town (such as the parish church and moot hall), are replacements for Anglo-Saxon buildings.

The land contained within the Conservation Area has not produced any remains of this date, but various Anglo-Saxon pottery fragments and a Merovingian coin set into a finger ring have been recovered from the surrounding area.

### Medieval

The town of Aldeburgh is recorded in the Domesday book as *Aldeburc*, containing 5 households, two churches, and 60 acres of land. The Moot Hall served as a focus for the market and prison, which now stands on the seafront owing to coastal erosion. Aldeburgh sustained as a fishing and boat building town during the late medieval period. No archaeological remains dating from the medieval period have been recovered from the Aldeburgh Park Area. However, it is possible that the area was arable and surrounded by marshland to the west and south.

### Post Medieval

In the sixteenth century Aldeburgh's shifting coastline opened up a sheltered 'haven', and it became a leading port with a flourishing ship building industry. The economic prosperity saw the rebuilding of the parish church. St Peter and St Paul, Aldeburgh Parish Church was rebuilt between 1525 and 1530. Aldeburgh secured a Borough status in 1529 granted by

Henry VIII. A number of large and historically important ships were built in Aldeburgh in the sixteenth century.

Two windmills were listed on the 1594 Map of Aldeburgh. A charter for a Wednesday market was granted in 1547 and a Saturday market in 1568. Aldeburgh held the rights to hold two fairs prior to 1759.

Aldeburgh's affluence, which depended on international trade, started to decline in the seventeenth century as the River Alde silted up and the port could no longer host large vessels. This decline worsened as a result of a series of harsh storms, the Civil War and Anglo-Dutch Trade Wars. A series of fortifications were constructed at Aldeburgh in the mid-eighteenth century to protect against the threat of French invasion. A 6-gun battery was constructed on the heights behind the town in 1746 and was later augmented in 1779 by landward defences. The exact location of these fortifications is uncertain, but it was likely positioned within the Conservation Area to the north of Park Lane.<sup>2</sup>

The Accurate Map of the County of Suffolk 1777 (Figure 2) shows Aldeburgh as a major coastal town comprising a close-knit layout either side of a main access route from the northwest. It depicts the Conservation Area as undeveloped land but does not show the fortification.



Figure 2: The Accurate Map of the County of Suffolk 1777

<sup>2</sup> Suffolk Historic Environment Record ADB 193

The Aldeburgh tithe map of 1846 (Figure 3) shows no trace of these defences, and the Conservation Area appears to have reverted to undeveloped marshland.

The town survived as a fishing village until it became a fashionable seaside resort the nineteenth century. Wealthy families from London started to visit the town more often for sea bathing. The revival of the town's economy saw the arrival of railway in 1860 and further boosted its economic growth. As the nineteenth century progressed the town expanded westwards, and by the time of the 1881 Ordnance Survey (OS) map and the Conservation Area is occupied by several buildings, including both a brick kiln and works, drying sheds and a waterworks (Figure 6).<sup>3</sup> No trace of the brickworks remains above-ground, but a grade II listed Water Tower is still extant from the waterworks, which were designed and built by the engineer William Bruff (son of Peter Bruff).

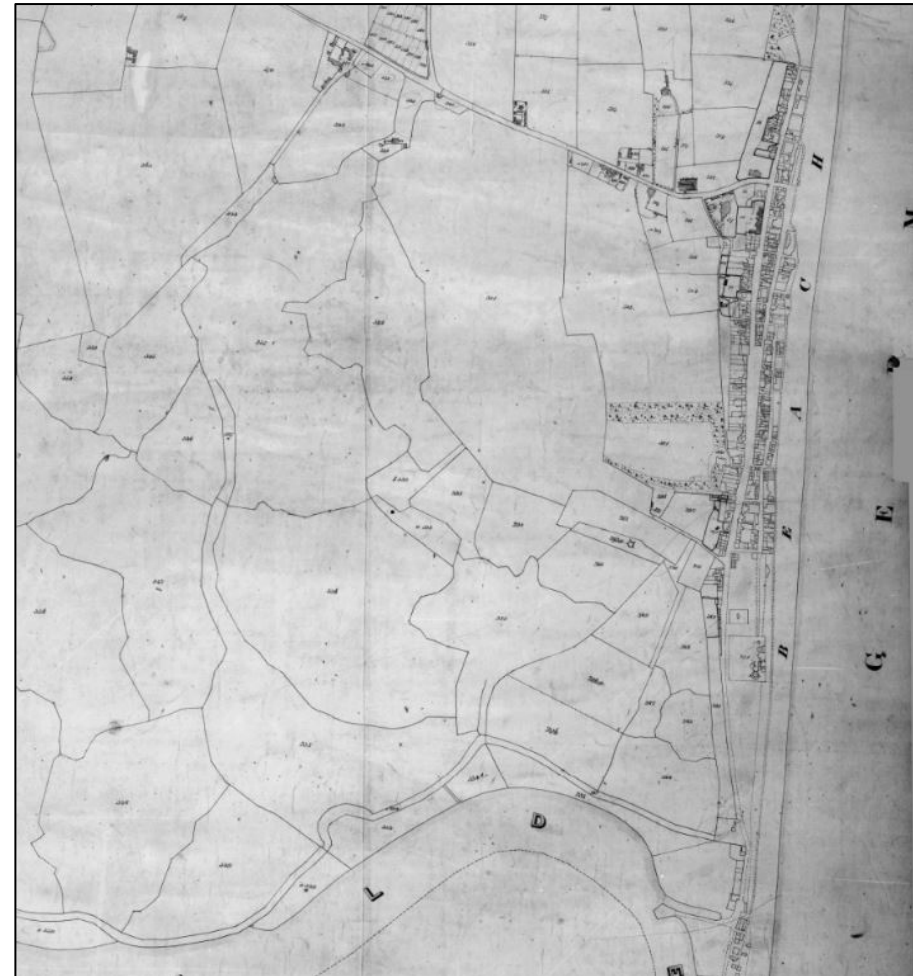


Figure 3: Tithe Map of 1846

<sup>3</sup> Suffolk HER ADB 165

### Development of the Aldeburgh Park Estate



Figure 4: Alde House c1860

The area to the west of Aldeburgh town was undeveloped until the later nineteenth century, which is most clearly shown on the Tithe Map of 1846 (Figure 3). At this time, it comprised of farmland called Town Marsh Hill with surrounding marshes to the west and south. Development of the Aldeburgh

Park Estate was planned by industrialist and landowner Newson Garrett (1812-1893). The Garrett family were renowned within Suffolk and are chiefly known for building Snape Maltings.<sup>4</sup>

Newson Garrett also played a key role in shaping Aldeburgh and became a mayor of the town towards the end of his life.<sup>5</sup> The second most notable person for laying out the estate was Peter Bruff (1812-1900), a prominent civil engineer. Bruff was the husband to one of Newson Garrett's daughters, Kathrin Garrett.

Garrett built Alde House in 1852, located within the former park of Crespigny House, a Mansion House constructed in 1775. Alde House was originally set within expansive open parkland to the north and north-west of the house.

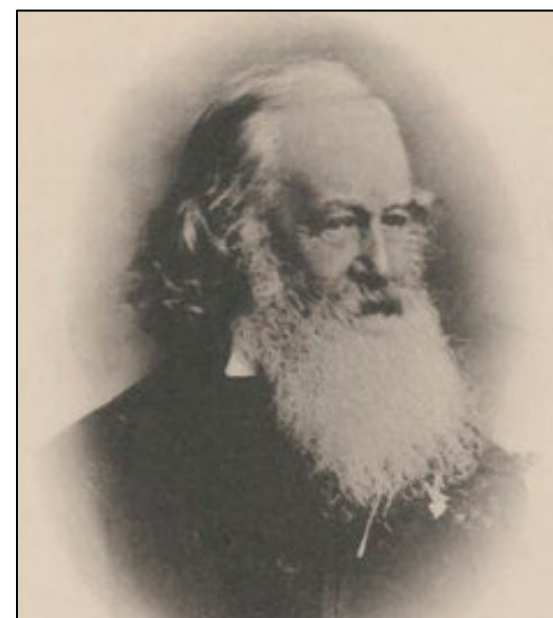


Figure 5: Newson Garrett © National Portrait Gallery

With the establishment of Aldeburgh railway and station in 1860, the pressure to expand the town

<sup>4</sup> <https://www.suffolkarchives.co.uk/collections/garretts-of-leiston-hc30/>

<sup>5</sup> <https://www.longshopmuseum.co.uk/garrett-family/>

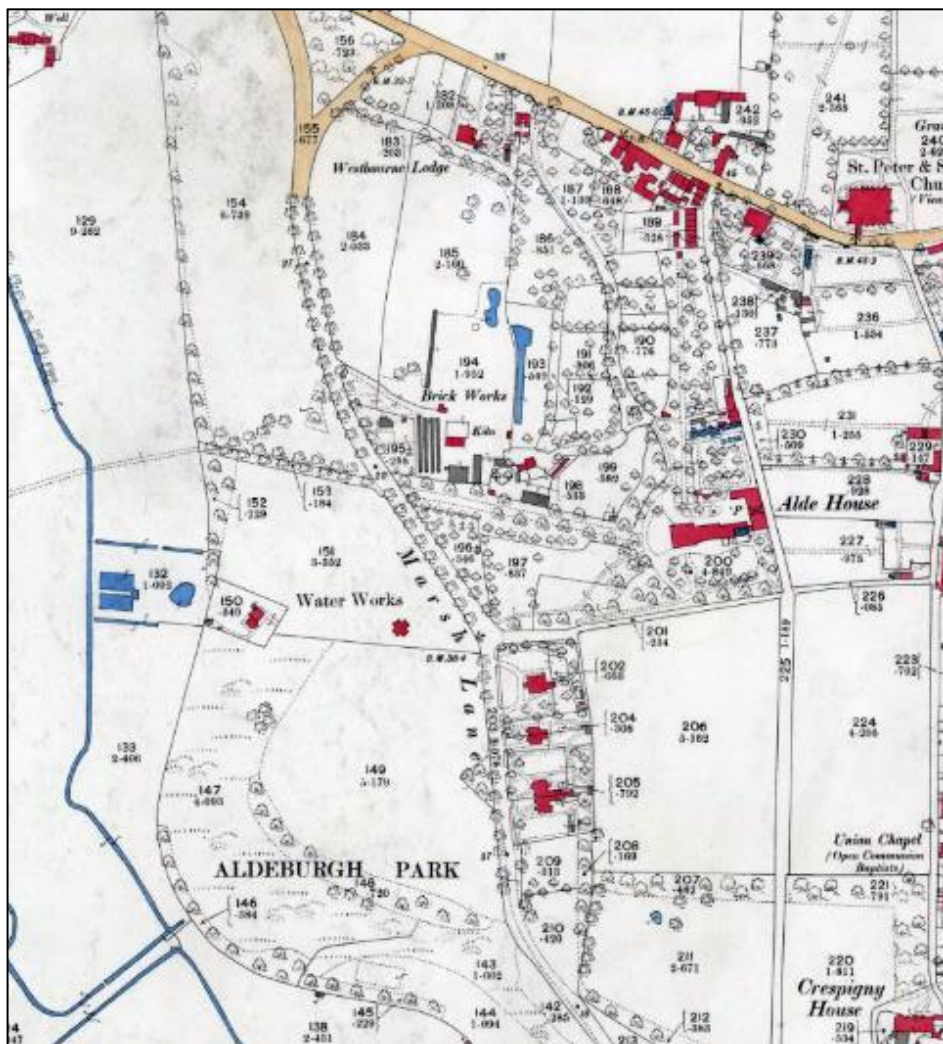


Figure 6: Ordnance Survey Map of 1881

grew, along with the price of land. Garrett and some other prominent local figures leased the farmland for a residential development. The new development, known as 'Aldeburgh New Town', was designed for the upper middle classes to reside. Although little is known about the proposals for the development of Aldeburgh, it is likely that Peter Bruff was involved in portioning up the land for development, providing drainage and planting schemes and establishing the retaining walls.<sup>6</sup>



Figure 7 Peter Bruff © <http://www.ipswichsociety.org.uk>

Peter Schuyler Bruff (1812-1900) was a railway and civil engineer trained by the notable civil engineer, Joseph Locke, and from then joined the Eastern Counties Railway (ECR) c.1840. He worked on building the rail link between their London terminus and Colchester, but in 1842 he was dismissed by the ECR for devoting too much of this time to developing Colchester Port at the expense of his railway duties. Bruff also supervised the construction of the railway from Ipswich to Bury St Edmunds and from Stowmarket to Norwich. Outside his railway interests he built the Victorian low-level sewer in Ipswich, and he is remembered for building much of Clacton including the pier and developing parts of Frinton and Walton-on-the-Naze.

Initially trees were planted on either side of Marsh Lane, now Park Road, and plots were created on the east side of the road. Development began

<sup>6</sup> James Darwin and Dr. Paul Bradley, Garrett Era Area Report (2016)

with the water tower being built in 1871, Aldeburgh Primary School in 1874 (now within the Aldeburgh Conservation Area), and some of the first houses were built on the east of Park Road (formerly Marsh Lane) between 1875 – 1880. The 1881 OS Map (shown on page 15) shows two semi-detached and one detached villa on Park Road. Although, it is likely the semi-detached pair of estate workers cottages further west of the water works, now Nos. 1 and 2 Marsh View were constructed prior to the commencement of the development. The gate piers at either end of Park Road were constructed c.1880. Development of houses began at greater speed shortly after the Garrett's brickworks was demolished in the 1890s, which was located to the north of Priors Way.

Newson Garrett died aged 81 in 1893 after forming the Aldeburgh Land Company, whose shareholders were all from the Garrett family. His son, George Herbert Garrett, remained the main lessee of the bulk of the land. Priors Hill Road was laid by then and plots were created. The 1903 OS map shows several substantial properties throughout the estate. However, Newson Garrett's daughter, Elizabeth Garrett who later became the Mayor of Aldeburgh, was highly influential in the family and in the development in the estate.

