

Bungay Neighbourhood Plan

Addendum to the Evidence base and key issues



February 2022 Updates

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A few minor updates to the evidence base can be made for the Bungay neighbourhood plan including an updated and sourced flood risk map, assessments which have come out after 2018 such as the Bungay Conservation Area Appraisal and Management Plan (2022) or were not used in the 2018 paper prepared by Small Fish Consultancy such as the Waveney Open Space Needs Assessment (2015).

Updated text is expressed below and highlighted in yellow under similar subheadings as the previous evidence base made by Small Fish Consultancy.

1. Historic Character

Bungay has a wealth of historic sites. Key features include the castle and keep, originally built by the Normans, Church of St Mary and the Buttercross in the town centre.

A summary of key points from the Bungay Conservation Area Appraisal and Management Plan (January 2022¹) include:

- A proportion of the town is designated a Conservation Area, meaning that a high degree of attention is needed to the design of any new development to preserve and enhance the Conservation Area
- **Principal historic areas** within the town include the Market Place, St Mary's and Trinity Church yards, the Castle Bailey and Castle Hills, car parks in Priory Lane and Wharton Street
- The Castle area includes the mounds and ditches of the Norman motte and bailey castle, the Norman keep and remains of the medieval curtain walls and the inner and outer baileys of the Edwardian castle.
- **Initially there were three Scheduled Monuments within the Conservation Area, Bungay Castle, Castle Hills, and The Butter Cross. The Castle and Castle Hills Scheduled Monuments were however combined in 2018 into one 'Bungay Castle' entry and the scheduled area extended. Both the Castle and Castle Hills are also highly significant green spaces within the Conservation Area.**
- **St Mary's Church tower is 27m (90 ft)** and a major landmark of the town centre and visible from surrounding areas
- The town connects visually with the open countryside, with views out between buildings and via the roads that lead to them
- Substantial rebuilding of the town following fires in late 17th Century has determined much of its architectural character.
- Particular architectural styles and materials dominate in different areas. Georgian style, red or yellow brick and colour washed timber-frame with red or black pantile roofs in the central area, 19th Century brick terrace houses with pantile or slate roofs in the Ollands area, small scale 19th century artisan red brick terraces in Southend Road and a 19th Century industrial character in the Staithe area.

A recent survey of residents in preparation for the Neighbourhood Plan asked about housing development in relation to Bungay's historic nature. Forty-Four percent of respondents strongly agreed that no new development should be allowed unless it fits with the character of the town, a rating of 2.25 on average (1-7 scale, 109 responses).

¹ [Bungay-Conservation-Area-Appraisal-and-Management-Plan-Article-4-directions-apply.pdf](https://www.eastsuffolk.gov.uk/wp-content/uploads/2022/01/Bungay-Conservation-Area-Appraisal-and-Management-Plan-Article-4-directions-apply.pdf)
([eastsuffolk.gov.uk](https://www.eastsuffolk.gov.uk))

2. Environment

Bungay is situated on a narrow spur of land that rises above the flood plain formed by a large meander in the River Waveney. Within this loop there are 160 ha water meadows of Outney Common. The Common and the flood plain to the east are within the Broads Authority Area. The area between the Broads Authority Area and the town, and to the west between the river and the town is a Special Landscape Area. The marshes to the north of the town are partially protected by their role as a water source protection zone under the Water Framework Directive. There are no further designated sites such as County Wildlife Sites or Special Sites of Scientific Interest.

Despite its surroundings there is limited green open space within the built-up area. In the Waveney Open Space Needs Assessment (2015²), Bungay is an area with significantly poorer open space provision and that which is available is generally of a lower quality and offers less value (pg 137). The assessment also highlighted those levels of park provision do not meet the expectations of the local community in Bungay; Bungay doesn't have any parks and gardens and a significant shortfall of allotments in Bungay was identified with only one site providing a limited number of plots for the entire town.

Growth of the town is significantly constrained by flood risk. Areas surrounding the low-lying reach of the River Waveney are fairly flat, so the river will spread into an extensive flood plain during times of high flow when the river overtops its banks. This floodplain area will subsequently drain slowly, due to low gradients and may be boggy and marshy. However, Waveney Hydraulic Model (2013), which is due to be updated, suggests that flood risk to Bungay is not as extensive as previously expected in 2005³.

