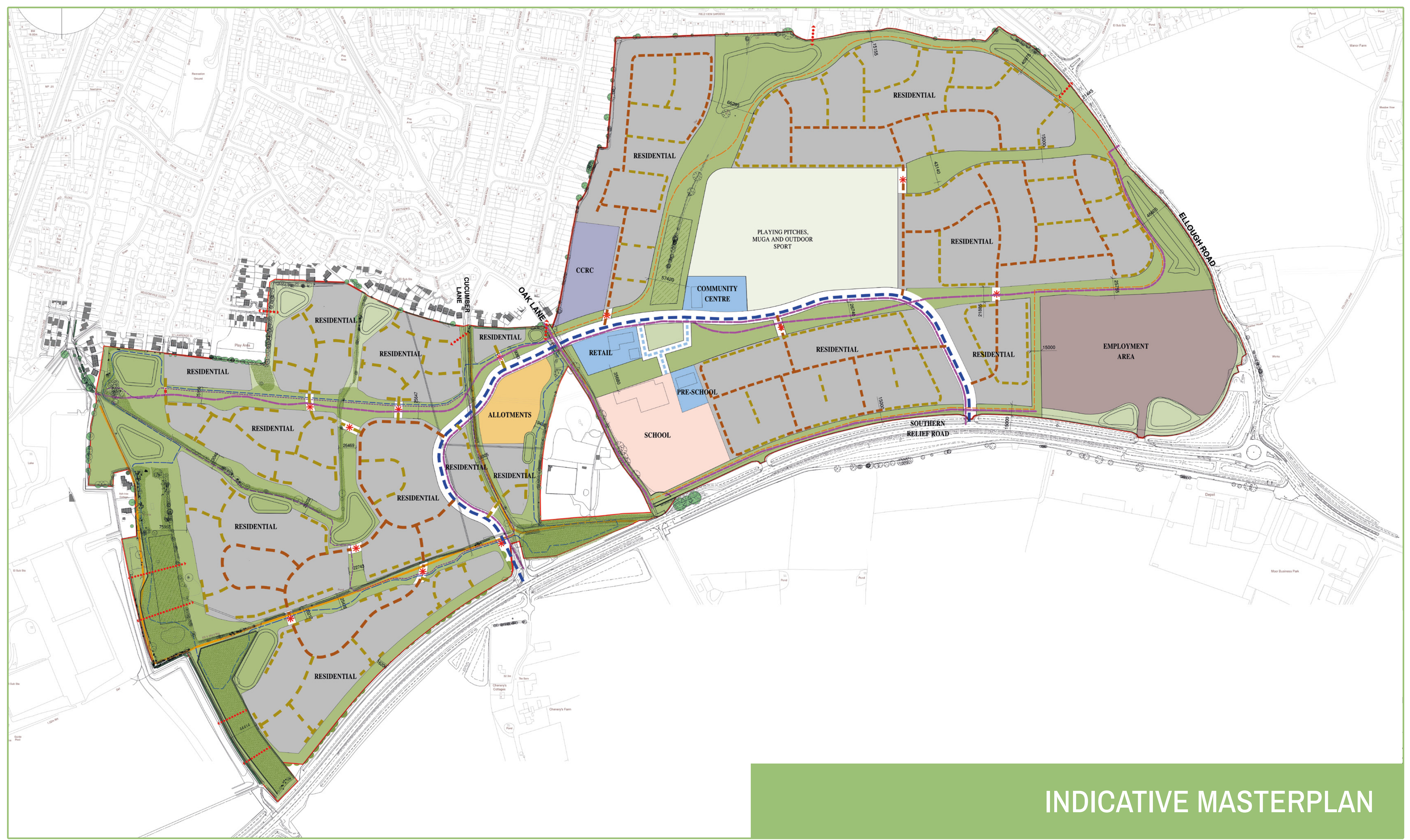


# Have your say!

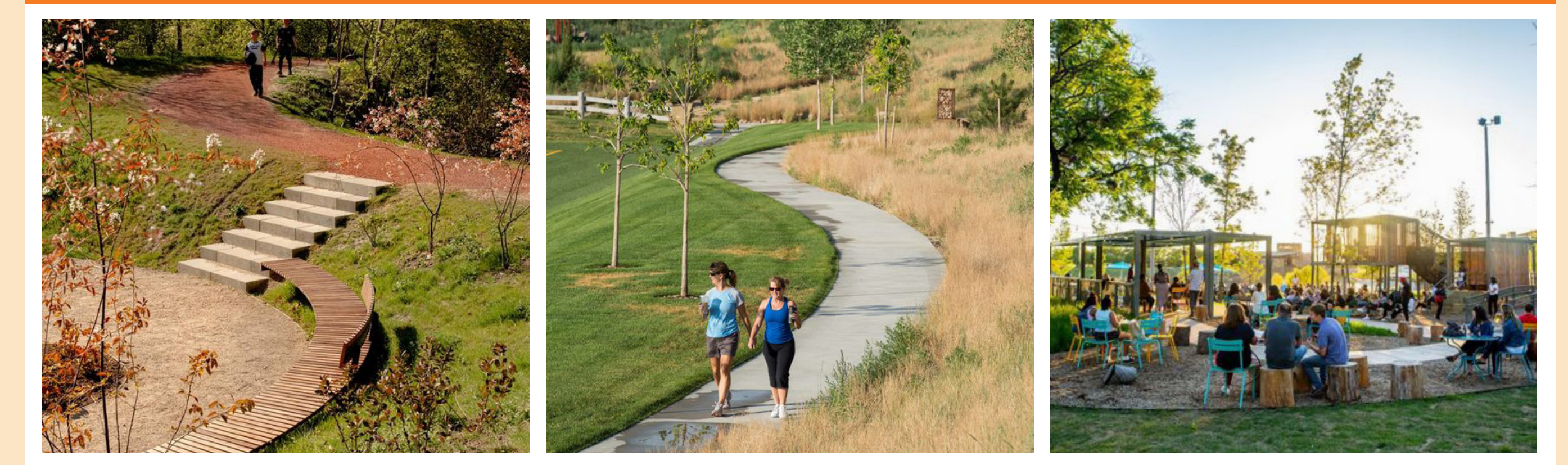
## LET US KNOW YOUR THOUGHTS AND SUGGESTIONS ON:

- 1 What community facilities would you like to see come forward as part of the garden neighbourhood?
- 2 What kind of public spaces would you like to see?
- 3 What recreational facilities would you like to see included, for example sports pitches and children's play areas?