## Modern

The Garrett family continued to be influential in Aldeburgh and in 1908, Newson Garret's daughter Elizabeth Garrett Anderson became the Mayor of the Town. A key phase of development of the Conservation Area started after Elizabeth took retirement from her medical profession to settle in Aldeburgh in 1902. This phase of development continued until 1918 and resulted in a number of the architecturally distinguished houses in the area.

Many of the buildings within the area are by notable twentieth-century architects; Horace Field, for example, worked for the Aldeburgh Land Company and designed villas during this time. Oliver Hill replaced Horace Field in the 1920s and built a number of houses in the area as well as designing their landscaped gardens.

Comparison between the 1927 and 1951 OS map shows (shown on page 18) that there was no development within the area in these years. During World War II Aldeburgh again became the subject of defensive works, with an anti-tank ditch excavated immediately to the west of the Conservation Area.<sup>7</sup> Within the Conservation Area, to the west of Alde House Drive and south of Tower Lane, trenches were excavated for use as air-raid shelters, although these were all backfilled by 1955.<sup>8</sup>

---

<sup>7</sup> Suffolk HER ADB 131

<sup>8</sup> Suffolk HER ADB 118

Development of the Conservation Area continued through the twentieth and twenty-first centuries, ranging from fairly ordinary residential houses to more unique and bold designs.



Figure 8: Elizabeth Garrett Anderson as Mayor of Aldeburgh 1910 (Suffolk Record Office, HA436/4/2/8)

Elizabeth Garrett Anderson (1836-1917) was the first Englishwoman to qualify as a physician and surgeon in Britain. She attended Middlesex Hospital. She was co-founder of the first hospital staffed by women, first dean of a British medical institution, and as the Mayor of Aldeburgh in 1908, becoming the first female mayor and magistrate in Britain. She was married to John Skelton Anderson. Garrett Anderson lived in at

least two properties in the Conservation Area. She oversaw the construction of a number of significant buildings within the area.

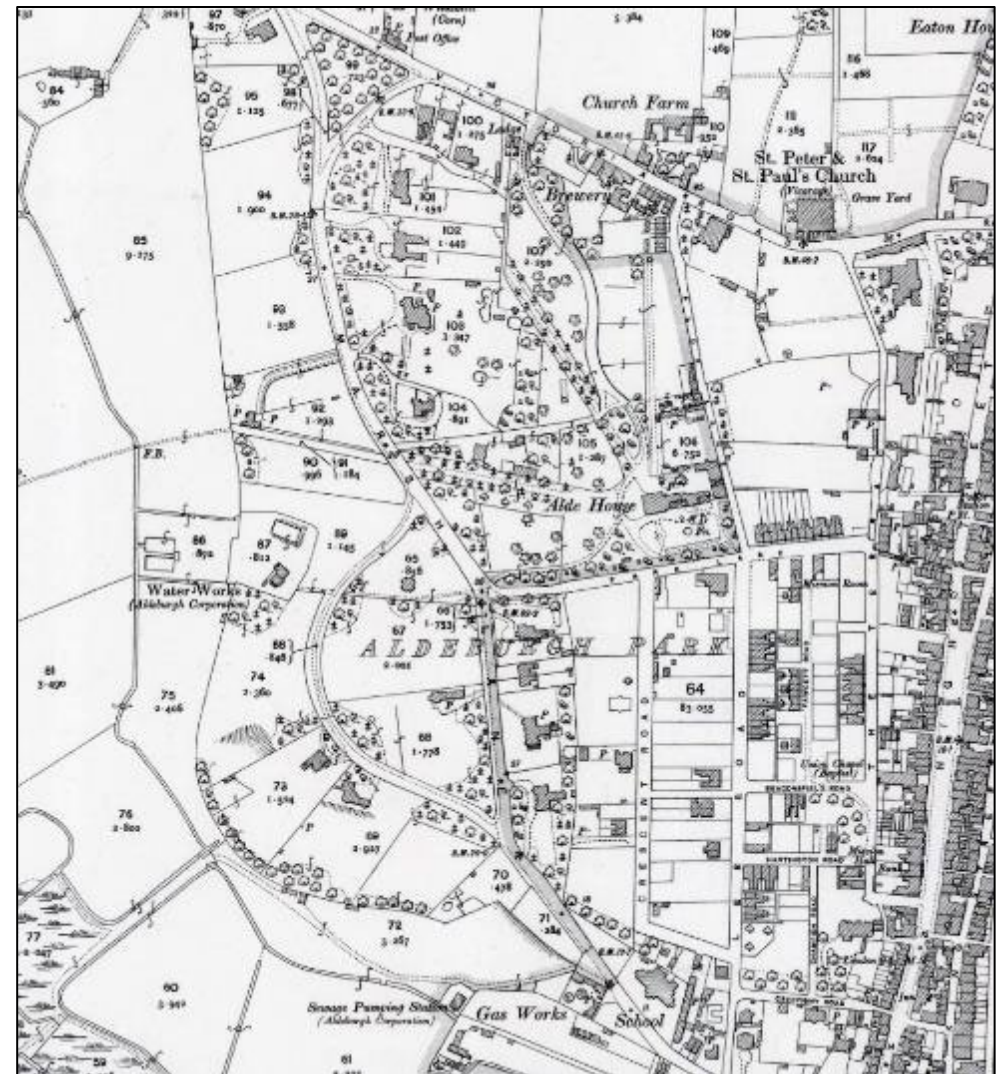


Figure 9: OS Map of 1903



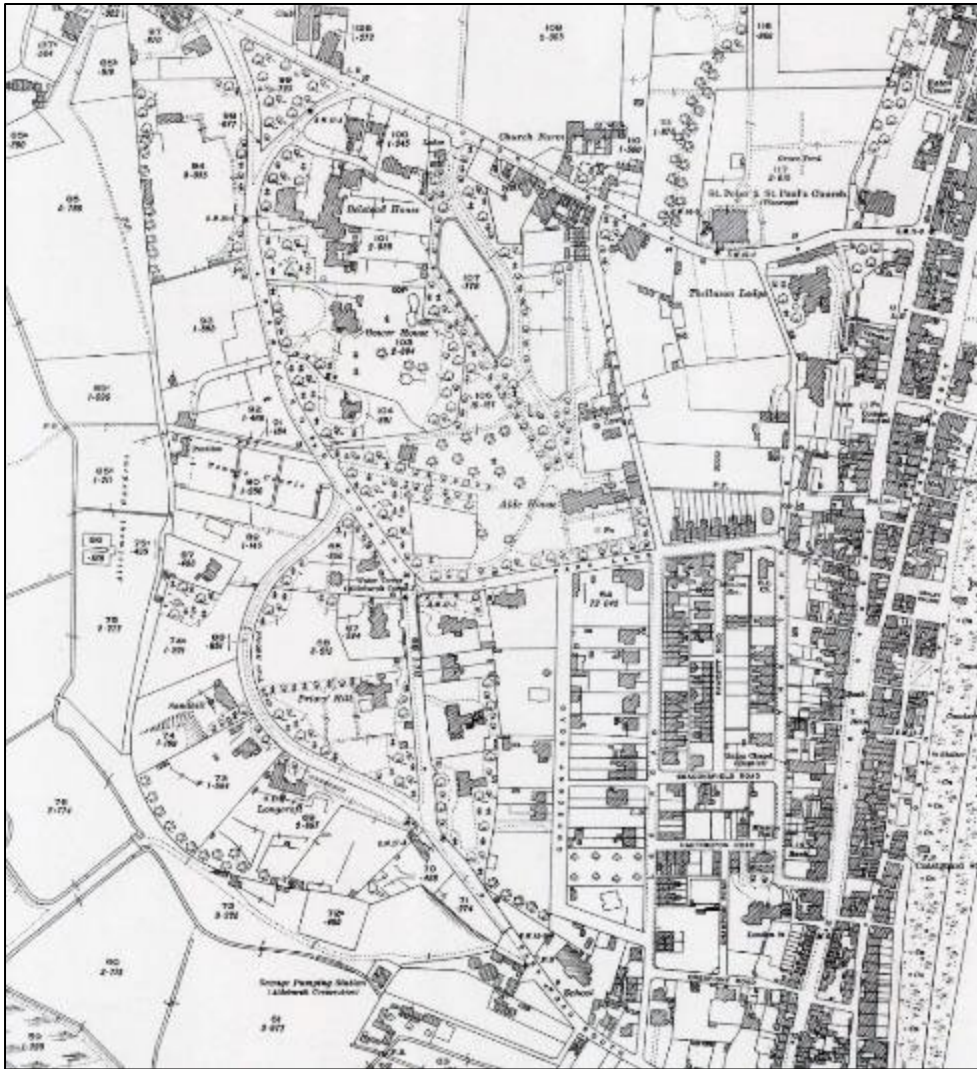


Figure 11: OS Map of 1927

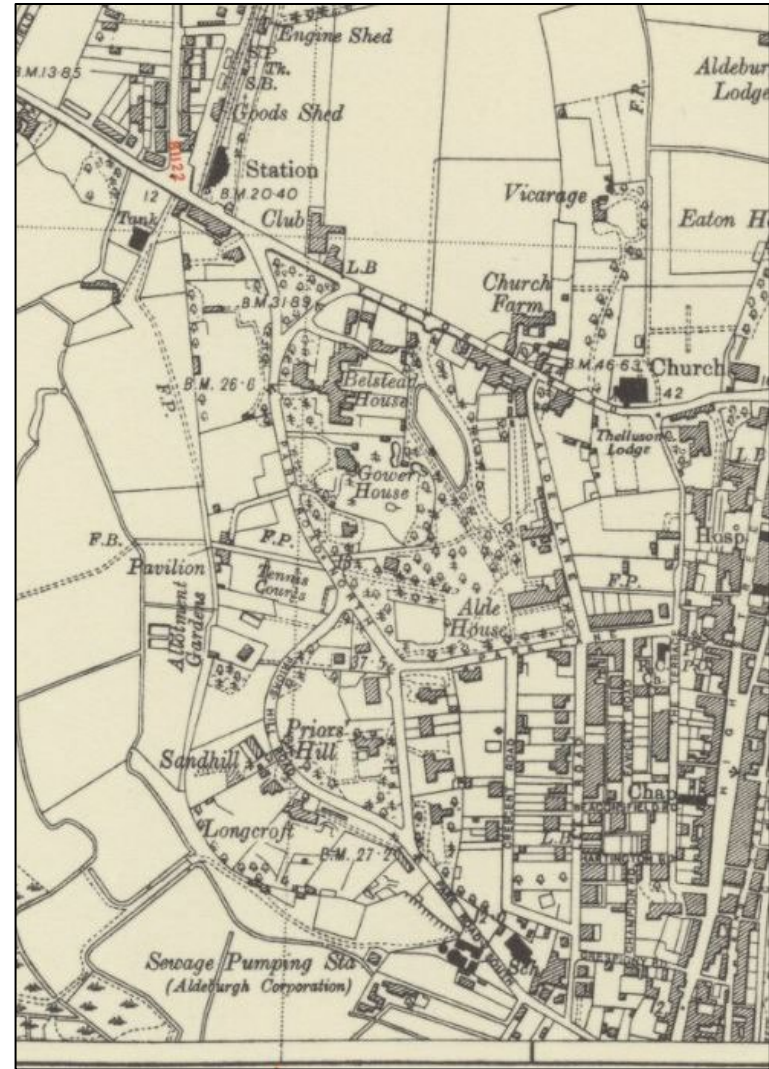


Figure 10: OS Map of 1951

## Designated Heritage Assets

### Listed Buildings

There are five designated heritage assets within the Aldeburgh Park Conservation Area boundary, all Grade II listed, including Alde House, which date from between the 1870s and 1920s. A list of the designated assets within the Conservation Area is included in the *Appendix: Appendix 1: Summary Map* of Character Features. They are also listed in the description for each Character Area, outlined in Section 3 of this document.

Four of the listed buildings and structures within the Aldeburgh Park Conservation Area are houses, with one water tower, which emphasises its predominant residential character. The water tower has since been converted into residential use. Buildings from both the late nineteenth and early twentieth centuries are designated, which demonstrates the continuation of good quality architecture within the area.

These buildings, structures and features have been listed due to their special historic and architectural interest as defined by Historic England. Further information about the listing process can be found on the Historic England [website](#).

## Unlisted buildings which make a positive contribution

Most buildings, spaces and features within a Conservation Area make a contribution to its character and special interest. This document has identified buildings which make a positive contribution to the Conservation Area, in line with Historic England's guidance on positive contributors within Advice Note 1. These are outlined in Section 3 of this document and shown on Figure 13.

## Non-Designated Heritage Assets

Not all heritage assets are designated, and just because a building is not included on the list does not mean it is of no heritage value. Buildings and other smaller features of the built environment such as fountains, railings, signs, and landscaping can make a positive contribution to the appreciation of an area's historic interest and its general appearance. Some of these assets can be of a high enough quality to be identified as non-designated heritage assets. Non-designated heritage assets may be identified through the planning process, and through the creation of a Neighbourhood Plan. East Suffolk Council have further information on non-designated heritage assets and the criteria for identification, which can be found on the Council's [website](#).

## Heritage at Risk

Historic buildings known to be 'at risk' through neglect and decay, or vulnerable to becoming so, are added to a Buildings at Risk (BaR) register.

The national Buildings at Risk register contains listed buildings of Grades, I and II\*, and is published by Historic England. The Suffolk County register includes the same buildings as well as those of Grade II and is a joint publication by Suffolk County Council and the district councils in Suffolk. The Buildings at Risk Register for East Suffolk can be viewed on the Council's [website](#).



Figure 12: 1588 map showing Aldeburgh's historic town on the coastline, with the undeveloped marshland above, scattered with windmills

There is currently no Heritage at Risk identified within the Aldeburgh Park Conservation Area.

## Archaeological Significance

Little archaeological fieldwork has been carried out in Aldeburgh, and none has been undertaken in the Conservation Area itself. The work that has been undertaken nearby has generally been small in scale and revealed little evidence for earlier occupation of the area.