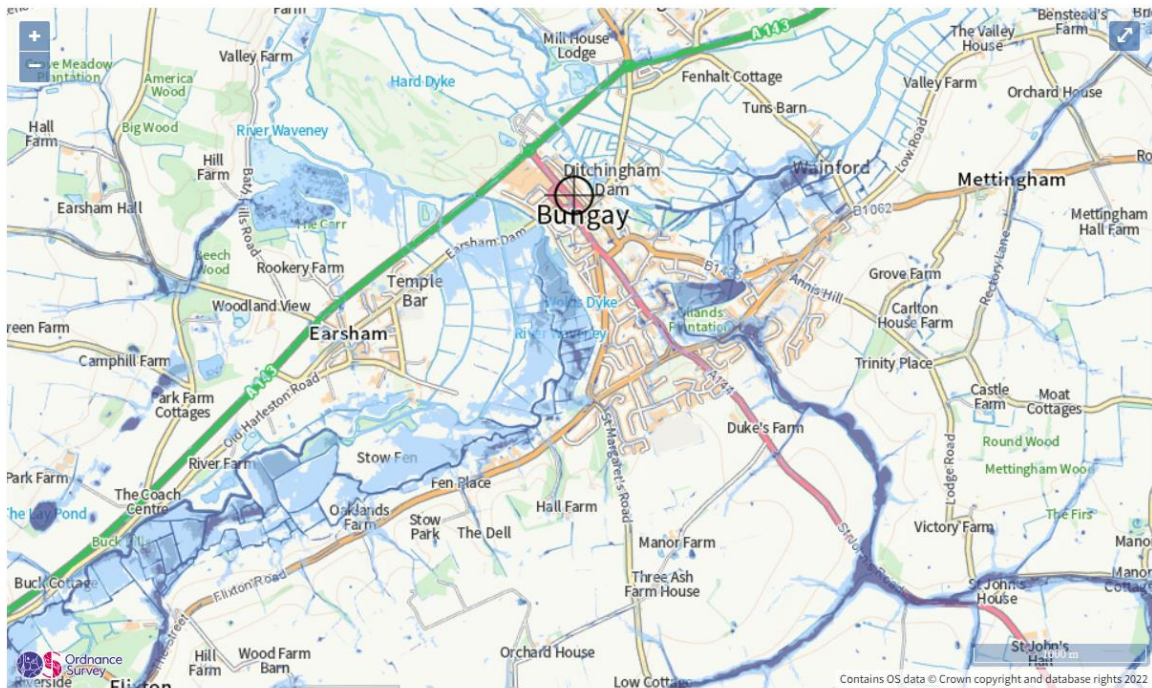
In Bungay, the Suffolk Coastal and Waveney District Strategic Flood Risk Assessment (2008) Appendix A states there are 56 properties at risk of flooding from a 1% annual exceedance probability event⁴. A short section of flood relief channel has been constructed between Earsham and Bungay, and Bungay and Ellingham. The majority of land at risk from flooding in this area is agricultural. At present, flood risk is managed effectively by a Catchment Management Plan, the Flood Risk Strategy and by retention of the floodplain and automated sluices on the Waveney.

The functional floodplain, areas with annual probability of flooding of 5%, has been mapped as part of development of the Waveney Core Strategy. To the north of the town the functional floodplain encroaches on residential areas towards Trinity Street and Beccles Road. To the south it extends towards residential properties to the south west of Castle Lane and Boycott Lane. As shown on the map below flood risk from surface water is shown to be higher in parts of the settlement nearest to River Waveney.

² [Open-Space-Needs-Assessment.pdf \(eastsoffolk.gov.uk\)](#)

³ [D23 - Strategic Flood Risk Assessment Level 1 April 2018 reduced \(1\).pdf](#)

⁴ [SFRA-Appendix-Part-1.pdf \(eastsoffolk.gov.uk\)](#)



Extent of flooding from surface water

● High
 ● Medium
 ● Low
 Very low
 ⊕ Location you selected

Source: Flood Risk Map showing the extent of flooding from surface water [Learn more about this area's flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://check-long-term-flood-risk.service.gov.uk) (Accessed: 11/02/2022)

3. Deprivation

A review of the Index of Multiple Deprivation 2015 and 2019⁵ indicates that nothing stands out, the area falls within the 40% most deprived neighbourhoods within England ranking at 12,437 out of 32,844 neighbourhoods (#1 being the most deprived). Bungay is average in the ranks and has improved from 2015 to 2019 slightly in different categories including income, income deprivation affecting children and elderly people and employment. Categories the area has dropped in since 2015- 2019 are education, crime, and barriers to housing. It is unlikely the Neighbourhood Plan could address educational and crime deprivation. However, it can have an influence on improving housing accessibility through encouraging affordable housing and site allocations for example.

⁵ [Indices of Deprivation 2015 and 2019 \(communities.gov.uk\)](https://www.communities.gov.uk)

4. New Sources:

AECOM. 2018. Suffolk Coastal and Waveney District Councils Level 1 Strategic Flood Risk Assessment. Available at: [D23 - Strategic Flood Risk Assessment Level 1 April 2018 reduced \(1\).pdf](#) (Accessed on: 11.02.2022)

East Suffolk Council. 2022. Bungay Conservation Area Appraisal and Management Plan Available at: [Bungay-Conservation-Area-Appraisal-and-Management-Plan-Article-4-directions-apply.pdf \(eastsoffolk.gov.uk\)](#). (Accessed on: 11.02.2022)

East Suffolk Council. 2015. Waveney Open Space Needs Assessment. Available at: [Open-Space-Needs-Assessment.pdf \(eastsoffolk.gov.uk\)](#). (Accessed on: 11.02.2022)

GOV. 2022. Flood risk map -Available at: [Learn more about this area's flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](#). (Accessed on: 11.02.2022)

GOV. 2019. Index of Multiple Deprivation 2015 and 2019: Available at: [Indices of Deprivation 2015 and 2019 \(communities.gov.uk\)](#). (Accessed on: 11.02.2022)

Scott Wilson prepared for Waveney District Council. 2008. Suffolk Coastal and Waveney District Strategic Flood Risk Assessment Appendix A – Waveney District. Available at: [SFRA-Appendix-Part-1.pdf \(eastsoffolk.gov.uk\)](#) (Accessed on: 11.02.2022)