



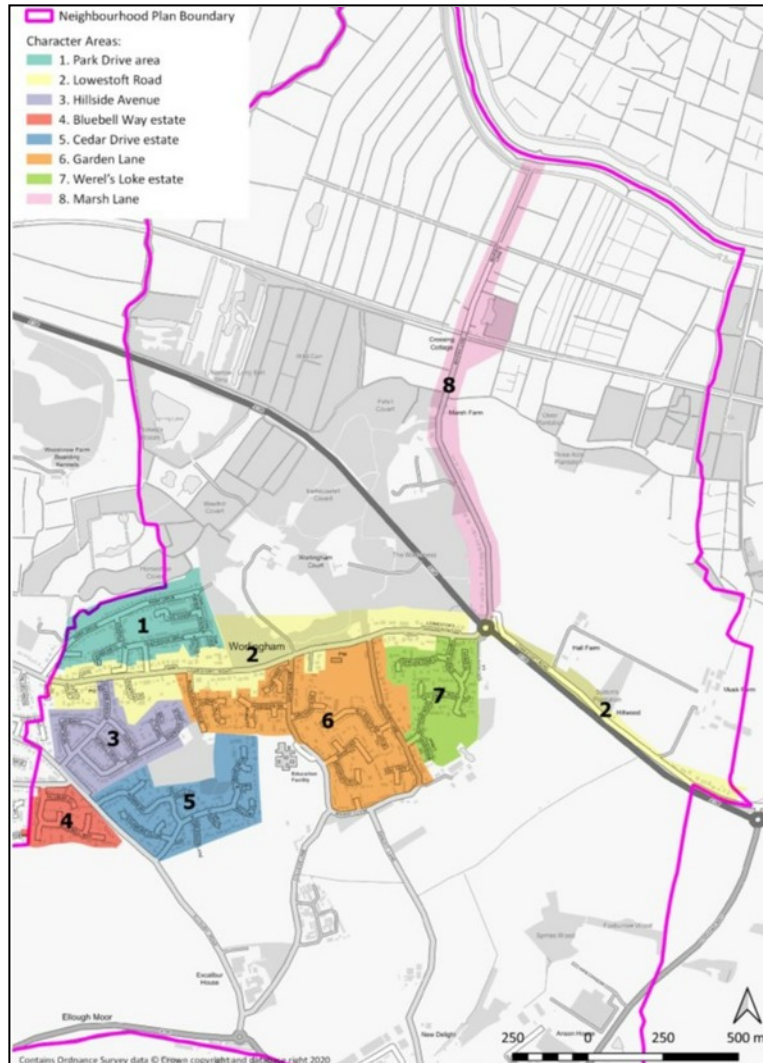
# CHARACTER ASSESSMENT

Compiled: January 2020

Worlingham Neighbourhood Planning Team

# Introduction

The village of Worlingham originally grew along and spread out from the Lowestoft Road. Over the decades it has experienced extensive growth, mainly in the form of successive developments of housing estates to the south. It is difficult to identify a particular typical or characteristic architecture as there is wide variation across the parish. The figure below shows the eight differing “character areas” we have identified.



Zones 1 (Park Drive area), 2 (Lowestoft Road), 3 (Hillside Avenue) and 6 (Garden Lane) are the older developments.

Zones 4 (Bluebell Way estate), 5 (Cedar Drive estate), and 7 (Werel's Loke estate) are modern estates, Zone 7 being the newest.

Zone 8 (Marsh Lane) is outside the settlement boundary (i.e. “Countryside”), as is the eastern branch of Zone 2.

# 1. PARK DRIVE AREA

## Topography

Park Drive is a development the first phase of houses were built just after the Second World war, with further bungalows added in the 1960's built on part of the Worlingham Hall parkland. Sloping down from Lowestoft Road toward the Marshland.

## Land Uses

Detached and semidetached houses and bungalows make up the development.

## Layout

The Estate has two entrances, Park Drive and Glenwood Drive, both off Lowestoft Road. The other roads join up with Park Drive making an arrow head shaped conurbation.

## Roads, Streets, Routes

The area is on a local bus route connecting the residents to Beccles, the nearest town.

## Spaces

There is a small play area owned and maintained by the Parish Council, comprising a few items of play equipment and a trim trail.