The archaeological remains that are most likely to survive within the Conservation Area are medieval agricultural or drainage features associated with the town, and post-medieval remains associated with the eighteenth-century fortifications, brickworks, WWII air raid shelters, or later development of the area. Given the area's location outside the historic town, concentrated areas of medieval (or earlier) settlement activity are considered unlikely to be present.

Soil-conditions are variable, the Chillesford Clay allows for the preservation of faunal remains whilst the associated Chillesford Sands are acidic and faunal survival is poor. Artefacts such as ceramics, building materials and metal survive on both soil-types, albeit in better condition within the clay. Within clayey soils waterlogged deposits can survive and should be anticipated in deeper features such as wells and cesspits.



*Aerial image of Park Road, showing the former Windmill and Station, 1920  
(Historic England, Britain from Above, EPW001914)*

### 3. Assessment of Significance

#### Summary of Special Interest

The Aldeburgh Park Conservation Area is notable for its historic association with the Garrett family, particularly Newson Garrett and Peter Bruff, who had a significant contribution in the development of eastern Suffolk in the late nineteenth century. The special interest of the area is derived from this historic interest and the planned layout of the estate and built environment; it is considered that this merits the area as sufficient for designation as a Conservation Area. It also comprises good quality houses built for the upper middle class.

The area is predominantly leafy and represents the English garden village character through a large number of mature trees, which were planted during the early stages of the laying out of the estate in the late nineteenth and early twentieth centuries. The gently meandering streets with wide grass verges, secluded character of the large villas behind boundary walls and deep front gardens provide a strong sense of spaciousness.

The building stock represents an eclectic mix of architectural styles, understandably due to the continuous development of the area from the Victorian period to the present day. The buildings are generally large and of high-quality. Houses are often largely hidden from the street by large, gated boundary walls and well planted front gardens, which give the estate a formal appearance, contributing to the sense of grandeur.

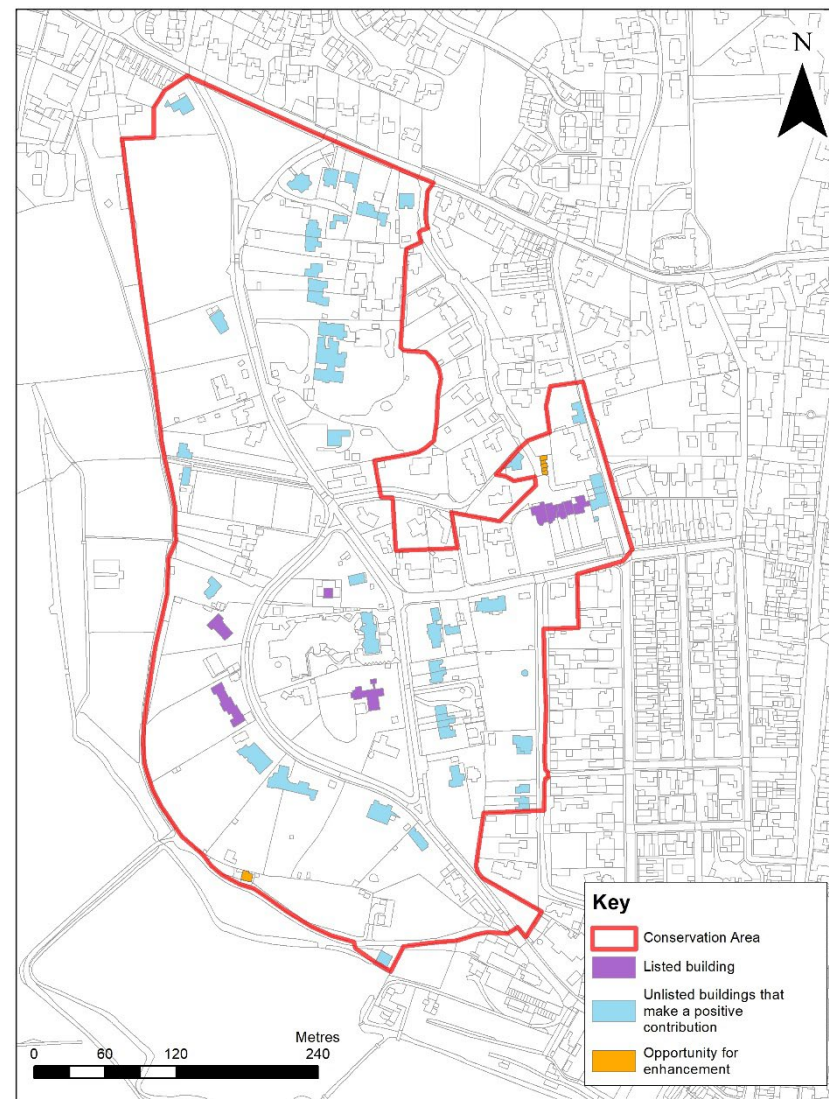


Figure 13: Contribution of the buildings within the Conservation Area

## The Architecture

The architectural character of the properties is diverse, which gives the Conservation Area its unique character. Buildings were predominantly designed as standalone houses, sometimes by notable architects, showcasing different styles and details of the late nineteenth and early-to-mid twentieth centuries. The main reason behind this diversity in architecture, therefore, is the chronology of development and also, in part, the ethos of the planned estate, spearheaded by the Garrett family alongside distinguished architects. The architecture within the Aldeburgh Park Conservation Area is also distinct from the nearby town, which adds to its interest, as the buildings within Aldeburgh Park make no reference to Aldeburgh as a seaside resort. Instead, the architecture is more reminiscent of a rural village.

There were distinct phases to development within the park. Although the first houses date from 1875 - 1880, the formation of the Aldeburgh Land Company in 1888 marked the start of the development of the 'Aldeburgh Park Estate'. Grand villas were established from c.1888 – 1904. The next notable phase dates from 1904 – 1918, during which time many of the most distinguished buildings were constructed, managed by Elizabeth Garrett Anderson, and designed by Horace Field. The Aldeburgh Land Company was dissolved in 1921, shortly after Garrett Anderson's death, and Oliver Hill then worked in the estate between c.1923 - 1929. The style of each associated architect is apparent in these buildings of the early twentieth century; Horace Field and Oliver Hill both favoured pan tiles roofs, for example, and small pane casement windows, their villas either smoothed

rendered or faced in high quality bricks. Following the Second World War, and particularly in the 1960s and 1970s, some infill occurred surrounding the hospital and within the grounds of larger villas. Houses constructed within the twenty-first century typically uphold the quality of the historic building stock, while introducing modern forms, materials, and construction techniques.

In terms of material palette used throughout the area, red and grey brick predominates among the Victorian and Edwardian villas of the late nineteenth and early twentieth centuries, with white and gault brick dressings, and roofs are largely in Welsh slate. These large buildings often display more intricate architectural detail, such as quoins, banding between floors, small paned upper lights over larger plates below within sashed windows, flat headed arches, and iron railings, which sets them apart as grand villas designed for affluent society. Buildings which date from the early twentieth century onwards are more varied in materials and styles. The influence of the Arts and Crafts movement is evident in many properties, showcasing archetypical details such as asymmetrical facades with prominent gables, varied window placement and pane sizes, catslide roofs, large chimney stacks, and roughcast rendering.

Properties within the estate that have been designed by distinguished early twentieth century architects are of particular interest and are discussed in more detail within the following section on Character Analysis. These architects associated with the Aldeburgh Park Estate include Horace Field, Oliver Hill, Henry Martineau Fletcher, and James Ransome.



Figure 14: A sample of architectural characteristics across the area.

**Left image:** The grade II listed water tower, in gault brick with ornate red brick detailing, and a crenelated parapet topped with railings. **Top left image:** red brick piers marking the entrance to the estate, capped, with dogtooth brick detailing. **Top right image:** red brick boundary wall of Dunan House, with ornate iron gate, and piers topped with acorn finials. **Middle left image:** half-timbered gable end, with plain tile roof and prominent chimney stack of Park Lodge. **Middle right image:** decorated red brick boundary walls, characteristic of the area, with square-plan piers, segmental coping and dog toothed top brick course. **Bottom row images:** substantial red brick villas with yellow and gault brick detailing, including banding and quoins. These images demonstrate the secluded character of set-back properties, which can be glimpsed behind the mature trees within their gardens.

## Local Details and Building Materials

The architecture and local detailing found throughout the Conservation Area is varied and this in itself contributes to the area's special interest. The mixture of styles reflects the multi-phase development of the area, and the individual architectural styles and details indicate the construction dates of buildings. The individual, often one-off, designs are indicative of the originally intended high status of the area. Buildings are typically of a larger scale and set within spacious plots.

Earlier buildings within the Conservation Area generally display elements of Neo-Georgian and Arts and Crafts design as the most dominant and popular styles of the period. Red brick construction with white brick dressing and elaborate brickwork are common within the area. Architectural features include semi-circular arches, keystones and brick with some rare examples of stone quoins. Roofscapes are particularly pronounced, featuring pitched and hipped roofs with tall and elaborate brick chimneystacks and decorative bargeboards. Buildings constructed between 1904 and 1927 have a more symmetrical form and formal appearance with canted bays.

Earlier houses in the area are mostly of red bricks with stone dressings. Roughcast or smooth rendered exteriors are also common. Use of both slates and tiles is common throughout the estate.

One of the key elements of the Conservation Area are the red brick boundary walls and gated entrances. The brick walls generally incorporate square piers with decorative capitals and are relatively low in height

permitting views of the houses within their large garden plots. The majority of the late nineteenth and early twentieth century brick boundary walls survive within the area and make an important positive contribution to the streetscape and boundary to the Conservation Area to the west.



*Figure 15: Red brick boundary walls within the Conservation Area are a key element (the location of important walls are identified on the map included in Appendix 1)*





Figure 16: Selected images to showcase the local building materials across the Conservation Area, including red brick, gault and yellow brick detailing (such as quoins and arches), painted render, roofs and half-timbered gable ends, and boundary walls with gates.

## Trees, Landscaping and Open Spaces

The importance of trees in establishing the character of Aldeburgh Park is already recognised by the existing Suffolk Coastal Local Plan Policy SCLP12.26 which seeks to avoid development proposals that would result in the serious loss of existing trees, or prejudice replanting schemes. 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. 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, with formal notice of any intended tree works being required to be given to the planning authority.

Landscaping and open spaces form a crucial element to the character and special interest of this Conservation Area. Not all open spaces are publicly accessible but even those in private ownership can make a positive contribution to the character and appearance of the conservation area. The ethos of the planned development here was to create a rural, verdant garden-area, utilising green spaces throughout the area to enforce this character. The sense of greenery is drawn from both large and small spaces, which together, contribute to the distinctive feeling of Aldeburgh Park Estate.

The importance of these spaces, and notably of the trees within them, are recognised by the Suffolk Coastal Local Plan, which states: *“much of the character of this area is afforded by trees and the spaces they occupy, rather than the buildings as these are well hidden by the nature of the area”* (paragraph 12.253). As well as protection through Policy SCLP12.26, a number of individual trees and groups of trees are also protected by Tree Preservation Orders, which can be accessed on the Council’s [website](#).

There are specific areas of green space which make a notable contribution to the character of the Conservation Area. These are highlighted on Figure 18 (page 28) and discussed within this section. They have been identified where they help to indicate the historic development and design of the residential area.

The large triangular green space at the northern end of the Conservation Area along Victoria Road is an important open space, acting as a gateway into the area and reinforcing the sense that it is a rural development. This area contains a number of large and mature trees, which as a whole, are protected by a TPO. The two



Figure 17 Important green space at the gateway to the area

small green triangles at both junctions of Priors Hill Road with Park Road further complement the area.

Wide grass verges either side of the roads, boundary hedges and large specimen trees particularly along Park Road and Priors Hill Road make a significant contribution to the defining verdant and spacious character of the Conservation Area, complemented by the simplicity of the road design and its lack of over-engineering. Planting along these two roads was an initial part of the formal planning of the residential estate by Newson Garrett and dictated the future development to shape the predominant character and appearance of the estate. The continued preservation and maintenance of the landscaping along Park Road is due, in large part, to the voluntary efforts of the Park Road Association. This supports the importance of green spaces within this area, and particularly, the planting within it.

Large and well-maintained private gardens both to the front and rear of the houses also make a notable, positive contribution to the character and appearance of the area. The front gardens are designed to include small scale landscaping elements such as trees, shrubs, paths, and seating which makes a positive contribution to the streetscape, and elevate the sense of grandeur for each plot, in keeping with the estate.

The extensive private front gardens of *Garrett House*, *Dunan House*, *Belstead* and *Westfields* are well planted with mature trees, many of which are protected by TPOs, and make a valuable contribution to the greenery on Park Road. The large rear gardens to the properties on Priors' Hill Road

viewed from the footpath also make a positive contribution to the appearance of the estate.

Queen's Field, the preservation and maintenance of which is managed by the Trustees of the Queen's Field Trust, the tennis courts and bowling green provide a key, recreational open space, and create a sense of openness within the west of the area, serving the local community.

