

Welcome

Larkfleet Group Ltd,
Beccles Townlands Trust
and Chenery's Farm
Partnership are pleased
to invite you to view our
updated plans for the
Beccles & Worlingham
Garden Neighbourhood.

Following our public
consultation in September
2024, we have reviewed the
feedback received and are
working towards finalising our
masterplan vision for the site.

We are keen to hear your
thoughts!

BWGN
BECCLES AND WORLINGHAM
GARDEN NEIGHBOURHOOD



Site Context

The site is located to the southern edge of Beccles and southwest of Worlingham, with the southern boundary of the Site running adjacent to the A145/Southern Relief Road. It benefits from good connections to Beccles as well as to Lowestoft to the east and nearby cities Norwich to the north and Ipswich to the south.

The surrounding area offers various existing employment opportunities, services and facilities, alongside education options and bus and rail links. Proposed new amenities that would be delivered as part of the garden neighbourhood will provide further opportunities and facilities for new and existing residents.

The site is included in the Waveney Local Plan (March 2019) as Beccles & Worlingham Garden Neighbourhood, which is allocated for a comprehensive mixed-use development including residential development, employment development, a retirement/care facility, primary school, sports fields, allotments, play areas, retail and community centre. Through this allocation, the principle of a mixed-use development on the site is considered acceptable.

Larkfleet Group Ltd and Beccles Townlands Trust and Chenery's Farm Partnership are now working together to bring forward a masterplan for the garden neighbourhood.

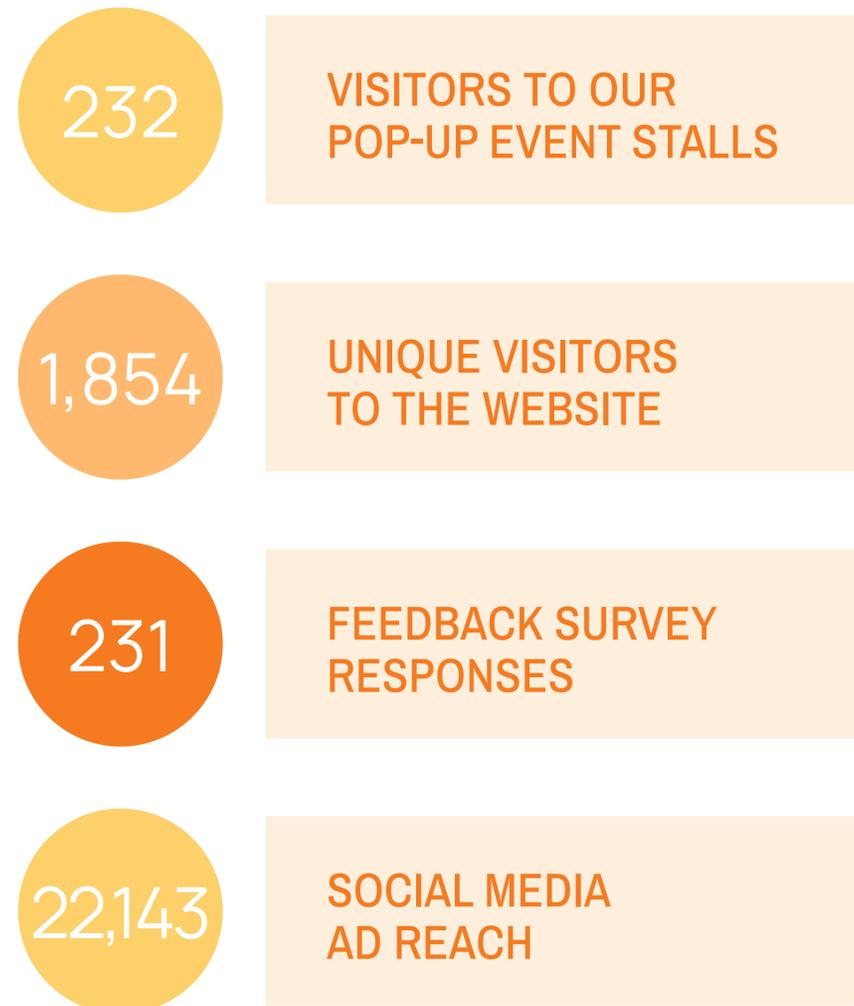


The Consultation So Far

We held our first public consultation in September 2024, where we engaged with local residents and stakeholders to present our emerging masterplan for the site and gather feedback to help shape our plans.

We are keen to continue engaging with the local community as we work towards finalising our masterplan vision for the site.