The older houses back onto woodland belonging to Worlingham Hall, which is bisected by the A146 Beccles by-pass which was built in the early 1980's.

## Buildings

There are variety of unique style bungalows of brick and tile construction, brick and tile houses and a former gate house to Worlingham Hall

## Landmarks

There are no particular landmarks apart from the Caucasian Elm.

## Green and Natural features

Park Drive is home to a Caucasian Elm tree, the species Zelkova, one of only two in the UK, the other being at Kew Gardens. It is a tree of national importance and about 250 years old. In 2015 part of the tree collapsed onto a nearby bungalow. The tree has since been reduced in height.

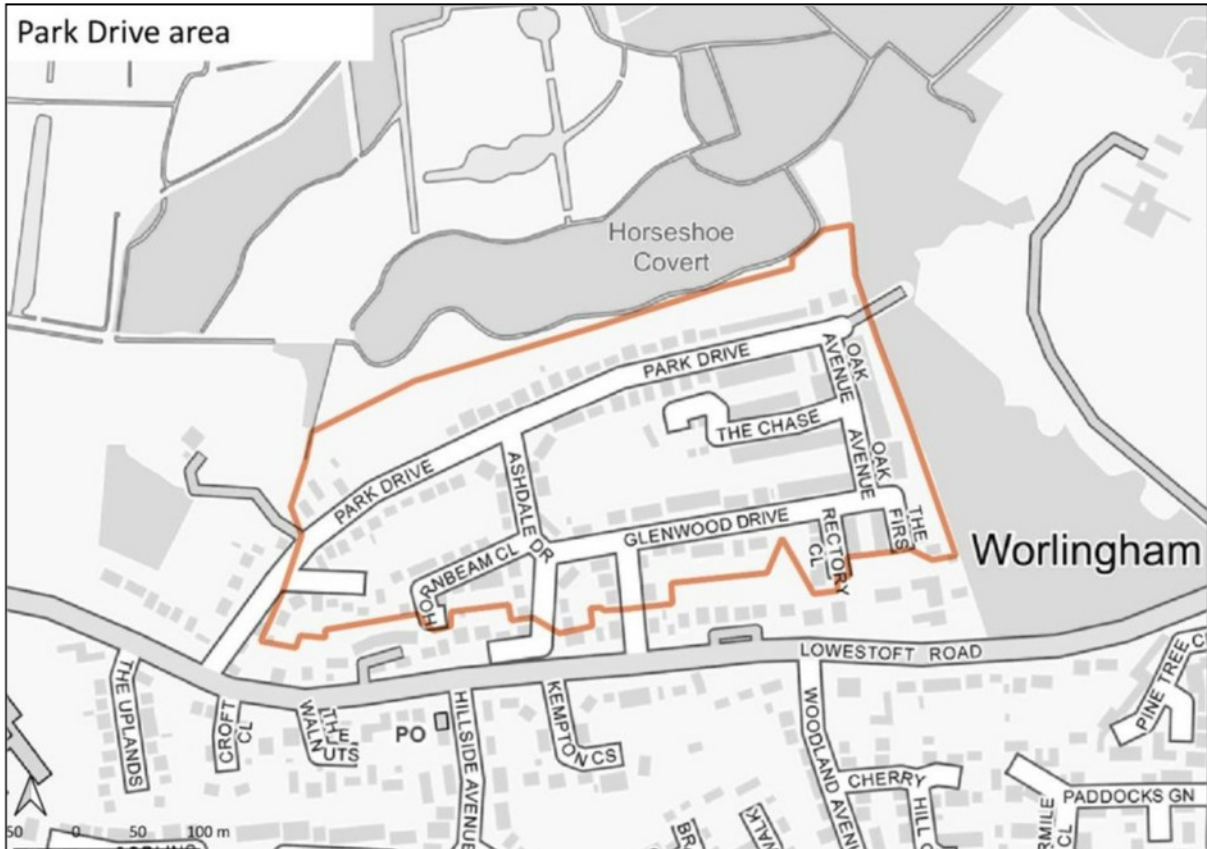
## Streetscape

The roads are of tarmac construction, with pavements on both sides. Many of the bungalows have open plan gardens and off road parking on private driveways.

## Views

The dwellings are tiered and mostly single storey construction so have views toward Beccles Common.