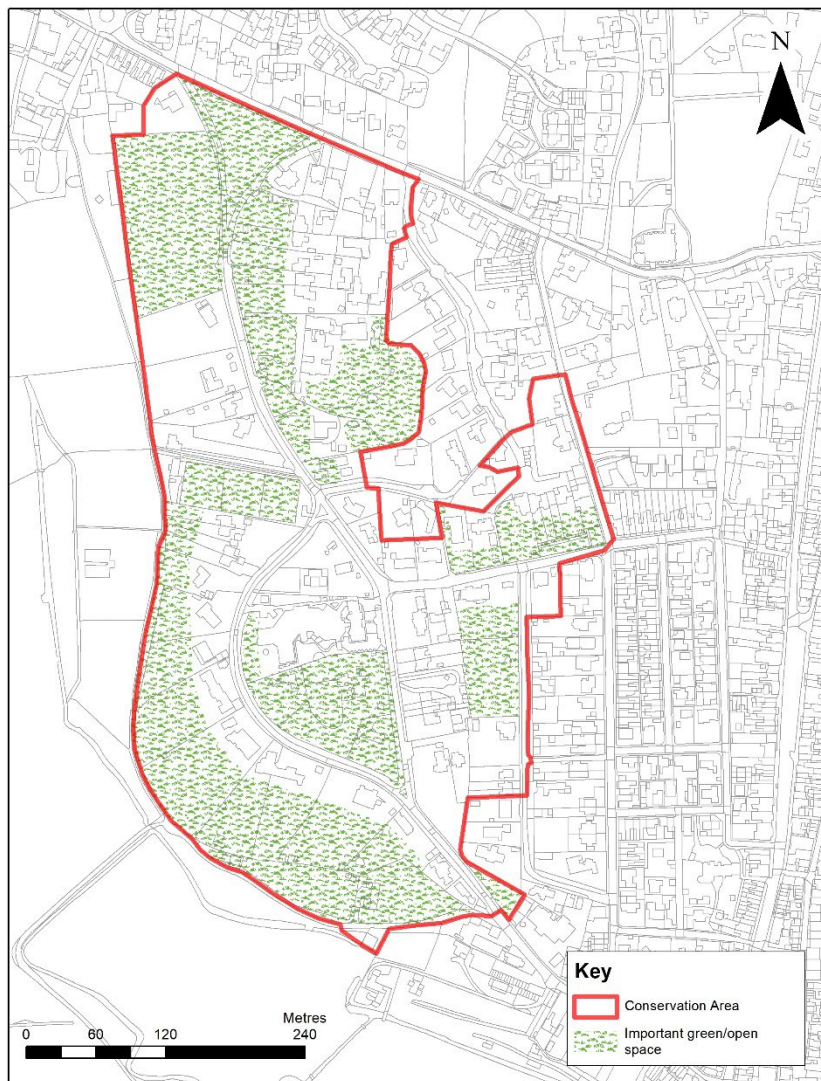


Figure 18: Map showing key open spaces within the Conservation Area

## Key Views

Key views are identified in the table below and are shown on Figure 20. The views included in this assessment are a selection of key views; this list is not exhaustive and there may be other views of significance, particularly of kinetic views as the area is experienced on foot and of glimpses of the Water Tower throughout. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.



Figure 19: View into the estate along the triangular green space along Victoria Road, forming the gateway into the area

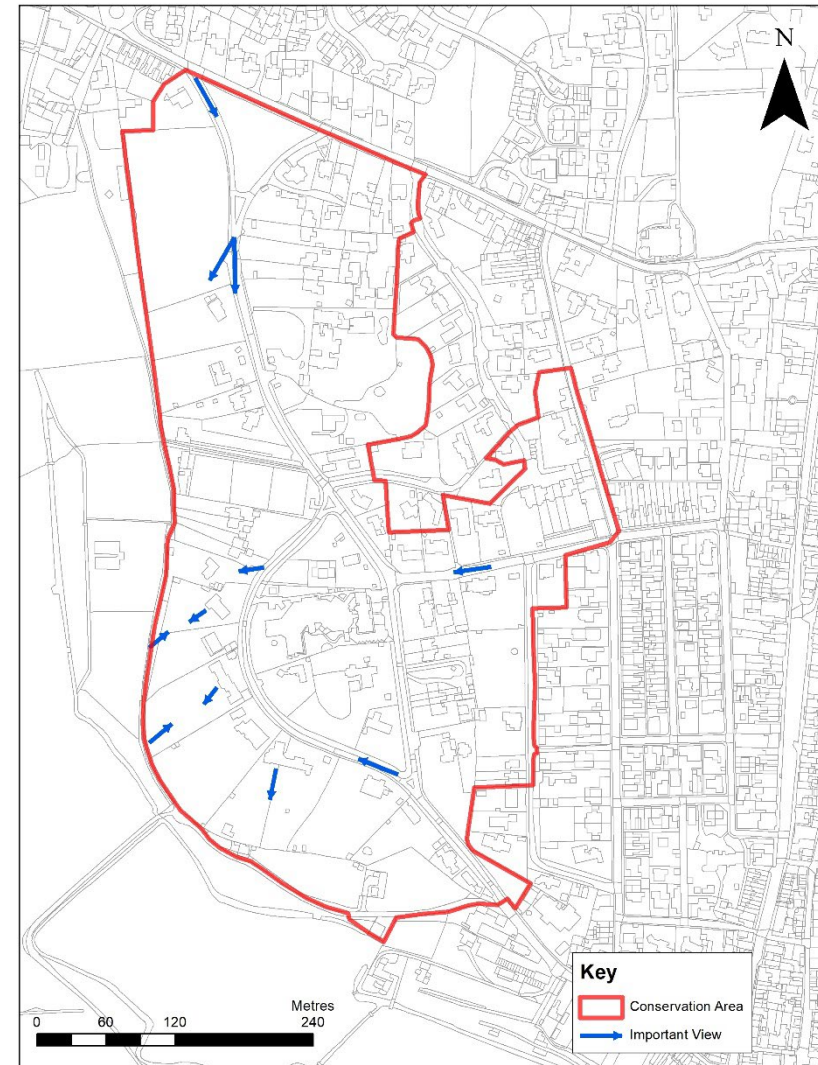


Figure 20: Key views within the Conservation Area



*Figure 21: Selected views accessible from public rights of way that have been identified throughout the Conservation Area.*

*Clockwise from top left: View into the estate through the gate piers; view across with wider setting from gate piers; view across the oldest cottages in the area, towards the wider landscape; view towards the grade II listed Dolphin House; view towards the grade II listed Sandhill; view along Prior's Hill Road, a good example of the verdant character of the area and historic buildings; view towards the grade II listed water tower from Park Lane.*

| <b>View Description</b>  | <b>Reason for selection</b>  |
|--|--|
| <b>View south along Park Road from Victoria Road</b>   | Important approach and entrance into the historic residential estate, taking in the open space and town sign, creating a strong sense of place   |
| <b>View South from the gate piers on Park Road</b>   | Important gateway into the area and point at which historic buildings can be appreciated within their planned, green estate.   |
| <b>View Southwest from the gate piers on Park Road</b>   | View Southwest from the Park Road at the gate piers, with long views over the marshland towards the River Alde and the coastline creating a strong sense of place                                  |
| <b>View west along Priors Way towards Water Tower</b>  | View which takes in the grade II listed Water Tower, a key landmark within the area, as well as the historic boundary walls and properties along Priors Way  |
| <b>View west towards Marsh View Cottages</b>   | This view takes in the earliest buildings within the estate, which are of historic significance, and provides a vantage point to appreciate them within the wider setting of the Conservation Area |
| <b>Views Northwest from the south end of Priors' Hill Road</b>   | View takes in the high-quality built environment, and provides a sense of spaciousness and sense of the high quality, historic residential estate  |
| <b>Views west and Southwest from the buildings on Priors' Hill Road</b>  | Wide views from historic properties towards the River Alde; these panoramic views are an important reason why these buildings were constructed here  |
| <b>Views from the footpath on the western boundary of the area towards the listed buildings on Priors' Hill Road</b> | Low ground of the footpath provides vantage points to appreciate the listed buildings within their gardens   |

## Character Analysis

The residential estate contained within the Conservation Area is relatively small. However, the varied topography, phasing of development and differing architectural styles create some distinct groups and areas within the Conservation Area.

### Park Road (North)

Park Road is the central road through the Conservation Area and the brick pier gateways at either end mark the formal gateways to the area. It is wide and lined with mature trees and grass verges, which creates an attractive entrance and arterial road to the estate.

The triangular public green space formed by the two northern ends of Park Road and Victoria Road is a significant open space within the Conservation Area. It signifies that greenery is integral to the design of the Aldeburgh Park Area, by presenting a large, well-treed space at its busiest gateway, which would historically have stood closest to the railway station. The green has very minimal street furniture so preserves the spaciousness of the area. Within the green is a village sign for Aldeburgh, in wrought iron (Figure 21), beside which is a particularly fine sweet chestnut tree along with a bench, waste bin and letterbox. This group, formed by the village sign and small area of public realm, contributes positively to the rural character of the area, as they are constructed from high quality and sympathetic materials, and provide a key space for pedestrians to spend time at the entrance to the area. The village sign in particular acts as an important waymark for pedestrians and vehicles alike as they approach Aldeburgh.



*Figure 22 View into the Conservation Area from north of Park Road across the green, showing the village sign and dense tree planting, contributing to the rural character of the area.*



*Figure 23 View south along Park Road into the Conservation Area. The red brick boundary wall which flanks the road is a typical feature of the area, and is topped with high quality, sympathetic woven fencing. The curve of the road creates a verdant view along the street, reinforcing the enclosed and private nature of the estate.*





Figure 24: King Field House, No. 62 Park Road

West of the green is **Kings Field House** at No. 62 Park Road, a late nineteenth century, likely built c.1890. The building appears isolated within the green space surrounding it, and is a fine example of a substantial, double

fronted Victorian villa. Its façade is articulated by pronounced brick gables surmounted with stone ball finials atop a Welsh slate roof. Between the bays a single storey wooden porch. These architectural features create a characterful symmetry to the building's frontage, and the porch in particular is an unusual historic detail within the area. The windows are large, comprising five bays of horned sash windows with small pane upper lights; these further complement the building's Victorian style. The property has a low brick boundary wall along Park Road, topped with modern woven fencing. The historic brickwork makes a positive contribution to the streetscape, reflecting the importance of boundary treatment within the area, and providing a sense of enclosure for the villa. The building's construction date makes it a good representative of the earlier phase of the development within Aldeburgh Park, and it makes a positive contribution as one of the first villas at the gateway to the Conservation Area.

On the opposite side of the green is **Aldeburgh Library**, constructed in 1965 in modernist style with large, glazed panels and a clerestory. The building was first opened in April 1968, shortly after the Public Libraries and Museums Act of 1964. It was built to a hexadecagonal footprint, which distinguishes it in

aerial views and gives its roofline a distinctive, angular shape. The library was built during a time where star-shaped planforms were becoming popular. Its porch once had a perforated screen wall, filled with small hexagonal concrete tiles, although these have since been lost and replaced with glazing. Although the architect is unknown, it was likely by the Johns, Slater Haward partnership, a local practice who completed similar work in this style from the 1950s, notably at Sprites Schools, Ipswich in 1960. The Aldeburgh Library makes a positive contribution to the area, due to its unique architectural style as a good example of a small library branch, and also due to its value as a communal building. Its setting within the green, with mature trees surrounding it, also contributes to its rural, village character.



Figure 25: Aldeburgh Library, with prominent, angular roofline and porch extending to the left



Belstead House, Park Road, c.1890, set within substantial grounds, alongside its neighbouring No. 49, containing a number of protected trees



Figure 26: Belstead House (left) and No. 49 (right), Park Road

Immediately south of the public library is another substantial late nineteenth century villa, **Belstead House**, built c.1890. It is a grand, red brick building which makes a positive contribution to the character of the area. It has retained its historic character and architectural detailing, the main façade featuring prominent, symmetrical bays with decorative banding and gault brick quoins and pilasters. The pantiled roofscape with gabled dormers

and tall decorative brick chimneystacks are also of architectural interest, adding height to the villa. The former uses of the building contribute to its historic interest; a girl's school was established here in 1906 by Griselda Hevey, the school later also occupying Alde House. In World War II, the house was requisitioned and was briefly the Battalion HQ of the 9th King's Regiment who were in charge of the coastal defence batteries in this area. It is now converted into apartments and returned to residential use.<sup>9</sup>

**No.49 Park Road** is a three-storey detached dwelling built in the 1920s as a subsidiary building to the former Belstead School complex. It first appeared on the 1927 OS map as an adjoining structure to Belstead House. The building makes a positive contribution to the area, due to its historic origins and retention of its architectural character, with a large red brick gable to the front and detailing such as brick corbelling along corners, and dentilled brick eaves. Reputedly it was originally used for music teaching.

The two villas are set within fine landscaped grounds. There is a prominent cedar in their foreground, which makes a positive contribution to the space and adds to the sense of age and grandeur. Clipped hedges line the driveways, and the plot is bordered by a low red brick wall topped with hedges, which also make a positive contribution to the streetscape. The grounds here were gradually developed during the 1920s and 1930s as the school within it expanded. They have retained a strong historic character and form an important part of the setting to Belstead House and No. 49.

<sup>9</sup> James Darwin and Dr. Paul Bradley, Garrett Era Area Report (2016)



Figure 27: No. 49 Park Road with Westfields, No 43, and No 45 in the foreground

South of No. 49 is **Westfields**, another red brick villa of architectural interest. This makes a positive contribution to the area and forms a group with its neighbouring No. 49 (Figure 27), sharing the same historic plot. Built c.1890, the house has retained many historic features. The façade comprises a stone dressing exterior with two substantial end gables at either side of two storey bay windows, creating a striking frontage with prominent apertures. The tiled roof with two barge-boarded dormers and tall brick chimney stacks are also of interest and create a varied roofscape. The chimneys in particular are highly decorated, showing a level of detail which is characteristic of the area. The small pane, horned sash windows have been preserved, as well as a notable single-story porch with an arched entrance and keystone detail, capped with stone balustrade. As shown on the 1927 OS map, the building was part of the of the former Belstead School, adding to its historic interest.



Figure 28: Gate piers at the northern entrance to the Conservation Area

Along Park Road, the northern gateway to the estate comprises an asymmetrical pair of **square brick piers**. The lower eastern pier is attached to a garden wall and a third gate pier to the west provides a pedestrian entrance to the estate. These make a notable, positive contribution to the area; they are of historic value, and act as way markers through the Conservation Area. The piers were installed by c.1880 by Newson Garrett to mark the development of the estate, and display simple but decorative historic architectural detailing, with dentilled cornice and pyramid caps. Due to this association, and their age, they are of historic and architectural interest, and play a key role at the gateway to the area. They also create a sense of grandeur by signifying the historic entrance to the estate.