CONSULTATION OVERVIEW:



RESPONDING TO COMMUNITY FEEDBACK:

We received a wide range of feedback from the local community during our first public consultation. Since then, the project team has been carefully reviewing the feedback and working to further develop the proposals.

The table below outlines how we are addressing the feedback received.

Key theme of community feedback	How we are addressing this
People were concerned around a lack of local medical provision.	<p>As part of our commitment to delivering a well-planned and sustainable development, we are engaging with East Suffolk Council and NHS Norfolk and Waveney Integrated Care Board (ICB) regarding local medical provision. East Suffolk Council's Infrastructure Funding Statement (IFS) includes a proposal to expand Beccles Medical Centre to manage increased demand from new development.</p> <p>Alongside this, we are undertaking a Health Impact Assessment, which will help to identify any additional requirements and ensure that healthcare infrastructure evolves in line with the growing community.</p> <p>We understand that infrastructure planning must take a long-term view and are committed to working proactively with the relevant authorities to ensure that the Beccles and Worlingham Garden Neighbourhood integrates seamlessly into the area.</p>
Some concerns were raised that local transport and parking infrastructure would be unable to cope with additional cars from the development.	<p>A Transport Assessment (TA) has reviewed the surrounding road network and expected traffic from the proposed development, concluding that the proposed development would not result in a significant increase in traffic.</p> <p>The Beccles Southern Relief Road (BSRR) runs along the site's southern boundary and connects to the A145, helping to divert traffic away from Beccles Town Centre. We are suggesting a reduction in the speed limit to 40 mph, and are in discussion with Suffolk County Council on this. New junctions and controlled crossing points (such as those proposed into the site) will naturally slow traffic and improve safety.</p> <p>Any forthcoming application would be submitted in outline, with parking provision to be defined at the Reserved Matters stage. Our parking strategy will, however, reflect the Council's aim to reduce car use and encourage sustainable transport options.</p>

Responding to Community Feedback – Continued

Key theme of community feedback	How we are addressing this	Key theme of community feedback	How we are addressing this
<p>Local residents were keen to see improved local connectivity around the site.</p>	<p>The site benefits from excellent bus links to Beccles Town Centre, Lowestoft and Norwich, and will include safe walking and cycling routes connecting to the wider area.</p> <p>Active travel routes and green links will be located throughout the development, with new and existing residents brought together through clear connections to the proposed community hub.</p> <p>The network of pedestrian and cycle routes has been designed to seamlessly integrate with existing footpaths, recreational routes and access points. This approach improves connections within, through and around the site, while strengthening links to the surrounding community.</p>	<p>There was interest in ensuring new homes built along the northern boundary of the site do not negatively impact existing, neighbouring properties to the north.</p>	<p>The proposed masterplan and design principles for new homes are being carefully developed to address concerns regarding overlooking, overshadowing, and proximity. This will be achieved through the thoughtful placement and alignment of the proposed dwellings, as well as the strategic location of access routes.</p>
<p>Some were worried about the risk of flooding and how drainage would be managed.</p>	<p>Representatives from Larkfleet Group have met with civil engineers on site to discuss the issue in more detail. The existing problem associated with surface water flow path was identified during the meeting and design resolutions have been discussed with the Lead Local Flood Authority (LLFA), which have been agreed in principle.</p> <p>Significant technical work has been undertaken to manage run off from the proposed development and our civil engineers have prepared a technical note on Foul Water Drainage Strategy. Alongside the LLFA, we are also engaging in conversations with Suffolk County Council and the Environment Agency on the drainage strategy for the site.</p>	<p>Considering the design of new homes, people were keen to see attractive houses that reflect the character of the local area, with gardens and solar panels.</p>	<p>We are grateful for your feedback on what you would like to see in the design of new homes on the site. Details such as how the homes would look would be for later, 'reserved matters' planning applications to decide. These could be worked up in close co-operation with key stakeholders to ensure the homes are built to a design appropriate for the area and a housing mix that responds to local needs.</p>
<p>People liked the idea of play areas and sports pitches being delivered as part of recreational facilities on the site.</p>	<p>Our masterplan proposals include the provision of sports pitches and play areas on the site. Central to this will be a sports hub/pavilion, available for the local community to use. We are continuing to explore options around sports facilities. We welcome your feedback on what type of sports pitches you would like to see come forward.</p> <p>Play areas will be located throughout the development, with both equipped and informal areas for play that look to take advantage of the site's natural features. Play spaces will look to cater for a range of ages and abilities.</p>	<p>Several comments were raised regarding the proposed nearby incinerator and how this could potentially put people off buying a new home on the site.</p>	<p>We are aware of the proposals (unrelated to this site) for a small waste incineration plant to the south of the site and some people's concerns over the effect of this on new homes at Beccles & Worlingham Garden Neighbourhood.</p> <p>The proposed incinerator will be required to carefully manage any exhaust discharge during its operation. Good site practice and the implementation of suitable mitigation measures will ensure that the impact of dust, PM10 and NO2 releases may be effectively mitigated, and any resultant impacts are considered to be within acceptable levels. In addition, an Air Quality Impact Assessment will be submitted as part of our Outline Planning Application for the Garden Neighbourhood.</p>