# PARK DRIVE AREA MAP





*Looking down Glenwood Drive from the Lowestoft Road towards the tree-lined Beccles common.*

*The magnificent Caucasian Elm in Park Drive.*



*A row of standard semi detached homes in Park Drive.*

*The Park Drive play park looking towards Beccles town.*





*Looking down Park Drive  
towards Worlingham Hall.*

*The large oak straddles  
this garden fence.*



*The lower end of Park Drive  
where the narrowness of the road  
limits parking..*

*Semi-detached homes  
which, at height, have a  
view over Beccles  
Common.*





*The end of Park Drive at the minor entrance to Worlingham Hall.*

*Many of the homes in this area are bungalows.*



*A row of detached homes all with additional extensions.*

*Two more modern detached homes.*



## **2. LOWESTOFT ROAD AREA**

### **Topography**

Lowestoft Road was formerly the main road through the village of Worlingham from the town of Lowestoft into Beccles. It is approximately two miles long running in an east/west direction.

### **Land Uses**

The Church of All Saints lies on the south side and the Grade 1 listed Worlingham Hall and its associated buildings are situated at the end of long private drive. The former petrol station is now a car sales garage.

### **Layout**

Lowestoft road is wide and meandering with side roads linking in to the south of the village. Park Drive area is to the North. The Walnuts and Ashbank are small high standard developments.

### **Roads, Streets, Routes**

The area is on a local bus route between Lowestoft and Norwich.

### **Spaces**

The bungalows situated on the north east end of the road back onto woodland belonging to Worlingham Hall. This woodland is bisected by the A146 Beccles by-pass which was built in the early 1980s.

### **Buildings**

There is a variety of differing style dwellings along Lowestoft Road. To the west is a row of cottages, the former Police House and former Post Office. There are a number of large individual detached houses including one which is still thatched. The pharmacy is off this road as is the small parade of shops.

### **Landmarks**

The main feature is the Parish Church

### **Green and Natural features**

Two of the houses on the south of Lowestoft Road have ancient oak trees fronting their property. There are sweet chestnut trees in the grounds of the Pharmacy.