Figure 29: Garrett House behind extensive front garden

**Garrett House** (originally Gower House), at No.43 Park Road is one of the most notable houses within the Conservation Area, due to its historic and architectural interest. It was constructed for Samuel Garrett c.1892, son of Newson Garrett, who resided here until c.1914.<sup>10</sup> Many of the houses in the area were constructed for the family's own use, and this association contributes to their historic interest. Garrett house was extensively remodelled in 1900 by architect James Ransome. It is built in red brick with a tile-hung first floor, which sets it apart from the dwellings in the Park and

is somewhat reminiscent of the Kentish Weald.<sup>11</sup> The most prominent feature of the main façade is perhaps the central Doric loggia with four columns and a decorative pedimented stone panel above, which stand out against the brickwork and make a positive contribution. It has also retained its pantile roofs and small pane casement windows. The building is now a care home, with later additions that are of lesser interest; however, its historic interest with links to Samuel Garrett and James Ransom as well as its architectural interest, contribute positively to the significance of the Conservation Area. The House is set within landscaped grounds, which make a valuable contribution to its setting. Mature trees line the drive and border the gardens, which creates a sense of enclosure and privacy for the House. The lawn slopes down away from the house, with brick steps leading to the entrance and an elaborate fountain set centrally within the lawn.

There are four modern houses on the west side of Park Road and north of the tennis club (Chilston House, the property shown in Figure 30, Westacre, and No. 60 Park Road). These are of no notable architectural or historic merit; they date to late twentieth century, although they do respond well to the spacious and verdant character of the area, and therefore make a neutral contribution.



Figure 30: Modern property on Park Road

<sup>10</sup> James Darwin and Dr. Paul Bradley, Garrett Era Area Report (2016)

<sup>11</sup> Macdonald, op. cit., p172



Figure 31: Gower Cottage, No. 54 Park Road

Further south, tucked away at the end of a long drive off Park Road is the late nineteenth-century **Gower Cottage** at No. 54 Park Road. The building makes a positive contribution, as part of the first phase of development within the estate, which has retained its historic, rural character. Architecturally, it is fairly modest in scale and style compared to the properties within the area; this contributes to its pleasant, cottage character. It is two storeys tall, in an L-shape plan with a gabled front and rendered facade, under a pantile roof. Its long garden is lined with a

hedgerow to the south with planting to the north, which contribute to the privacy and seclusion of the cottage. It was originally accessed from further north, but now this long straight drive beside the tennis club provides glimpses of the property from Park Road. As evident on the 1882 OS Map, this path was originally a formal walk leading to a planned vista from the grounds of Alde House, which contributes to the historic relationship between the properties here. Despite limited views from the road, it makes a positive contribution to the area. Its neighbour, the mid twentieth-century **Bowls Club**, also makes a positive contribution to the area, due to its group value as part of the recreational space here and due to its modest, attractive form and materials, reflecting the rural, cottage character of this area.



Figure 32: Dunan House, No. 41 Park Road

Opposite is **Dunan House** at No. 41 Park Road, a detached villa that was possibly re-erected from another location in the late nineteenth century, likely established by the Aldeburgh Land Company c.1893. It makes a notable positive contribution as an architecturally unique building within the area, which presents as a sort of “fairy tale gingerbread house” with a steeply pitched overhanging roof, barge boarding, and decorative gables.<sup>12</sup> As part of the first phase of development within the

<sup>12</sup> Macdonald, op. cit., p172

estate, its distinctive detailing showcases the desired ethos and splendour of the new residential area. The cross-gable planform provides a prominent side gable, shown in Figure 32, with rusticated stone quoins which contrast to the red brick walls. The main façade has a notable two-storey canted bay, which is an attractive feature, with double hung sash windows with segmental arches and keystones to each side. The two-storey rear extension was likely constructed in the mid to late twentieth century. Sitting on relatively high ground with a considerable set back from the street, the property is hidden behind a substantial landscaped garden with a red brick boundary wall, topped with a clipped hedge, with square piers topped with acorn finials, and metal gates at the entrance. These are characteristic of the materials used for contemporary boundary treatments within the area and are in good condition (Figure 33). The house was built on the site of an earlier property adjoining Newson Garrett’s former brickworks.



Figure 33: Boundary walls and iron gate leading to Dunan House

## Priors Way and Park Lane

Lying at the very heart of the Conservation Area, **Priors Way** marks the original westerly access to Alde House. It was operational until the late twentieth century and comprised planned gardens on either side. It now provides access to modern cottages which have since been built on the former grounds of Alde House. These are considered to be neutral features of the Conservation Area, due to their age. They are nestled into the former grounds, and Priors Way is lined with grass verges and hedges and connects with Alde House Drive by a narrow footpath running northeast, so has maintained its verdant, rural character.

Further south along Park Road is Park Lane, connecting Park Road with Crescent Road. On this corner lies **Grey Walls**, a substantial early twentieth century house designed by Horace Field c.1912 for the Calkin family. It makes a positive contribution to the area due to its high-quality architecture and historic associations, and marks the boundary of the prop Conservation Area, located at the edge of the Aldeburgh Park Estate development. It is built in rendered brick with a red pantile roof, with dentilled eaves cornice and



Figure 34: Grey Walls

It is built in rendered brick with a red pantile roof, with dentilled eaves cornice and

large, red brick chimneystacks that add interest to the roofscape. Its design is symmetrical, which contributes to the sense of grandeur of the villa and makes a positive contribution to the streetscape. The house also has retained parts of its distinctive ornamental brick boundary wall with semi-circular sweeps and square section gate piers to Park Road. The wall is surmounted by wrought iron railings and finials and is a good quality example of an early twentieth century wrought iron gate. The garden was established by Field as part of the design of the house, and therefore, makes a notable contribution to its setting and the area. Within the garden is an early twentieth century feature, the hexagonal summerhouse (although now located within a new building plot, with a house by Quinlan Terry currently under construction). The summerhouse with thatched conical roof and a large ornamental brick chimney was likely also designed by Field. The house and its gardens make a positive contribution to the area.



Figure 36: Fern Court Lodge

Further west lies **Fern Court Lodge**, which is accessed from Park Lane but forms a surviving part of Fern Court. The building is late nineteenth or early twentieth century in date and was likely originally a subsidiary building associated with Fern Court on Park Road. It has retained its historic features and character, presenting as a rural dwelling, with its Welsh slate roof, plate glass sash windows, and well treed gardens. The Lodge and its grounds make a positive contribution to the area's significance.



Figure 35: Aldeburgh Community Hospital (originally Dumfries)

### Park Road (South)

Re-joining Park Road, the landform rises to the south of the junction of Priors Way and Priors' Hill Road to form a picturesque backdrop. The gentle slope affords views along the serpentine routes and driveways within the area, with mature trees forming the framework to vistas.

The core of the Conservation Area is formed by an island between Park Road and Prior's Hill Road. Within this is the **Aldeburgh Community Hospital**, which was originally a house called **Dumfries** (Figure 36). The historic part



of this building makes a positive contribution to the area and was designed in a Neo-Georgian style by architect Horace Field in 1912, for the Kell family. It was last used as a private residence by Sir John and Lady Baldwin and was converted to use as a hospital during the mid-1940s. Following its conversion, later buildings were added to the rear throughout the twentieth century. These make a neutral contribution to the building.

The original **Dumfries** house, located to the east of the hospital complex, has retained its historic character, built in red brick with a hipped roof and glazed black pantile roof, punctuated with large chimney stacks. The original building was symmetrical in design, although this has been affected by the later additions to each end. The building has retained many historic features, which contribute to its architectural interest, such as its sash windows and a hooded doorcase with fanlight and pedimented central bay.<sup>13</sup> Despite the later alterations and additions, the original Dumfries retains much of its original character. It is also notable as perhaps one of the most visited buildings in the area, as it now serves as an asset to the local community through its current use as a hospital. Its historic and architectural interest contribute positively to the significance of the Conservation Area, as well as its value as a potential asset of community value due to its use as a hospital.

The original brick walls and gate piers with a wrought iron gate survive to the front of the original house and also make a positive contribution to the



*Figure 37: Fern Court behind red brick gate piers, topped with spherical finials*

streetscape, as they reflect the contemporary style found across the Conservation Area and are in good condition.

**Fern Court (No.39 Park Road)** is one of the earlier properties to be built in the estate, built before 1882, making it of notable historic interest. A significant extension of the property is shown on the OS map of 1903, with a later extension again in 1927. It is unusual in its scale and massing, and therefore a distinctive building within the area, making a positive contribution. The fine villa is set within a substantial corner plot, constructed

<sup>13</sup> N Pevsner and J Bentley, *The Buildings of England: Suffolk East* 2015

in a Neo-Georgian style in red brick; perhaps its most prominent feature is its three-storey turret with pyramidal roof. This is a distinctive feature within the area and particularly for this phase of development (with another example on No. 32 Victoria Road). The turret is prominent in views from the road (Figure 37). There is also a full-height porch with gable to the front, and a large side gable, which both add to the buildings architectural interest. Fern Court was partially demolished following the Second World War, and the plot was subdivided to build Fern Court Lodge and Fern Cottage, which are both accessed from Park Lane.



Figure 38: View of Fern Court from Park Road



Figure 39: The Hollies and Hillcrest, Nos. 35 – 37 Park Road

**The Hollies and Hillcrest, Nos. 35-37** are a pair of early semi-detached houses within the estate, constructed in the 1870s, which make a positive contribution. It was likely that they formed one large villa originally and were leased by the Hospital for a time in the mid-twentieth century. The red brick façade features gault brick quoins and banding, which contribute to the architectural interest of the pair. The left-hand building has, in particular, retained a good number of its original historic features, such as its historic four panelled front door, and a timber porch. The tall brick chimney stacks also contribute to the character, adding interest to the roofscape.



*Figure 41: South House, Park Road*

**South House** also comprises early semi-detached villas within generous plots, typical of the scale within the area. They are shown on the OS map of 1882, although later OS maps show the building as a single property. Their phasing as some of the earliest properties to be developed within the area contributes to their interest, and they have retained their historic character. The front gables form a prominent feature of the building, as shown in Figure 400, with a fine two-storey front bay window on the right-hand side gable, and the roofscape with tall central brick chimney stacks also adding to the sense of scale, symmetry, and grandeur. The original brick boundary wall to Park Road frontage survives and contributes positively to the streetscape. There is a later three-storey side extension to the property,

however, the original building makes a positive contribution to the significance of the Conservation Area.



*Figure 40: Original Wall and gate piers to 31 Park Road*

The original late nineteenth century property at **No. 31 Park Road** was demolished and replaced by the existing 1970s building, which is neutral in its contribution to the area. The cellist Mstislav Rostropovich resided here. However, the original elaborate red brick boundary wall and gate piers with pyramidal caps survives and makes a notable positive contribution to the streetscape, and as an important feature of the historic plot here. It stretches across a substantial portion of Park Road, as shown in Figure 41.



Figure 42: The Gate Piers at the southern entrance to the estate

The **Gate Piers** at the southern entrance to the estate on Park Road were installed in the c1880s, mirroring those which mark the boundary at the northern end of Park Road. These red brick piers are square, and only the circular base of their stone capitals survive. The gates have been removed. Whilst they are important features of the Conservation Area, there is scope to enhance them as a key gateway into the area, by consolidation of the large signs which somewhat detract from their appearance.



Figure 43: Park Lodge, No. 4 Park Road

**Park Lodge at No.4.** is a large, detached villa dating to the early twentieth century. It is located on the southern junction of Park Road and Priors' Hill Road, on a prominent plot. The building makes a striking and prominent contribution to the streetscape and is a positive feature of the Conservation Area. It has retained its historic character, with many original features such as its plain tile roof with a tall, corbelled chimneystack, and horned sash windows. Its form is fairly unusual, comprising a large, rendered façade, its principal front featuring a half-timbered gable, with two storey additions at each end with flat roofs and dentilled cornice detailing. This contributes to

its unusual massing, which adds interest to the streetscape. It is painted in a pink, typical of rural Suffolk vernacular, contributing to the rural character of the area. As well as the house, its twentieth-century front brick boundary wall to Park Road also contributes positively to the area.



Figure 45: Sewerage Pumping Station

**The Sewerage Pumping Station** to the south of the estate is a small but unique twentieth century building constructed by the Aldeburgh Corporation, which is of historic and architectural interest and makes a positive contribution to the historic character of the area. It was originally built as a sewerage pump

station, with the date stone dating the original building to '1860'. The 1882 OS map shows this much smaller building in the same location; however, this was replaced later by the existing red brick building, possibly in the 1890s. The pumping station has a good array of architectural detailing which contribute positively to the Conservation Area, including its stone courses, brick arches, corbels, and keystone details. The station was opened as an arts venue in 2000, known as the Pumphouse, and later refurbished as part of a project by Aldeburgh Music (now known as Britten Pears Arts) after the building was privately donated to the charity. This use as a culture and arts venue contributes to its value within the local community.

## Priors' Hill Road

Priors' Hill Road forms a crescent on the west side of Park Road. There are many good quality houses on the western side set within larger plots on the sloping land, which take advantage of the longer views and dramatic backdrop of the open marshes. This vantage point on high ground here also means that the properties along this road are visible from the path which bounds the Conservation Area. The relatively steep undulating incline also makes a significant contribution to the character of the road, contributing to the kinetic views of greenery, the wider landscape, and glimpses of the villas located here. This area contains a number of listed buildings, which also is a testament to the historic interest of the development.



Figure 44: Heron House, from Priors' Hill Road on the right, and view east from the path on the right

**Heron House** is large, detached dwelling constructed in 2012. It was designed by Simon Simmonds and won the Suffolk Coastal District Council's Quality of Place Award. It represents a bold contemporary design with an

overhanging mono-pitched roof providing views to the open marshes to the south. The brick wall to the front is the original boundary wall to **Longcroft** and makes a positive contribution to the streetscape. The house, whilst contrasting in form and materials to the historic building stock, preserves the area's characteristic of one-off individually designed houses. It also features in views back towards the area from the setting of the Conservation Area to the west (Figure 45).