The Proposals

Our vision is to create a welcoming and sustainable new garden neighbourhood that delivers benefits for the existing community as well as new residents.

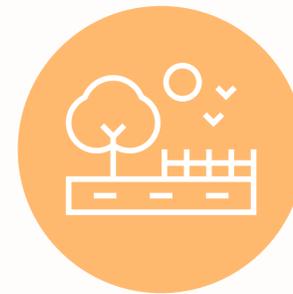
Our masterplan proposals will provide:



c.1250 homes with a mix of house types, plus a retirement/care facility, to meet need in East Suffolk. 30% of homes will be affordable housing. 5% of homes will be custom build.



A community hub with new facilities including a convenience store, local shops and a community centre.



In excess of 25 hectares (61.7 acres) of accessible public open space, including circular walking routes and community allotments.



New community amenities, including on-site sport pitches, indoor and outdoor sports facilities, play areas and allotments.



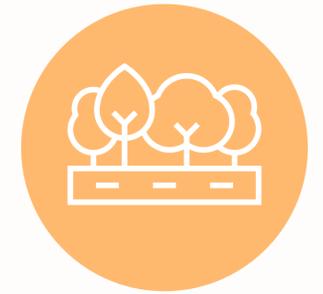
Approximately 5 hectares (12.4 acres) of designated employment space.



The delivery of land to accommodate a new primary school.



Public footpaths and cycleways linking the site and connecting the existing community with new local amenities.



Green landscaping that integrates the new neighbourhood with the character of the local area.

Masterplan Principles



LANDSCAPE

Creating a welcoming, green neighbourhood for the community to enjoy.

Our vision is to deliver a rich and varied garden neighbourhood with a green, leafy character that will create a welcoming landscape for the community to enjoy. This will include improved public access to informal open space for both new and existing residents.

There will be a focus on providing green links and retaining the site's natural features, and creating safe, well overlooked and tree lined streets, spaces and places, as well as supporting biodiversity net gain (BNG) and habitat creation.



COMMUNITY

Providing new homes and public facilities to support a healthy community.

We want to create a diverse, residential-led garden neighbourhood, which carefully integrates into its surroundings and enables the growth of a healthy community.

New community facilities and amenities will be focused around a local centre in the middle of the neighbourhood, to ensure easy access for both new and existing residents and foster a sense of shared community. Play areas will be located throughout the development, bringing life to the new neighbourhood by creating a social environment.



MOVEMENT

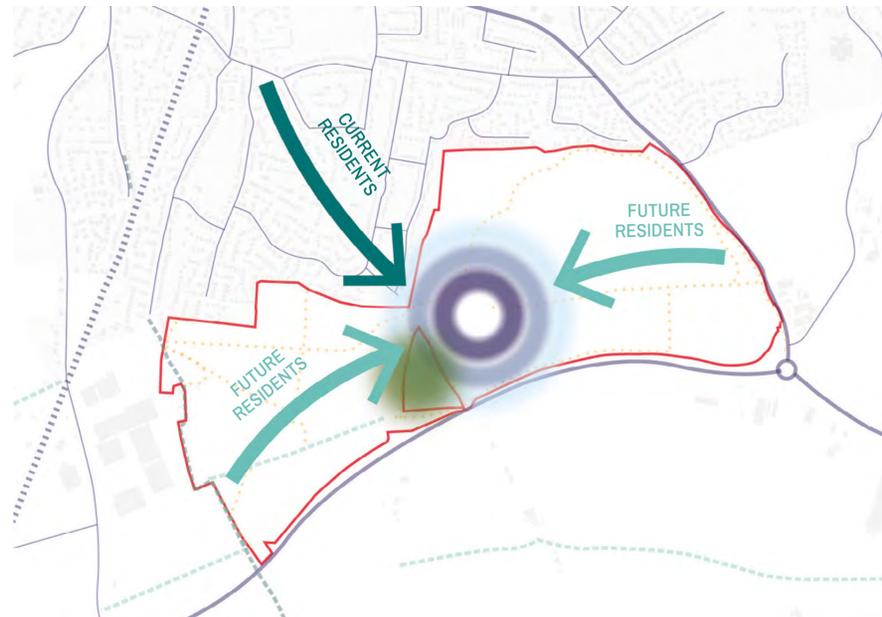
An open neighbourhood with easy, safe and convenient access and movement.