### **Streetscape**

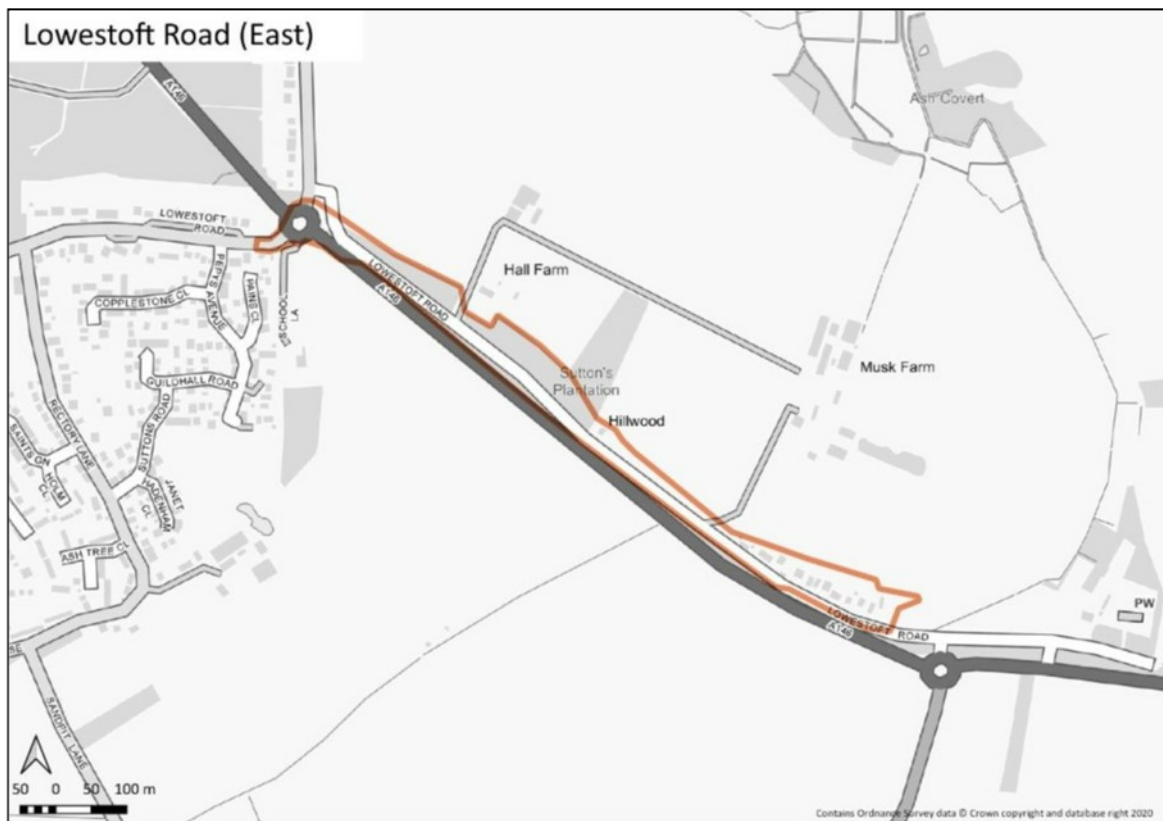
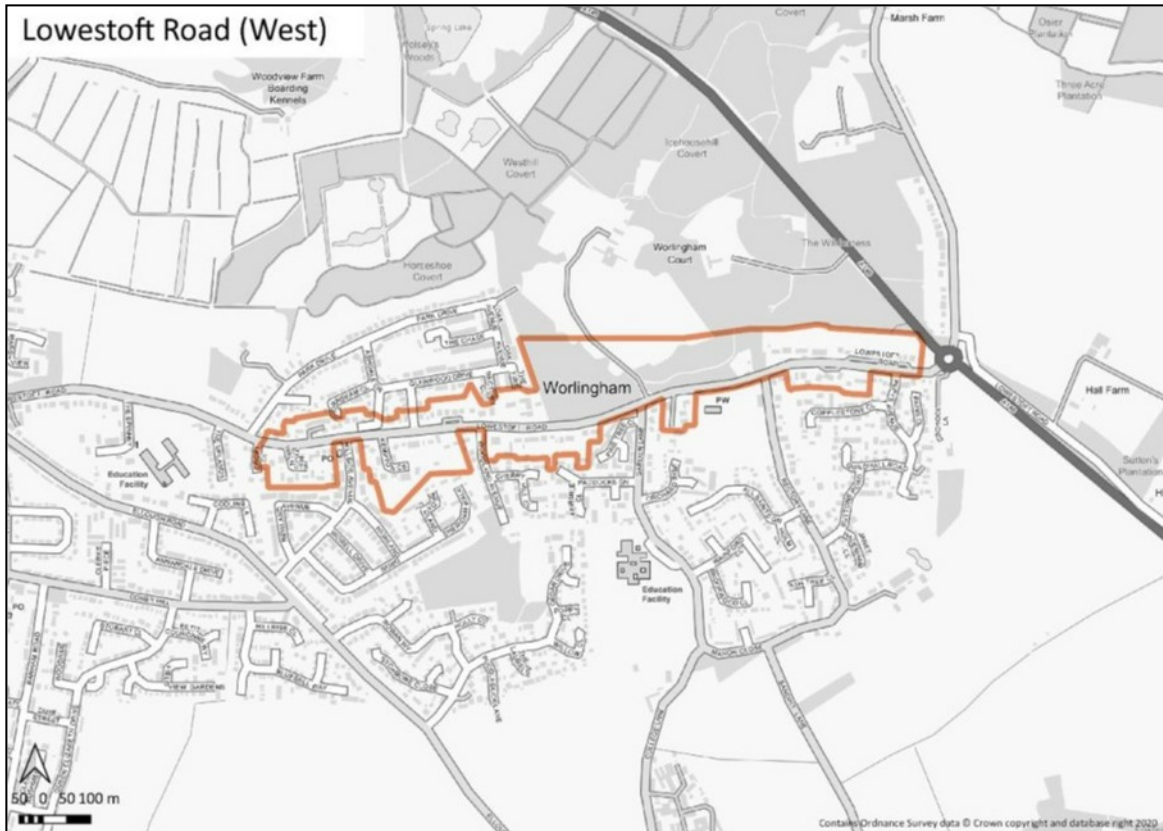
The road is wide and meandering. There are pavements on both sides of the road and for a part of the length they have grass verges. Most dwellings have off street parking. Part of the road hosts a marked cycle lane. There is a zebra crossing linking Park Drive area pedestrians with Hillside Avenue shops.