Figure 46: Longcroft and Westcroft, set behind a brick and iron railing boundary wall

The semi-detached **Longcroft** and **Westcroft** form a pair of substantial villas, constructed in 1901 to the design of James Ransome. They are notable examples of properties which were built with Arts and Crafts influence and display some fine and well-preserved detailing which reflects this. Together, they comprise a dominant building with a large mass and largely L-shaped footprint. The pair have an organic configuration, the core of the building following a L-shape with projecting gables and a fine semi-circular porch attached. The extensive low and horizontal aspect, and central projecting bay with catslide roof are of particular interest, making the pair a positive contributor to the character of the Conservation Area. The configuration of windows also contributes to the Arts and Crafts character of the building, with varied placement and sizes adding to the interest of apertures. The curved two-storey bay with windows and a ground floor porch makes a particularly good contribution to the frontage and is a key feature of the properties.

These semi-detached villas are set within a large plot, with long views to the west. The gardens are well landscaped, with lawns and mature planting stretching down to the allotments and path. To the east, they are bounded by a red brick wall with iron railings, which is typical of the boundary treatments within the Conservation Area and makes a positive contribution to the streetscape.



*Figure 47: View east of the grade II listed Sandhill by Oliver Hill c.1924, within its grounds, from the footpath to the west*



Figure 48: Sandhill, 2001, Historic England Archive

**Sandhill** is a Grade II listed house designed by architect Oliver Hill in 1924. It is a fine example of formal Neo-Georgian architecture, and a key building within the Conservation Area, recognised by its designation. It was positioned to afford long

views across the surrounding countryside and River Alde and appears almost as a modest country house within its substantial, tiered grounds. Sandhill has an attractive symmetrical form, to a rectangular plan, typical of the Neo-Georgian style, evident in Figure 47. The high-pitched pantile roof is of special interest and is punctuated by a decorated, substantial central chimney stack. It has retained much of its historic character, details, and features, including a tripartite sash window on first floor and ground floor arched, glazed doorways on the central bay. The house was featured in 'Country Life' shortly after its completion, highlighting its significance and status at the time. It is of historic and architectural interest, and makes a strong positive contribution to the grand, rural character of the area.

Its gardens are stepped up, to follow the sloping topography, planted with trees and ornamental shrubs which frame views of the house from the west.



Figure 49: View of Dolphin House, within its grounds and open setting, from the footpath

**Dolphin House** is also a notable Grade II listed building, constructed in 1926 to the designs of Oliver Hill. It forms a key building within the Conservation Area, due to its status as a designated building as well as its architectural and historic interest, and distinctive character. It is a unique design within the area, its numerous Dutch gables acting as a defining feature and adding interest to the roofscape here. Dolphin House benefits from wide reaching views, similarly to its neighbouring properties, and is also prominent in views from the path below (Figure 49). The building has fine curved Dutch



gables to both the front and rear elevations; these feature decorative panels of tumbled brickwork, which are unusual detailing and add considerable interest to the facade. It is set within a large plot, with sweeping lawns and scattered, mature trees. There is also a walled garden with gate piers topped with ball finials and iron gate, and a low boundary wall, which are both reflective of the character of the area and make a positive contribution. The house was extended in 2014, by Nicolas Jacob Architects, to respond to the existing style, materials, and methods of construction (Figure 50).



Figure 50: Close view of Dolphin House, showing the defining gables and brick patterns, as well as the extension to the left-hand side (Source – NJ Architects, photo by Andrew Hendry)

**Nos. 1 and 2 Marsh Cottages** predate the development of the estate and are noteworthy as the oldest buildings within the Conservation Area. Originally built as a semi-detached pair constructed for estate workers cottages and to house pump house machinery to



Figure 51: View towards No. 1 and 2 Marsh Cottages, the earliest building within the Conservation Area

service the then adjacent water tower; they were occupied by agricultural labourers at the time of the 1891 census.<sup>14</sup> The cottages are built of red brick with white brick dressings and quoins, and a Welsh slate roof. They have retained a number of historic features which make a positive contribution, such as the decorative bargeboards to the gables, hood moulds above windows, and boarded doors. Due to their age and architecture, they are a positive element of the Conservation Area, providing an indication of the earliest development of the area in the nineteenth century. They are set within a large plot, as is typical of the area, which slopes down to the dwellings, creating a verdant view into the plot and towards the wider countryside setting as well. This is a good example of a fortuitous view brought about by the location and topography of the Aldeburgh Park Estate, close to the River Alde.

<sup>14</sup> James Darwin and Dr. Paul Bradley, Garrett Era Area Report (Feb 2016)

Figure 52: The grade II listed Water Tower, by engineer William Bruff

Opposite Marsh Cottages is a notable building within the Conservation Area, the Grade II listed **Water Tower**. The tower was constructed in the early 1870s for the municipal water works under the supervision of engineer William Fontaine Golding Bruff. Its association with the Bruff family highlights its historic interest and connection to the development of the Aldeburgh Park Estate.<sup>15</sup> The structure was significantly altered in 1909, to increase its capacity from 11,000 gallons to 35,000, requiring the fitting of internal steel framing to support the new tank and brickwork.

The tower is square in plan, the structure constructed with gault bricks and decorated with red brick panels in blind arches. It is 22 metres in height, rising up above the treeline, and can be glimpsed in views throughout the Conservation Area, acting as a way marker. It is intricately detailed, the upper section displaying corbelled-out recessed brick panels and a crenelated parapet linked by decorative iron railings. The iron finials punctuate the skyline and add gravitas to the architecture of this municipal building. Due to its height, distinctive character and high quality elaborate design, it is a key feature of the Conservation Area and a local landmark. It was sympathetically converted into a dwelling c.2007 and has retained its historic character. A contemporary boundary wall surrounds the site, which makes a positive contribution to the streetscape.

---

<sup>15</sup> Darwin and Bradley, op. cit., (p13)



**Prior's Hill No. 48** Park Road is a Grade II listed detached house, constructed in 1901 to the designs of architect Henry Martineau Fletcher. The building was initially built as an ancillary building to Elizabeth Garrett Anderson's house, West Hill, and converted to be occupied by her son. It was extended by Horace Field prior to 1914, its stables, coach house and servants quarters filled in and a new eastern wing added. These associations with Fletcher, Field and the Garrett family contribute to the historic significance of the building and reflect the philosophy of the estate to introduce bespoke villas and houses, many of which were intended for use by the family.

The property makes a positive contribution to the Conservation Area, notable as a fairly 'eccentric' heritage asset with considerable architectural and historic interest, contributing to the high-quality architecture of the estate.<sup>16</sup> The house is a T-plan configuration, with weatherboarded gables at each end, and an unusual semi-circular window to the left-hand gable. The main façade has roughcast rendered and painted brick exterior, in a light pastel colour, which complements the historic rural character of the building. It has machine tiled roof, with central ridge stack, and hipped roof with sprocket eaves, which contributes to an Arts and Crafts character which is in keeping with the Conservation Area. The roofline is punctuated with small dormer windows and chimney stacks also adding interest to the characteristically cluttered roofscape.



*Figure 53: Grade II listed Prior's Hill and its extensive garden area*

It is located in a large plot, typical of the area, set within the island formed by Prior's Hill Road and Park Road. The grounds are scattered with mature trees and shrub planting.

<sup>16</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1269718?section=official-list-entry>

## Victoria Road and Tower Lane

The Conservation Area extends to take in the southern stretch of Victoria Road and Tower Lane, which form its northern boundary.



Figure 54: No. 32 Victoria Road

**No. 32 Victoria Road** is a handsome red brick villa constructed at the turn of the century. It has a large massing, which is notable for the area, formed partly by the prominent three-storey turret above the entrance porch and a Dutch gabled bay to the east with brick pilasters. The property displays a number of historic

architectural features which, particularly where part of its unusual design makes it of interest, such as the prominent tower, gables between which is a long glazed window, and brick banding. The southern Dutch gable was split into two, with the two halves used as decoration on either side of the large window. Original details all contribute to the historic character and architectural interest of the building. Its location on Victoria Road also mean it is prominent in views along the approach to Aldeburgh Park Estate and Aldeburgh town. Its garden is enclosed by a red brick wall, which also makes a positive contribution and is in keeping with the character and materials of the area.



Figure 55: No. 30 Victoria Road

**No. 30 Victoria Road** is a two-storey house of brick, constructed by 1904. It has retained a number of historic features of interest, such as the two canted bays to the western elevation, a hipped Welsh slate roof and decorative brick eaves cornice. It has a symmetrical entrance façade formed by these canted bays and four light plate glass sash windows, with decorative terracotta panels below upper windows, which are characteristic of Victorian villas. The entrance is under an arched brick porch, which adds to the historic character of the building. The brick garden wall and square section gate piers date to c.1890, and also make a positive contribution to the area.

**The Tower No. 28 Victoria Road** is a substantial detached brick villa which is now subdivided into two dwellings. The western section is shown on the 1882 OS map and was then called Westbourne Lodge. It has retained a number of historic detailing which make a positive contribution to its character, such as its quoins, lintels, sill bands, and a Welsh slate roof with a twentieth century glazed porch. The taller eastern section, now called The Tower, appears to date from c.1910, and is a prominent feature of the building. It has historic architectural detailing such as a dentilled eaves cornice and slated mansard roof, although now with large north-facing windows.



*Figure 56: The Tower, Victoria Road*

These buildings are all positive contributors to the significance of the Conservation Area due to their age, architectural interest and the survival of original features.

Front boundary walls and brick piers with finials and capitals along Victoria Road also contribute positively the Conservation Area.

## Alde House Drive

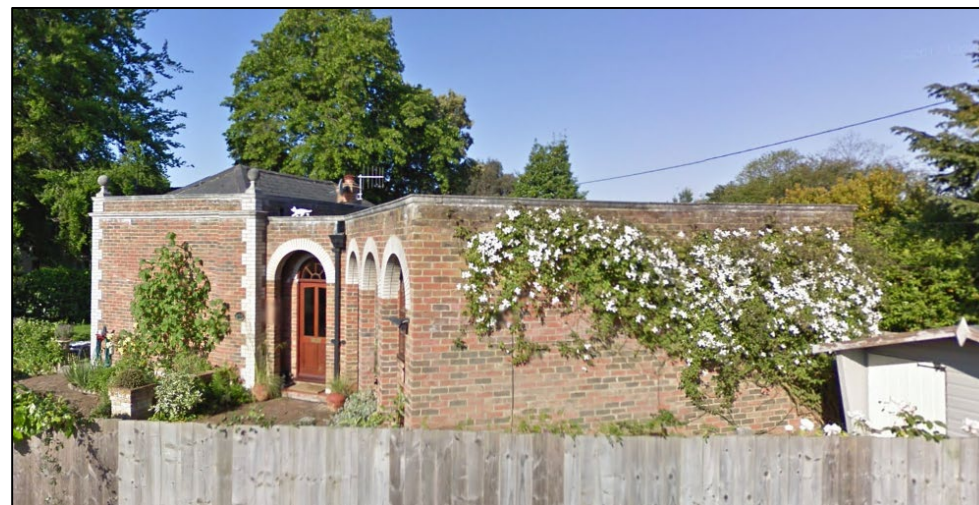
Alde House Drive leads up to Alde House and comprises a long, tranquil cul-de-sac providing access to the northeast section of the Conservation Area off Victoria Road. The curved brick walls forming the entrance at Victoria Road complements the formal character of the area and are both included within the boundary of the conservation area. The grass verges and hedges contribute positively to area.



*Figure 57: The Lodge, Alde House Drive*

The 1881 OS map shows plots were created behind tree-lined boundaries on either side of Alde House Drive, but the only plot built was **The Lodge**. The existing building, however, replaced the earlier lodge building in 1905/6, and has recently been extended. It was designed by Henry Martineau Fletcher in a revival Arts and Crafts style, reflective of this phase of development within the area and a good example of this style. It is rendered and brightly painted, with well-preserved detailing such as the central projection with Dutch gable fronts. The front door is covered by a hooded wooden porch similar to those designed by Fletcher for Alde House itself. Its low red brick boundary wall and iron gate are reflective of the characteristic boundary wall treatments of the Conservation Area and make a positive contribution.

The c.1970s garages to the east of Alde House Drive close to Alde House are in a poor condition and of no architectural interest. Beside them is the remains of the **walled garden of Alde House**, which is located within a vacant plot, and presents an opportunity to enhance appreciation of the historic garden character here. The garages and plot present an opportunity to enhance the character and appearance of the area.



*Figure 58: The Vinery, Alde House Drive*

**The Vinery** is a modern building, however, echoes the historic architecture within the park, using redbrick and gault brick detailing for archways and quoin detailing, ensuring it is sympathetic, and it makes a positive contribution as a good example of contemporary design that reflects the character of the area. A narrow footpath that flanks the Vinery connects Alde House Drive with Priors Way and terminates with the view of the Water Tower.



Figure 59: View towards Alde House, 2022

The Grade II listed **Alde House** and associated Stable Block was constructed in 1852 as the summer residence of Newson Garrett, contributing to its historic interest and association with the Aldeburgh Park Estate. It was originally built in gault brick (later rendered in pebbledash in c.1904) with a hipped black pantile roof. The many chimneystacks are located on the inner slopes of the roof and add character to the roofscape. The house went through a significant phase of alteration and extension in 1904 for Garrett's daughter, Elizabeth Garrett Anderson, and her husband John Skelton Anderson, to the designs of Henry Martineau Fletcher. The original service range was completely rebuilt, and further bedrooms and a porch were added. The single storey canted bay windows were added to the garden façade. Black glazed pantiles were introduced in 1904 and replaced the original Welsh slate roof covering.



Figure 60: Alde House 2006 (Source: Historic England Archive)

Anderson campaigned for women's suffrage, and Emmeline Pankhurst once addressed a meeting of influential local campaigners within the gardens of Alde House, the exact location believed to be where the modern bungalows now stand to the west of the house. The house became a girl's school after 1920 and is now split into three dwellings. Alde House is significant as the residence of Garrett Family and particularly Elizabeth Garrett Anderson. It also displays many historic architectural features and fittings, notably its fanlight, set in a semi-circular porch with circular windows flanking the entrance, and its horned sash windows. It makes an important contribution to the significance of the Conservation Area both due to its historic and architectural interest.