Our aim is to create a neighbourhood where movement will be easy, safe and convenient. The design will encourage sustainable transport and provide new routes for recreation and convenient access to local amenities and the proposed employment area.

This will include well-designed green links for pedestrians and cyclist that connect with surrounding footpath and cycle networks. Streets will also be designed as attractive tree lined spaces.



Landscape Concept Driver



Community Concept Driver



Connectivity Concept Driver

Indicative Masterplan



AO BOARD

Masterplan: Character Areas – East

MOORSIDE

Moorside will run along the spine road and key active travel route, with views over the Southern Relief Road to Ellough Moor to the south. This area will host the highest density of homes, due to its location on the flattest section of the Site and proximity to the Community Hub.

ELLOUGH QUARTER

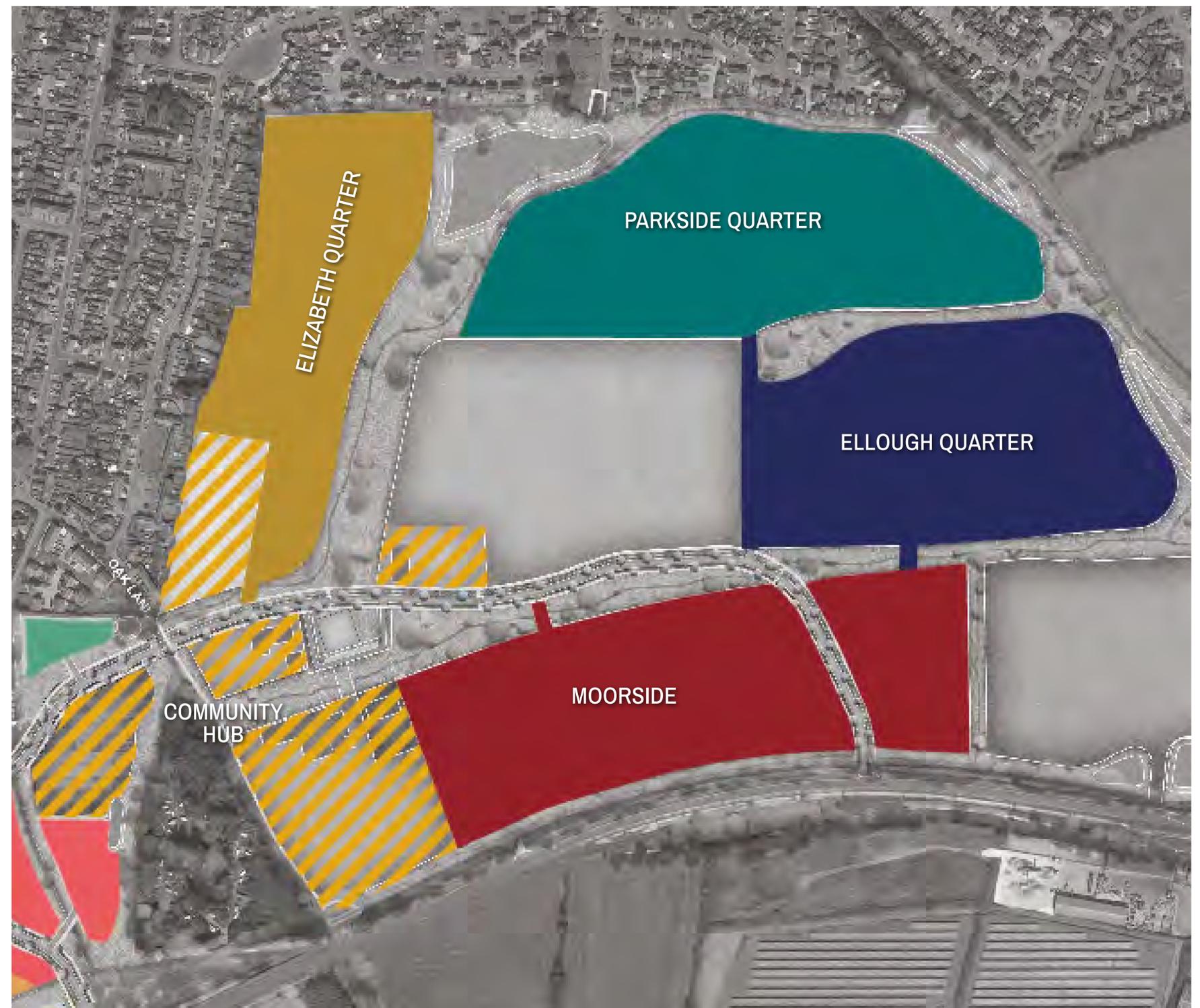
Ellough Quarter will provide medium density development, surrounded by generous Green Infrastructure and strategic landscape corridors. New homes will front on to green space in places. The area will comprise a mix of terraced, detached and semi-detached homes.