### **Views**

There is no specific view from Lowestoft Road but the houses and bungalows are spaced apart and have mature shrubs and trees giving the area a woodland feel.



# LOWESTOFT ROAD AREA MAP





*A selection of individually designed houses along the Lowestoft Road.*





*The mature trees in the Lowestoft Road as you enter Worlingham.*



*Mature ash trees by the new cul-de-sac development of Ashbank.*



*Looking towards All Saints Church.*



*Looking from All Saints Green to the church.*

*Tall trees near the chemists in the Lowestoft Road.*



*The tree-lined Lowestoft Road.*



# 3. HILLSIDE AVENUE AREA

## Overview

Hillside Avenue and its associated roads were built in the 1960's known at the time as Cooke's estate. It was made up almost exclusively of bungalows. The estate has expanded and now includes more two storey dwellings.

Included in the development was a parade of shops which now incorporates a One Stop shop with a post office, a hairdresser, fish and chip shop and a newsagent. At the Ellough Road end, Hillside Avenue is at the boundary of Worlingham and Beccles.

## Topography

The Estate was built off the Lowestoft Road and backs onto woodland. All of the streets are lined with wide verges planted with flowering trees.

## Land use

The area is mainly residential, and is on a local bus route.

## Roads, Streets and Routes

The main road of Hillside Avenue joins the Lowestoft Road with Ellough Road with cul-de-sac's off both sides.

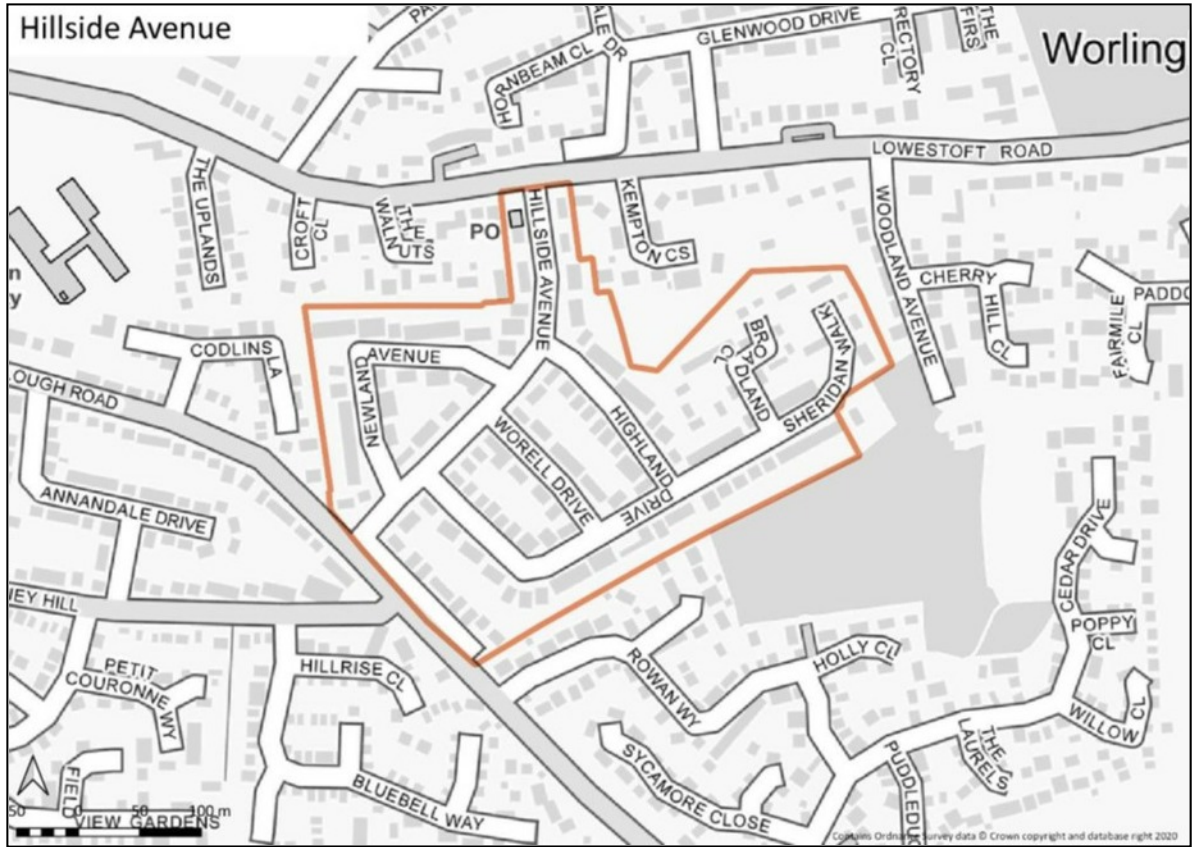
## Green and Natural features

There are no green spaces as such in this area but the woodland backs on to the open space of Woodfield Park which has a children's play area.