## Alde Lane

The Conservation Area boundary includes the former stables of Alde House and the tall red brick boundary wall along Alde Lane. These surviving mid-nineteenth century subsidiary structures of Alde House include the original stable block, which was also altered in 1904 by Henry Martineau Fletcher. These features make a positive contribution as part of the setting of Alde House, and to the wider Conservation Area, due to their historic association and historic character. These now form No. 39-41 Alde Lane, which includes the former walled garden of Alde House. Alde Lane itself is a narrow road and demonstrates the contrast between the verdant, planned Aldeburgh Park Estate area and the character of the wider town.



Figure 61: The original stable block to Alde House

## Crescent Road

Crescent Road is an unadopted road dating to the late nineteenth century. The unmade road and wide grass verges, with frequent planting, continue the historic, planned green character of the Estate and are well-maintained by the Crescent Road Residents Association. The first properties to be built along it are Nos. 1 and 3; these plots were first sold in 1896. Covenants in the original conveyances for these properties on the west side of the road

reveal that it was originally to have gate piers, similar to those on Park Road, however these were never built.<sup>17</sup> The north of the road takes in the **boundary walls** of Grey Walls' garden, which are flanked by a line of trees. These trees make a strong, positive contribution to the area and create a dense green space.

**Clover House** is a substantial detached dwelling in a prime location on the brow of the hill. It is built in a seventeenth century artisan mannerist style, with a prominent Dutch gable, quoin detailing and a high red brick boundary wall. There are stables to its rear, which contribute to the historic character of the property.



Figure 62: Clover House, Crescent



Figure 63: Nos 3 - 7 Crescent Road

**No. 3** is a two-storey villa in painted brick, with a slate roof and central chimney stack. It has a double height bay window which adds interest to the exterior, and has retained historic timber windows. **Nos. 5 – 7** are a pair of properties with unusual detailing including scalloped hung tiles, curved bargeboarding, and stained glass windows. These make a positive contribution, due to their age, preservation of detail, and the quality/variety of styles they represent.

<sup>17</sup> Stephen Barnard, Crescent Road History, 2022



## Setting of the Conservation Area

The Glossary to the NPPF describes the setting of a heritage asset as:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

Historic England Good Practice Advice Note on the Setting of Heritage Assets (2017) indicates that the setting of a heritage asset is the surroundings in which the asset is experienced; *“Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset”*.

Historic England's advice note on setting includes a:

*“(non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance’. As the advice note states, ‘only a limited selection of the attributes listed will be of a particular relevance to an asset.’”*

This checklist has been used to inform this assessment.



Figure 64: View southeast into the setting of the Conservation Area towards the Martello Tower, just visible on the horizon

The Conservation Area draws significance from features and spaces outside of its boundary, most notably from the open marshes to the south and west. The openness contributes to the sense of a tranquillity throughout the area and is one of the reasons for its speculative development for the upper middle class. The orientation and design ethos of the properties, particularly on the western part of the Conservation Area permit long views and dramatic backdrops to the west and south. Views from Slaughden towards the area are of note, as the Aldeburgh Park development can be appreciated within its wider, open setting best from this area. Aldeburgh Rugby Club and the associated King's Field add to the openness of its setting to the northwest. The public footpath leading from Victoria Road to the south end of Park Road encircling the entire estate to the west and south has a strong relationship with the setting of the Conservation Area and, together with the allotments, contributes to the communal value and enhances the experience of the area in its wider landscape setting. Distant views of the Martello Tower from the footpath, and also from the properties at the southern end of Prior Hills Road, contribute to the wider setting of the Conservation Area.

To the north and east of the Conservation Area, the setting is predominantly defined by the continuation of residential buildings and roads. The more close-knit built environment comprising residential terracing, tight urban street pattern and commercial premises provide a clear boundary between

the character of the town centre and the residential estate contained within the Conservation Area. Alde House Drive contains a number of neutral buildings, but is notable as the historic drive to Alde House, winding with wide grass verges and hedge boundaries.

There are also a number of notable buildings outside of the Conservation Area which make a positive contribution to its setting. The Parish Church of St Peter and St Pauls, located on the higher ground to the northeast makes a positive contribution to the setting of the Conservation Area. The medieval church tower is visible from various points within the area. The late-nineteenth century terraces along northwest boundary opposite the former station building (demolished in the 1960s) mark the earlier developments adjacent the estate. The terrace was originally called Forthampton Place. Aldeburgh Primary School complex including the boundary wall and former School Master's House at the south-eastern entrance to the Conservation Area are positive elements of the area's setting. Moorings on Park Lane and Nos. 5-7 Crescent Road are a pair of mirrored, semi-detached houses designed in a free Tudor vernacular style which are also considered to be a positive contributor to the immediate setting of the Conservation Area. Many of these positive buildings to the east are included in the adjacent Aldeburgh Conservation Area, which comprises the historic core of the town and contributes positively to the setting of the Aldeburgh Park Conservation Area.

## 4. Management Plan

### Opportunities for Enhancement

The following opportunities for enhancement within the Aldeburgh Park Conservation Area have been identified and are summarised below in brief. The list is in no way exhaustive, and neither are the opportunities identified unique to the Conservation Area, with many being shared with other coastal Conservation Areas.

#### Gate Piers at the Entrances

The gate piers at both formal entrances to the residential estate have been subject to neglect. Large signs on the brick piers detract from their architectural interest and clutter the gateways into the estate. The original wrought iron gates are missing. The gateways are important features of the estate marking the higher status the area; therefore, there are opportunities for enhancement by removing unsympathetic signs and reinstating the gates.

#### Open Spaces

The open and green spaces across the Conservation Area make a significant positive contribution and are integral to its character. The maintenance needs of these spaces should be considered and, where appropriate, opportunities taken to enhance them and ensure access is maintained.

#### Trees and Planting

Appropriate levels of maintenance need to be ensured and, where required, opportunities for enhancement sought to maintain and manage the trees

within the Conservation Area, particularly along Park Road where overgrown trees and overhanging branches may obscure views through the conservation area. Tree works require six weeks' notification to the Council. There are opportunities to enhance the verdant appearance of the area at the northern entrance behind the library. The small triangular space behind the library is in a poor state and provides opportunity for landscaping to repair the damage caused by vehicles.

#### Informal Car Parking

There are two designated car parks within the Conservation Area associated with Aldeburgh Community Hospital and the Aldeburgh Library. However, the number of staff, patients, and visitors to the hospital, coupled with visitors to the tennis courts and bowls club frequently causes a high volume of cars to be parked on the wide verges along Park Road, Park Lane, Priors Hill Road and Alde House Drive. These detract from the experience of the area by cluttering the views and obstructing pedestrians. Parking on the verges not only detracts from the visual coherence of the public realm but also damages the road surfaces and the grass verges, which are important elements of the character and appearance of the Conservation Area. There is an opportunity to enhance the area by reducing on-street parking.

## Inappropriate Developments and Alterations

### *Loft conversions, extensions, and outbuildings*

Fortunately, there has been no large-scale inappropriate modern development within the area. However, unsympathetic extensions including at roof level and construction of large outbuildings in the front and rear garden result in uncharacteristic structures within the area and encroach upon the verdant character of the area. Loft conversions with the introduction of rooflights are also a key concern within the area. A number of unlisted properties of architectural merit have been subject to unsympathetic alterations to their roofscape which affect their contribution and harm the significance of the area. As such, there is an opportunity to provide better awareness of the special interest of the area to the property owners and demonstrate the impact that inappropriate changes can have to a building and the wider Conservation Area.

### Boundary Treatment

Boundary treatments are an important element of the Conservation Area, and the majority of the front boundary walls contribute positively to the streetscene and are complementary to the overall character and appearance of the area. However, a small number of properties within the area have inappropriate and poor-quality fences. If there are any opportunities to replace them as appropriate, they should be taken.



Figure 65: Examples of unsympathetic timber-boarded fences

### Roads and Grass Verges

The wide roads and grass verges are an important feature of the Conservation Area. The road surfaces are generally good and unmarked which contributes to the secluded character of the residential area. The wide grass verges are an important element of landscaping and open space, providing a spacious feel to the area. However, there are opportunities to improve the verges some of which are currently in poor condition mainly due to car parking.

Some inconsistency in the surfacing of driveways, private access roads and sections of road verges can be seen mainly due to varied material and condition. These may be enhanced through a consistent approach to material and maintenance of surfacing.

### Maintenance and Condition

Majority of the buildings and private spaces across the Conservation Area are well maintained and are in good condition. Alde House and a small

number of buildings have been impacted by a gradual decline and are need of maintenance and care. Road surfaces and verges in some areas would benefit from improvements and care. Historic England defines maintenance within Conservation Principles as *“routine work necessary to keep the fabric of a place in good order”*. The importance of preventative maintenance cannot be over-emphasised, as ongoing maintenance can not only limit, or even prevent, the need for repairs later, it will avoid the loss of original fabric and is cost-effective.<sup>18</sup>

There is an opportunity to monitor ongoing condition and maintenance issues across the Conservation Area by means of a regular baseline photographic survey.

### Opportunity Sites

Remaining section of the former Walled Garden of Alde House is currently vacant and provides an opportunity for enhancement. This could be achieved through the creation of a green space or community space, or through its sympathetic development. The c.1960s garages in front of Alde House are also in poor condition and detract from the setting and significance of Alde House and the Conservation Area. Removal of these to instate a landscaped garden or a sympathetic replacement building would enhance the site.



Figure 66: Former Walled Garden and c.1960s garages in front of Alde House

The small vacant building along the southern boundary of the Conservation Area next to the allotment site, which is currently having a detrimental impact due to its deteriorating condition, could be maintained, restored or sympathetically converted.



Figure 67: Vacant workshop/stable building along the footpath, that presents an opportunity for enhancement through maintenance works

<sup>18</sup> <https://www.spab.org.uk/advice/preventative-maintenance>

## Management Proposals

There are opportunities for the Aldeburgh Park Conservation Area, as noted above, many of which share common themes. This section seeks to recommend management proposals which address these in both the short and long term.

### Addressing Common Queries

Securing good advice is vital when planning a successful alteration or extension, and applicants are encouraged to engage a professional an early stage with experience in historic buildings who can provide advice as well as prepare drawings and specifications. Reference should also be made to East Suffolk Council's Historic Environment Supplementary Planning Document to ensure changes to the historic environment conserve, and where possible enhance, its significance. Advice on some common queries relating to changes to buildings within the Conservation Area is summarised below. However, if you are in any doubt about the need for permission, please contact the East Suffolk Council's Planning department.

#### *Boundary treatments and frontages*

Boundary treatments and front garden plots across the Conservation Area are integral to its character and appearance and contribute to the significance of the positive buildings. Boundary walls are often built-in red bricks with square piers and wrought-iron gates. These should be maintained and reinstated wherever possible.

East Suffolk's Historic Environment SPD notes that 'As well as the type of materials used, the detailing, colour, texture, bonding, and pointing are all important considerations when considering new walls or repairing existing ones which are Listed or are located alongside historic buildings'; therefore, maintenance and repairs should take traditional materials and techniques into consideration. When repairing walls, the identification of any surviving historic finishes or pointing (mortar colour and mix and pointing profile) is important and repairs should match or reinstate the historic finish rather than replicate any modern repairs.

Across the Conservation Area, frontages make an important contribution to the private residential character. In most cases, properties are screened behind the well planted front gardens and high hedgerows. Where these exist, every effort should be made to retain these.

#### *Chimneys*

The tall and prominent chimneys are an important feature of the Conservation Area. Given the elevations of the houses are often not visible from the street, the roofscapes contribute to the area's architectural interest and indicate the high-quality of the buildings. They should be maintained in line with the Society for the Protection of Ancient Building's guidance on their [website](#), ensuring that repairs are like-for-like. Permission could be required for the demolition or alteration of an existing chimney or for the erection of a new one, and listed building consent will be required if the building is listed (East Suffolk Historic Environment SPD, para. 17.9). The removal of historic chimneys is likely to be resisted and where there are

demonstrable structural defects the like-for-like rebuilding of chimneys will be encouraged.

### Conservation Area Boundary

The Conservation Area boundary should be revised periodically in accordance with, Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2019) and Historic England *Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1* (2019). The boundary should continue to be assessed as part of future reviews of the Management Plan to ensure it is robust and adequately protects the significance of the area.

### Maintenance and Condition Assessment

The general condition of properties in the Conservation Area is good, and not many buildings and spaces have been identified as opportunities for enhancement. However, in line with the Historic Environment Supplementary Planning Document, section 6.2, ongoing maintenance is crucial, and *“Historic buildings should be regularly monitored for signs of damage or decay and maintained in a manner appropriate to their historic interest. Inappropriate repairs and alterations can also affect the value of a property where potential buyers may be prepared to pay more for properties which retain original or historically important features”*. The benefits of regular maintenance should be promoted within the Conservation Area.

Where the condition of a listed building or key unlisted positive building gives cause for concern, appropriate steps should be sought to secure the

future of the building. Steps should include as necessary the use of statutory powers, such as an Urgent Works Notice, to secure the preservation of the building by protecting it from further decay.

### Enforcement

Where the necessary permission has not been sought for alterations, extensions, or new outbuildings, which are not contained within the General Permitted Development Order or are restricted by the Article 4 Direction, the East Suffolk Council’s powers of enforcement will be considered. This will assist in reinstating any lost character and appearance or architectural features that may have had a negative cumulative effect on the Conservation Area, as well as avoiding a precedent being set for similar, uncharacteristic, and unsympathetic works.

### Opportunity Sites

There are only three opportunity sites identified within the Conservation Area which, if sensitively restored, redeveloped, or brought back into use, may enhance the character and appearance of the Conservation Area. Sites which have been identified within the opportunities for enhancement section and provide opportunity for enhancement include:

- The former Walled Garden of Alde House (currently vacant)
- The c.1960s garages in front of Alde House
- The workshop/stable building along the southern boundary of the Conservation Area (currently vacant and in need of maintenance)

## Tree Management

Street trees, trees in open spaces and privately owned garden trees, make a vital contribution to the special interest of the Conservation Area.