ELIZABETH QUARTER

Elizabeth Quarter will share a significant boundary with the central parkland, whilst responding to neighbouring existing homes. Perimeter blocks will primarily be a mixture of terraced and semi-detached homes, with detached homes in key locations. Proximity to the Community Hub presents the opportunity to provide residential apartments as part of the medium to high density housing.

PARKSIDE QUARTER

The **Parkside Quarter** will feature a medium to lower density of dwellings, reflecting its position alongside key areas of public open space. This area will include a mixture of dwellings, arranged in a suburban form, referencing the adjacent existing homes. Parkside will primarily include detached and semi-detached homes, with potential for bungalows.



Masterplan: Character Areas – West

NORTHERN EDGE

The **Northern Edge** will provide medium density development, which reduces in density where it interacts with areas of open space. Housing will be a mix of single to two storey height homes that back on or are side on to the existing development, with shared surfaces, private drives and hedging between the drives and open space.

RURAL EDGE

The **Rural Edge** will provide a soft edge between the open space and development, with some two storey homes that front the woodland to the west, served off shared private drives with hedging between the drives and open space.

CENTRAL QUARTER

Medium density development with two storey homes that front the roads. Homes will have on-plot car parking.

URBAN STREET

A tree lined street with building frontages of various heights between two and three storeys, providing an active streetscape. The **Urban Street** will have higher density development and massing.

SOUTHERN EDGE

The **Southern Edge** will see two and three storey buildings fronting the Southern Relief Road, providing an active streetscape. This area will have a higher density and massing fronting the road, with medium density behind. A natural buffer will screen homes from the road. The entrance to the site will have a statement building that creates a 'sense of arrival'.



Masterplan: Community Hub and Employment

COMMUNITY HUB

The Community Hub will be the heart of the new Garden Neighbourhood, acting as a hub for local activity, community interaction and social integration. It will host the majority of the site's amenities, including the sports pitches and pavilion, retail space and allotments.

Locating this area at the centre of the masterplan, and on the main link road through the development, will provide an opportunity to bring existing and new residents together through excellent wider connectivity and active travel connections.

The Community Hub will be forward looking, with employment opportunities generated by the inclusion of community facilities and services alongside a retail and retirement offering.

EMPLOYMENT

The proposed employment area will be strategically located in the southeast of the site, concentrating activity around existing businesses and developing sustainable transport routes along Ellough Road and the Southern Relief Road.

The space will be designed for flexibility, with a mix of Class E (Commercial, Business and Service) and B (General Industry, Storage and Distribution) uses, adapting to local needs and investment. Amenity and wellbeing will be central to its design, ensuring it meets the needs of all users. Breakout and seating areas will be provided for use throughout the working day.

We will carefully consider and mitigate the area's proximity to residential properties, with a green landscaped buffer provided to create separation. **We welcome feedback on the potential uses for the employment area!**