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### PUBLIC SPACES



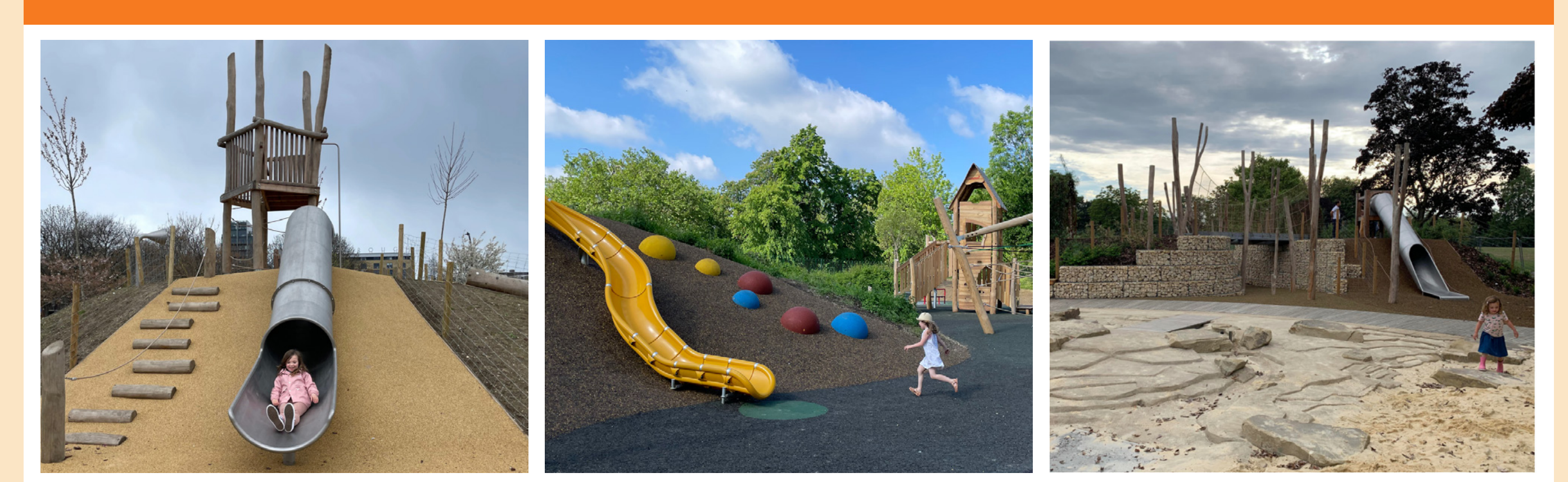
### COMMUNITY FACILITIES



### SPORTS PITCHES



### PLAY AREAS





# Help Shape Beccles & Worlingham Garden Neighbourhood

Learn more and have your say to help shape the emerging masterplan vision for the Beccles & Worlingham Garden Neighbourhood.

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.  
This is your opportunity to have your say!

## Get Involved:

- 1 Engage with **our interactive masterplan board** to let us know what public spaces and community facilities you would like to see come forward.
- 2 Complete **our survey**, available here today or online.
- 3 Visit **our website**: [www.bwgn.co.uk](http://www.bwgn.co.uk)



## Next Steps:

- |  |  |
|--|--|
| September 2024                         | Q4 2024                                |
| Public consultation                    | Further public consultation            |
| Friday 27 <sup>th</sup> September 2024 | Q1 2025                                |
| Consultation closes                    | Target planning application submission |



# The Site and Planning History

The site is located to the southern edge of Beccles, with the southern boundary of the Site running adjacent to the B1602. 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.