In line with the Town and Country Planning Act, all trees in Conservation Areas are afforded the same protection as a Tree Preservation Order. Six weeks' notice must be given to the Council under S211 of the Act for works to trees which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground.

It is also considered that any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. Monitoring and maintaining the safe condition of trees is the legal duty of the respective landowners. This will ensure the symmetry along tree lined streets and visual rhythm, as well as maintain the green character of the area. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

Several TPOs are already placed on trees and groups of trees within the Conservation Area. These can be found on the Council's [website](#). The three Area TPOs only protect those trees that were made the subject of them at the date of the TPO confirmation. Trees that have been planted or grown since that date within the group are not protected. However, these trees would be protected by the Conservation Area designation.



Figure 68: Mature cedar of Lebanon in the grounds of the former Gower House, currently used as a car park. Roots may be impacted by regular vehicular use.



## 5. Bibliography

Anonymous, Aldborough Described: being a full delineation of that fashionable and much-frequented Watering-place; and interspersed with Poetic and Picturesque Remarks on its Coast, its Scenery, and its Views, Ipswich, J. Raw (1820)

James Bettley and Nikolaus Pevsner, Suffolk: East: The Buildings of England (2015)

James Darwin and Dr. Paul Bradley, Proposed Conservation Area “Garrett Era” Area Or “Aldeburgh Park” (2016)

Peppy Macdonald, Rural Settlement Change in East Suffolk, 1850-1939, Unpublished PhD Thesis University of East Anglia (August 2017)

Stephen Barnard, Crescent Road History, 2022

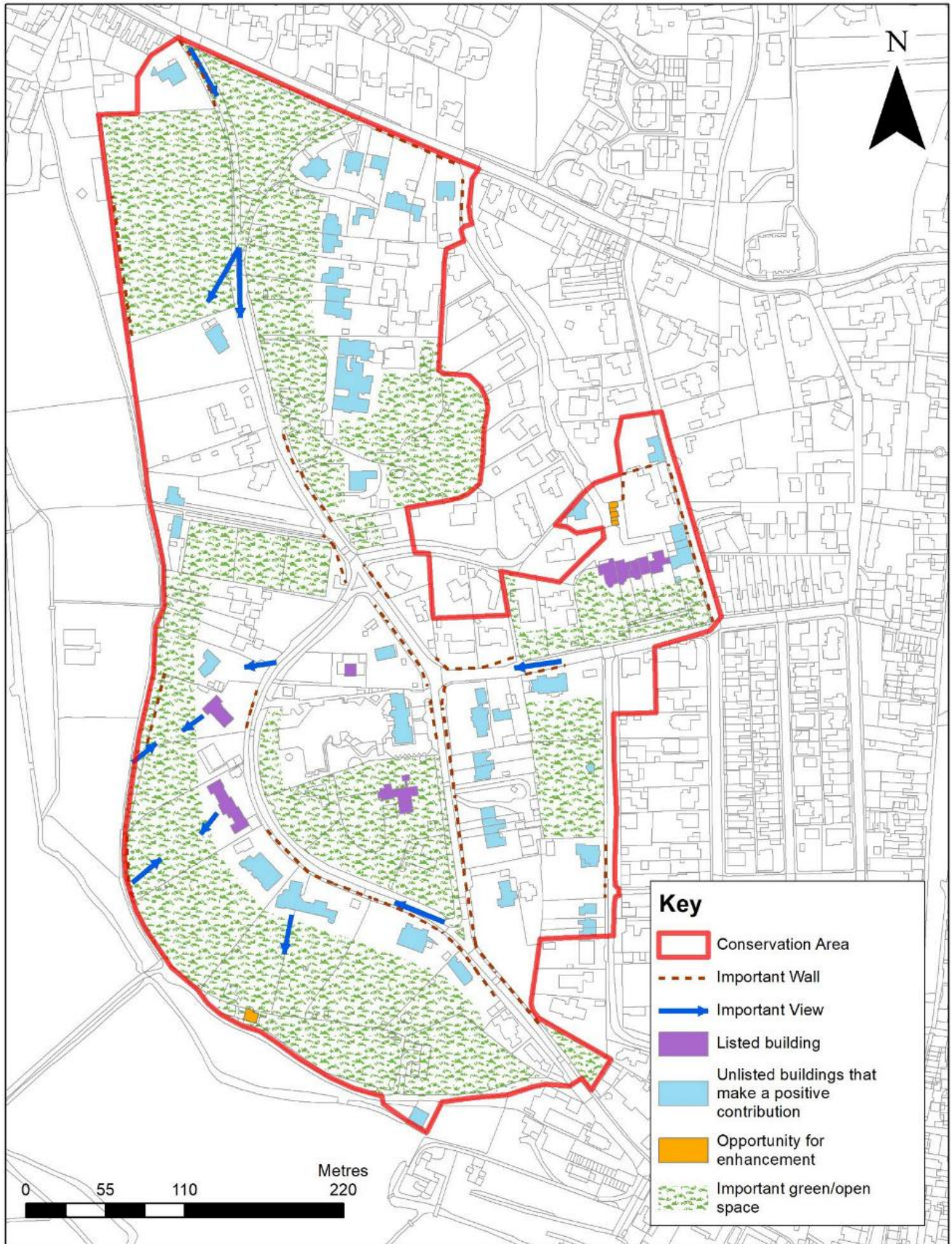
### Archives

The Hold, Suffolk Archives

Suffolk Historic Environment Record

## 6. Appendices

# Appendix 1: Summary Map of Character Features



## Appendix 2: Table of Designated Heritage Assets

| List Entry Number | Name                            | Grade | List Date   | NGR            |
|-------------------|---------------------------------|-------|-------------|----------------|
| 1269764           | Alde House, Alde House Drive    | II    | 27-Feb-1950 | TM 46230 56629 |
| 1269722           | Water Tower, Priors Hill Road   | II    | 09-Jul-1996 | TM 46050 56564 |
| 1269719           | Dolphin House, Priors Hill Road | II    | 16-Aug-1974 | TM 45958 56537 |
| 1269718           | Priors Hill, 48, Park Road      | II    | 09-Jul-1996 | TM 46073 56478 |
| 1269720           | Sandhill, Priors Hill Road      | II    | 16-Aug-1974 | TM 45964 56471 |

### Appendix 3: Notable historic associations

Brief biographies of those who share significant historic associations with Aldeburgh Park are included below:

**Peter Schuyler Bruff (1812-1900)** Bruff was foremost a railway and civil engineer. He was trained by the notable civil engineer, Joseph Locke, and began his career with the Eastern Counties Railway (ECR) circa 1840. From there, he worked on building the rail link between their London terminus and Colchester, however, in 1842 he was dismissed for devoting too much of this time to developing the Colchester Port at the expense of his railway duties. Bruff also supervised the construction of the railway from Ipswich to Bury St Edmunds and from Stowmarket to Norwich. Outside his railway interests, he is remembered for building much of Clacton, including the pier, and developing parts Lowestoft, Frinton, and Walton on-the-Naze. Bruff was involved with Newson Garrett's plans for improvements in Aldeburgh, and the development of the Aldeburgh Park Estate, and also married Newson Garrett's daughter Kate. Notably, he also built the Victorian low-level sewer in Ipswich, and was elected as a Member of the Institution of Civil Engineers on 8 April 1856.

**William Fontaine Golding Bruff (1837 – 1911)** The son of Peter Schuyler Bruff. William Bruff followed his father's footsteps, also becoming a railway engineer for the Mid-Suffolk and Southwold Railways in 1865. However, he was also involved with the Aldeburgh Waterworks Company. By 1880, Bruff had emigrated to the USA and he became a US citizen. He was later president of the Brooklyn elevated railway. He returned to England in 1899.

**Newson Garrett (1812-1893)** An influential enterpriser and philanthropist, best known as a maltster and brewer of Snape maltings and property speculator. Garrett was instrumental in the revival of Aldeburgh, Suffolk, where he mayor later in his life in 1889. Garrett built Alde House as his summer residence and spearheaded the development of the Aldeburgh Park Estate. He died at Alde House on 4 May 1893 following a heart attack and is buried in the family vault at Aldeburgh.

**Elizabeth Garrett Anderson (1836-1917)** A pioneering physician and the first Englishwoman to qualify as a physician and surgeon in Britain. Garrett Anderson was the cofounder of the first hospital staffed by women, and first dean of a British medical school. She was also the first woman in Britain to be elected to a school board, and as Mayor of Aldeburgh, the first female mayor and magistrate in Britain. Garrett Anderson lived in at least two properties in The Park and with her husband was responsible for the construction of a number of its most significant buildings.

**Henry Martineau Fletcher FRIBA (1870- 1953)** Architect and author, who opened his private practice in London in 1897. Fletcher was a pupil of Sir Mervyn Macartney, who worked primarily in Southeast England. He refused the office of President of the RIBA but was late President of the Architectural Association.

Notably, he remodelled and significantly extended Alde House in 1904, for Elizabeth Garrett Anderson and her husband James Skelton Anderson, and rebuilt the Lodge. He also designed Prior's Hill.

**Horace Field FRIBA (1861-1948)** A London born architect and author, who trained in Glasgow under John Burnett and later in London under Robert Edis. Field opened his own practice c.1885 and designed many fine houses in Hampstead and elsewhere in London, as banks for Lloyds. Field is chiefly remembered for his exuberant Renaissance style buildings. Field and his partner Simmons were responsible for houses at Letchworth Garden City and in Hampstead Garden suburb. His Northeastern Railway offices in York (1904) and London are outstanding examples of their kind. He was belatedly admitted FRIBA on 8 June 1903. Elizabeth Garrett Anderson's London hospital had employed Horace Field as its architect, and he was brought in by the family to work for the Aldeburgh Land Company, designing a number of fine villas in Aldeburgh Park.

**Oliver Hill (1887-1968)** Distinguished twentieth century British architect and landscape designer. He was influenced by his mentor Edwin Lutyens, and in 1907 became a pupil of architect William Flockhart. From the 1920s gained a strong reputation as a designer of country houses and for his use of the Arts and Crafts style. Within Aldeburgh Park, Hill worked on Dolphin House and Sandhill during the 1920s. He was later the designer of the modern movement in the 1930s, and architect of the Midland Grand Hotel Morecambe. Hill was elected a Fellow of the Royal Institute of British Architects in 1923. He was also a Fellow of the Royal Society of Arts and a Fellow of the Institute of Landscape Architects.

**James Ransome (1865-1944)** Architect, trained in the office of Sir Ernest George, commencing practice in London in 1888. Ransome remodelled and extended Garrett House in the mid-seventeenth century classical style c1900. He was consulting architect to the Government of India between the years 1902-1908.

## Appendix 4: Glossary

| Term                                      | Description   |
|---|---|
| <b>Archaeological interest</b>            | There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. |
| <b>Conservation (for heritage policy)</b> | The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.  |
| <b>Designated heritage asset</b>          | A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.  |
| <b>Heritage asset</b>                     | A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the Local Planning Authority (including local listing).                                   |
| <b>Historic environment</b>               | All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.   |

|   |  |
|---|--|
| <b>Historic environment record</b>        | Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.  |
| <b>Non-Designated heritage asset</b>      | Non-designated heritage assets are buildings, monuments, sites, places, areas, or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. Only a minority of buildings have enough heritage significance to merit identification as non-designated heritage assets. |
| <b>Setting of a heritage asset</b>        | The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.  |
| <b>Significance (for heritage policy)</b> | The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.  |



## Appendix 5: Legislation, Policy and Guidance

This table highlights the key legislation, policy and guidance which has informed this Conservation Area Appraisal and Management plan.

| LEGISLATION/POLICY/GUIDANCE     | DOCUMENT   | SECTION/POLICY  |
|---------------------------------|--|---|
| <b>Primary Legislation</b>      | Planning (Listed Buildings and Conservation Areas) Act 1990  | All sections are relevant, although the following pertain to Conservation Area Appraisals and Management Plans:<br>66: General duty as respects listed buildings in exercise of planning functions.<br>72: General duty as respects conservation areas in exercise of planning functions. |
| <b>National Planning Policy</b> | National Planning Policy Framework (2021) DCLG   | Section 16;<br>Annex 2  |
| <b>National Guidance</b>        | National Planning Practice Guidance (2019) DCLG  | ID: 18a   |
| <b>National Guidance</b>        | Historic England Good Practice Advice in Planning Note 1 (2015) The Historic Environment in Local Plans                              |   |
| <b>National Guidance</b>        | Historic England Good Practice Advice in Planning Note 2 (2015) Managing Significance in Decision-Taking in the Historic Environment |   |
| <b>National Guidance</b>        | Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets                     |   |
| <b>National Guidance</b>        | Historic England Advice Note 1 (2019) Conservation Area Appraisal, Designation and Management  |   |

|  |  |  |
|--|--|--|
| <b>National Guidance</b>                     | Historic England (2017) Traditional Windows  |  |
| <b>National Guidance</b>                     | Historic England, High Streets for All (2018) Advice for Highway and Public Realm Works in Historic Places |  |
| <b>National Guidance</b>                     | Historic England (2020) Conserving Georgian and Victorian terraced housing                                 |  |
| <b>National Guidance</b>                     | Historic England (2017) Repointing Brick and Stone Walls Guide for Best Practice                           |  |
| <b>Development Plan Document</b>             | Suffolk Coastal Local Plan (2020)  | <ul style="list-style-type: none"> <li>SCLP11.3 – Historic Environment</li> <li>SCLP11.4 – Listed Buildings</li> <li>SCLP11.5 – Conservation Areas</li> <li>SCLP11.6 – Non-Designated Heritage Assets</li> <li>SCLP11.7 – Archaeology</li> <li>SCLP11.8 – Parks and Gardens of Historic or Landscape Interest</li> <li>SCLP5.5 – Conversion of Buildings in the Countryside for Housing</li> </ul> |
| <b>Local Supplementary Planning Document</b> | Historic Environment Supplementary Planning Document (2021)  |  |
| <b>For material consideration</b>            | Aldeburgh Town Council's Open Spaces Strategy (2019)   |  |