PROPOSED COMMUNITY HUB AND EMPLOYMENT AREA

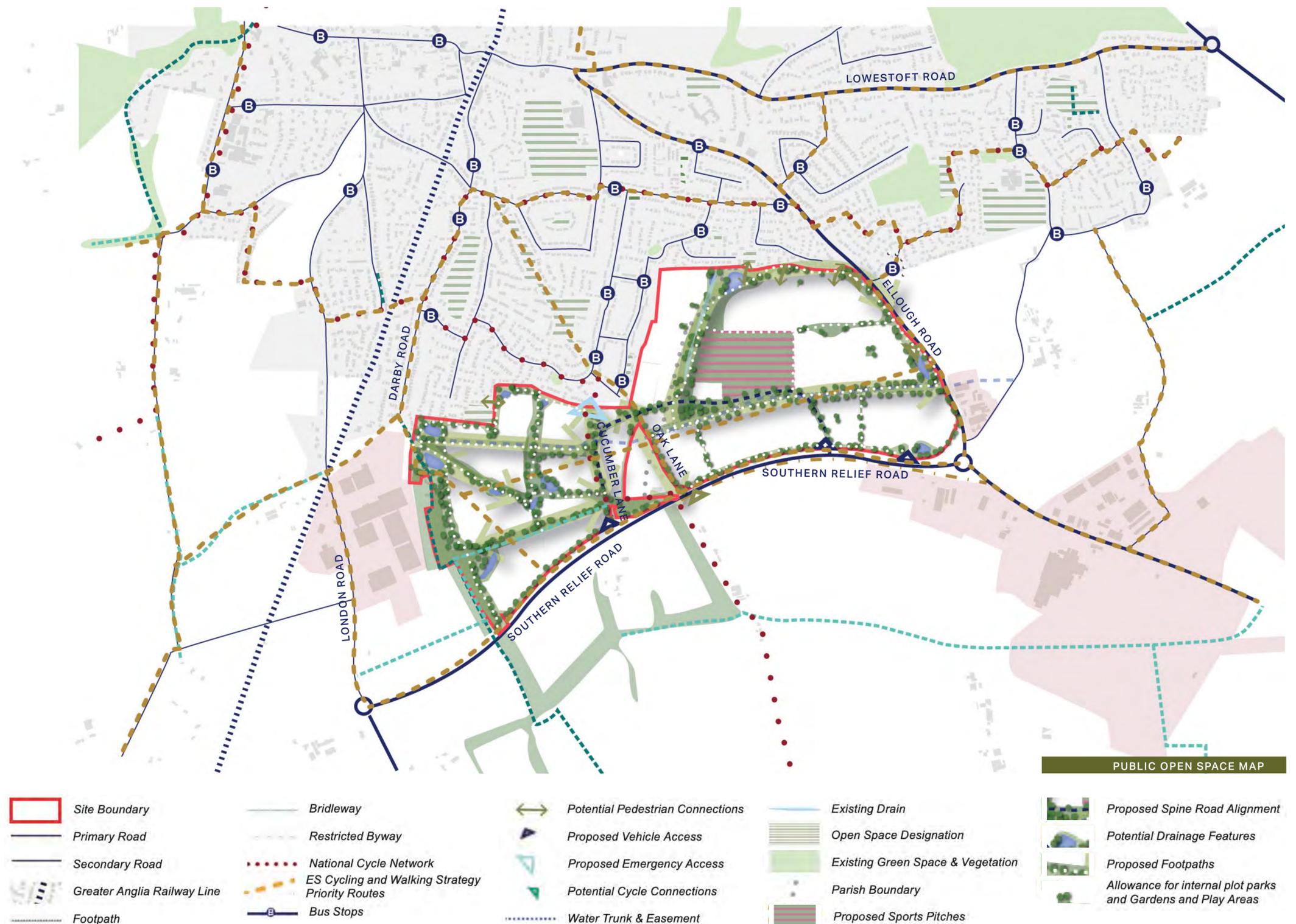
Masterplan: Public Open Spaces and Green Infrastructure

A Green Infrastructure network will connect the Garden Neighbourhood, flowing between housing parcels and character areas to enliven the development and create linked recreational routes.

These green links will provide significant benefits for both existing and new residents. Open spaces will serve multiple purposes, offering recreational, educational, amenity, and biodiversity value.

Public open spaces will include informal areas and a key recreational destination for both the local and wider community. Thoughtfully located, these spaces will provide easy opportunities for activity and play while also supporting wildlife.

The creation of open spaces will contribute to a Biodiversity Net Gain (BNG), with green corridors and vegetation designed to be both attractive and functional for residents and local ecology.



Masterplan: Public Open Spaces and Green Infrastructure

Public green spaces will be strategically located throughout the development, ensuring all residents are within a short walking distance of play areas and open spaces.

Most of the public green spaces in the development will be SANG (Suitable Alternative Natural Greenspace). SANGs are areas of high-quality open green space which residents can use for recreation, attracting them away from areas of greening or habitat which are protected due to valuable ecology or sensitive wildlife.

SANG in the development will be created to meet the Local Planning Authority's design criteria and will feature high-quality, informal natural/semi-natural greenspace areas, including an area for 'nature immersion' and a main SANG area less than ten minutes' walk from all homes, as well as routes for leisure walking and cycling. Dog off lead areas will also be created.