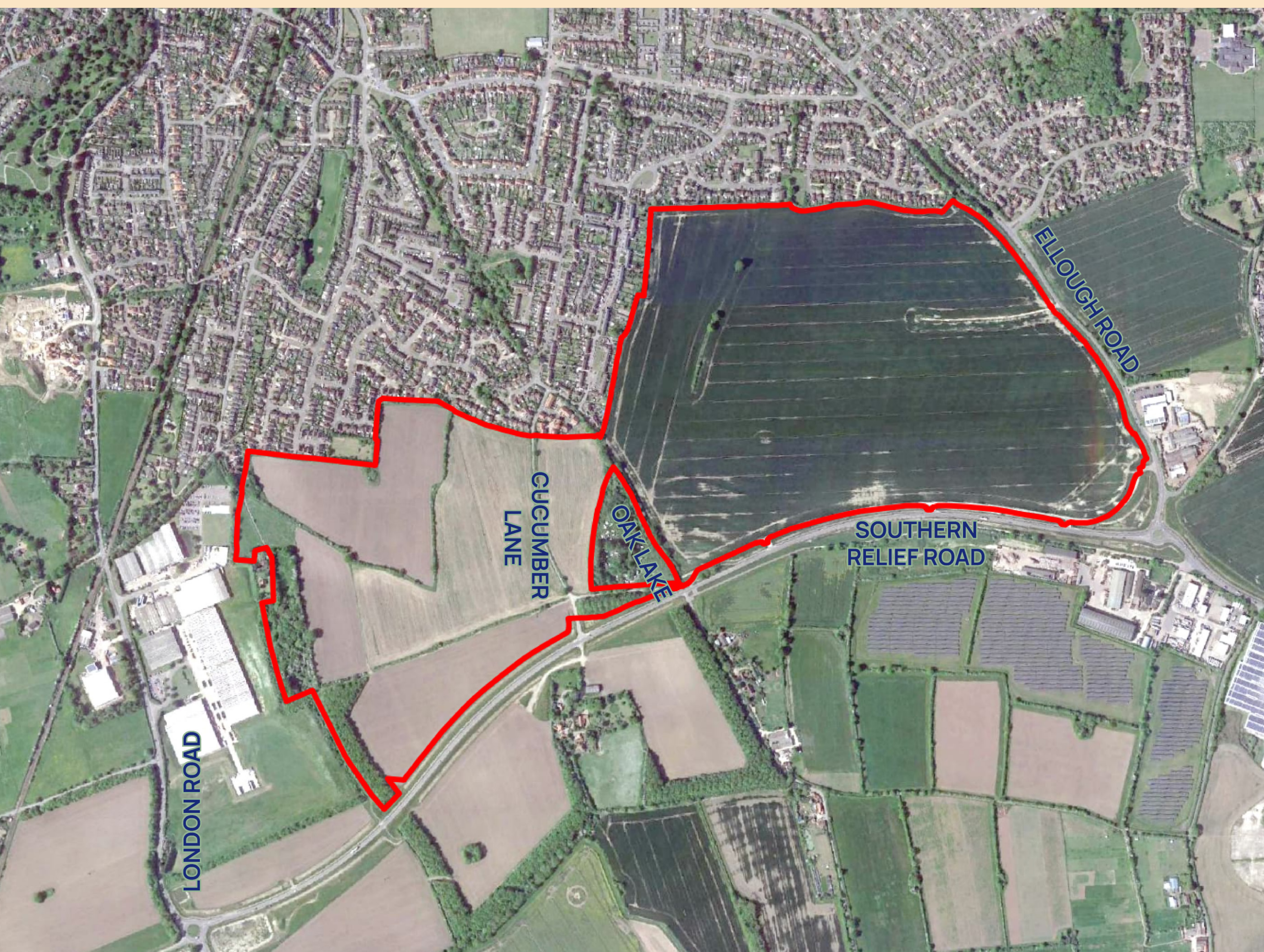
The surrounding area offers various **existing employment opportunities, services and facilities**, alongside **education** options and **bus and rail links**. Proposed new amenities that would be delivered as part of the garden neighbourhood will provide further opportunities and facilities for new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

The principle of development on the site is accepted by **East Suffolk Council**.

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, primary school, sports fields, allotments, play areas, retail and community centre.

**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 site outline





# Our Proposals



c.1250 homes with a mix of house types, including retirement living units to meet the need in East Suffolk.



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.



5 hectares (12.4 acres) of designated employment space



A new two-form entry primary school and a pre-school setting.



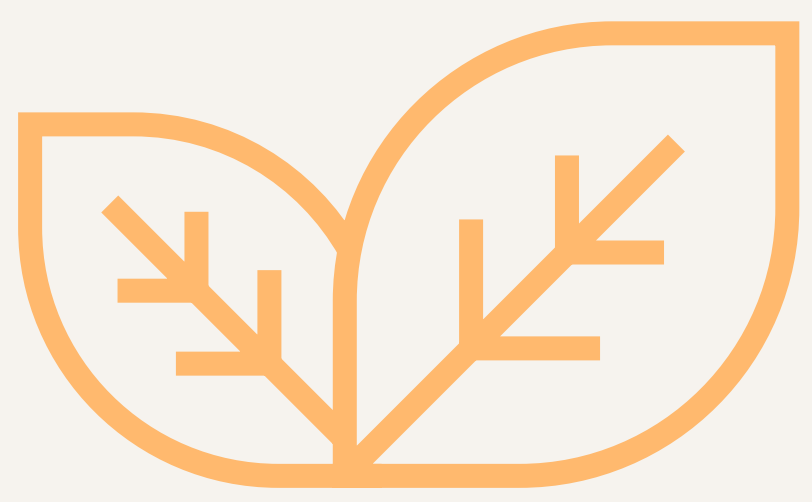
Public footpaths and cycleways linking the site and connecting the existing community with new local amenities.



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.

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.