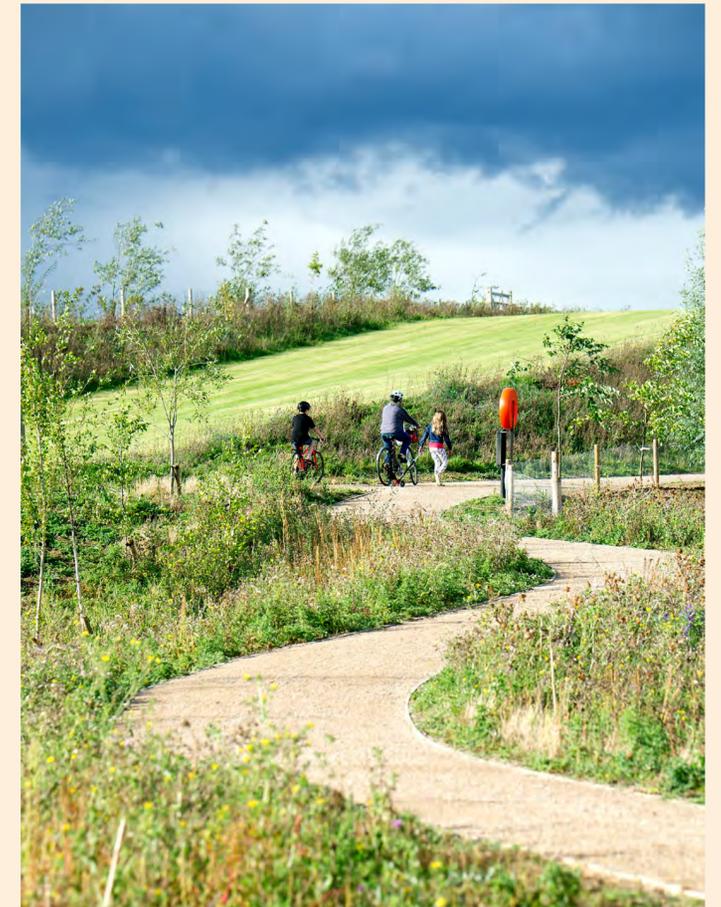
SANGs will provide space for informal recreation and community events while also helping to foster a strong sense of place for the local community.

The location of green spaces will be designed with natural surveillance in mind, featuring overlooking from nearby homes and plenty of seating. Play spaces for both younger and older children will be included within the open spaces. These spaces, along with the open areas, will incorporate natural materials that reflect the local character and feature diverse, seasonal planting.

The spaces will be safe, visible, and accessible, encouraging a sense of ownership and community. Designed to be inviting and enjoyable, they will play a key role in fostering social connections and supporting child development.

We welcome your input on what you would like to see in our public green spaces and play areas. Complete our survey to share your views!

PRECEDENT IMAGERY OF PUBLIC OPEN SPACES:



Masterplan: Drainage and Highways

DRAINAGE

Significant work has been undertaken to develop a drainage strategy for the masterplan site and manage run off from the proposed development. The existing problem associated with surface water flow path was identified during meetings with civil engineers on site and design resolutions have been discussed with the Lead Local Flood Authority, which have been agreed in principle.

Our civil engineers have prepared a technical note on Foul Water Drainage Strategy. The below plans show our Foul Water Drainage Strategy for the east and west of the site masterplan.



The masterplan design will use Sustainable Drainage Systems (SuDS), including highway and private rain gardens, gravel drains and dry swales. Alongside mitigating surface, these SuDS features will provide opportunities for greening and biodiversity benefits.

Our drainage consultants are also on hand to discuss any questions and can share additional documents and plans with detail on the drainage strategy for the site.

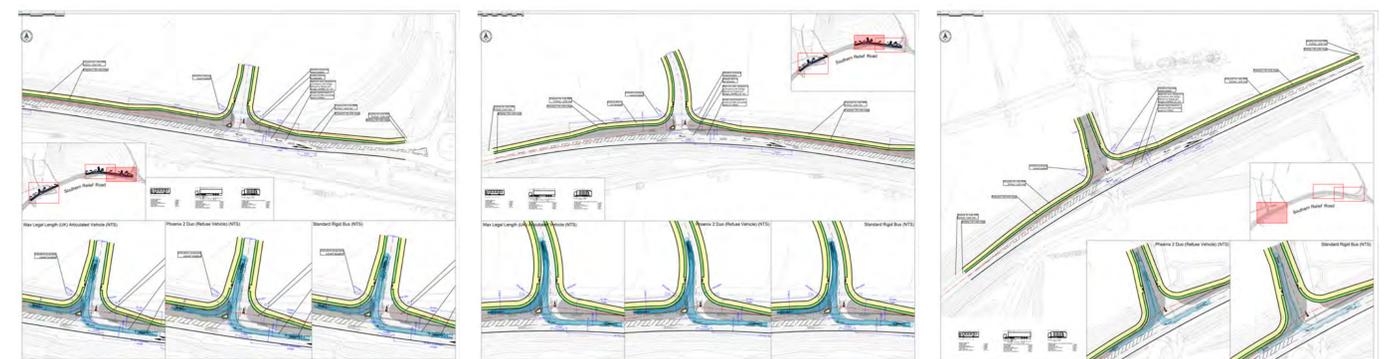
HIGHWAYS AND ACCESS

The vision for the new Garden Neighbourhood seeks to promote sustainable development and ensure a wide range of travel choices, focusing on sustainable forms of transport. A Transport Assessment has been undertaken which sets out how the proposed masterplan development will support this goal, enhance the accessibility of the area and mitigate for transport impacts of the proposals where required.

Local amenities and facilities have been located at convenient points throughout the site, with the Community Hub centrally located, to encourage active travel within the site. On site and external improvements are proposed to public rights of way and walking and cycling routes, which would provide safe and convenient access to local schools and the town centre. The possibility to provide a new local bus service, providing regular access between the development and the town centre, is also being looked at.

Three vehicular accesses are proposed for the site, all from the Southern Relief Road (SRR). The new accesses will change the nature of the SRR, naturally reducing speeds along the road. Therefore, we are proposing a reduction in the speed limit along the SRR to 40mph.

You can find the proposed access plans for the development below:





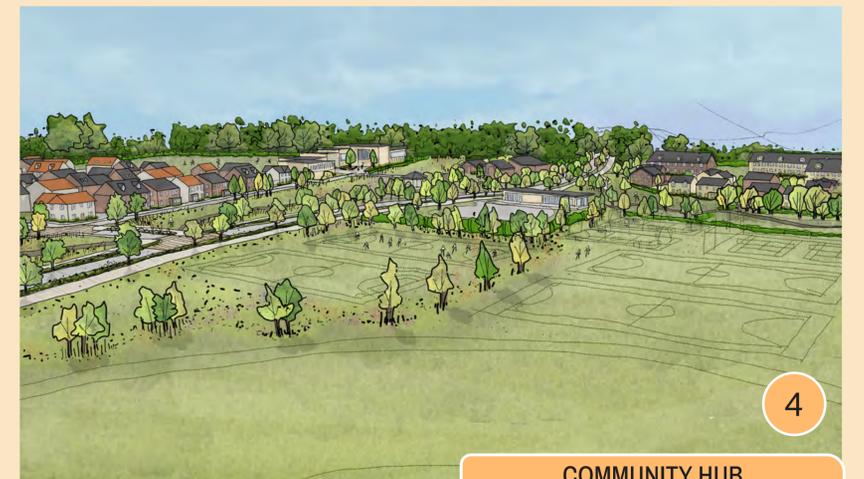
URBAN STREET



PUBLIC OPEN SPACE CORRIDOR (ELIZABETH/PARKSIDE)



CENTRAL QUARTER



COMMUNITY HUB



5

RURAL EDGE



7

PUBLIC OPEN SPACE CORRIDOR (PARKSIDE/ELLOUGH)



6

RURAL EDGE DARBY ROAD



8

SPINE ROAD AND COMMUNITY HUB

Get Involved

We want to provide a welcoming and sustainable new garden neighbourhood that delivers benefits for the existing community as well as new residents.

We're keen to hear your thoughts. Get involved and have your say on our updated plans!

HOW YOU CAN HAVE YOUR SAY:

- 1** Complete our survey here at the event today. Please speak to a member of our team if you need any help filling out our survey.
- 2** Complete our survey online via our website at www.bwgn.co.uk

Scan the QR code!
- 3** If you have any questions regarding the consultation or proposals, you can get in touch at:
pging@conciliocomms.com
0800 193 0884

Timeline

**PUBLIC CONSULTATION
OPENS**

14th February 2025

**CONSULTATION
EVENT**

27th February 2025

**CLOSE OF PUBLIC
CONSULTATION**

28th March 2025

**TARGET PLANNING
APPLICATION SUBMISSION**

Spring/Summer 2025

BWGN
BECCLES AND WORLINGHAM
GARDEN NEIGHBOURHOOD