## Views

As the majority of the dwellings are single storey there are woodland views of the Worlingham Hall parkland and the woodland off Woodland Avenue above the rooftops.

# HILLSIDE AVENUE AREA MAP





*The tree-lined Hillside Avenue which consist of bungalows with nice front gardens but smaller back gardens.*



*The local shops in Hillside Avenue.*



*More examples of the tree-lined avenues of bungalows with trees in the middle distance.*



*Hillside Avenue curving down to the shops and the Lowestoft Road.*





*Bungalows in Newland Avenue.*

*Highland Drive  
which loops round  
and exits Hillside  
Avenue in two  
places.*



*A row of different style homes in  
Broadland Close.*

*A row of six detached  
houses in this  
predominately bungalow  
area.*



## 4. BLUEBELL WAY AREA

### **Summary:**

The Bluebell Way area of Worlingham is at the furthest west of the village and, albeit in a very small way, butts up against development in Beccles. The area was developed by Persimmon Homes in around 1990 on former farmland and consists of approximately 130 homes and contains a mix of housing.

### **Topography:**

The development is on the side of a north-facing slope and consists of a series of cul-de-sacs with Bluebell Way being the main access. It is a quiet neighbourhood with no through traffic. The south side of Foxglove and Buckingham Closes plus the south side of Bluebell Way enjoy views onto open agricultural land.

### **Land Uses:**

The area is residential with both private and rented properties with one green space and play area in Foxglove Close though it is referred to as “the Bluebell Way play area”.

### **Layout:**

Houses are fairly close together with only small or medium size gardens. Some that appear to be one house are in fact two small properties joined together. House styles are mixed - detached, semi-detached and bungalows. All are traditionally bricked with pitched roofs.

### **Roads, Street, Routes:**

All roads end as cul-de-sacs with Bluebell Way being the main access. Bluebell Way cul-de-sac leads to Hilltop, Hillcrest, Foxglove and Buckingham Closes with Hillrise Close a secondary access. Some houses in Foxglove, Buckingham Closes and Bluebell Way back onto and enjoy views over open farmland.

### **Spaces:**

There is one play area, part of which is fenced and contains play equipment. The southern side is open grass for field games.

### **Buildings:**

There are a variety of detached, semi-detached and bungalow properties, all built at the same time by Persimmon Homes. They are of a standard design but the sizes of the properties are mixed in. All are similar styles with small eaves.

### **Landmarks:**

There is reasonably easy access south to the open countryside.

### **Green and Natural Features:**

There are several small/very small landscaped areas, one open play area/pitch alongside one fenced play area with children’s play equipment. Houses that back onto the open fields, at certain times of the year have access to many bird species with one resident reporting 70 different species both in or over those fields. Muntjac and Chinese Water Deer are noted along with the occasional fox.

### **Streetscape:**

All access roads of a standard design with tarmac. The smaller cul-de-sacs are informally laid with gravel.

### **Views:**

The houses on the south side of Bluebell Way plus Foxglove and Buckingham Closes, back onto open fields.

# BLUEBELL WAY AREA MAP





*The Serpentine walls in Coney Hill and Bluebell Way - there is another in Buckingham Close.*



*A small patch of green at the end of Bluebell Way.*



*Bluebell Way as it rises from Coney Hill.*



*Buckingham Close, one of two small cul-de-sacs*



*The Bluebell Way play area.*

*Foxglove Close, one of two small cul-de-sacs*



*A cul-de-sac off, but part of, Hilltop Close.*



*A neat and inventive idea for a maintenance-free front garden.*



*A front garden taking full advantage.*





*Parking is an on-going issue for many areas with garages not used for vehicles. This leads to private and commercial vehicles being parked on kerbs or in the road. Non-resident parking of both private and commercial vehicles is also an issue particularly at weekends.*

*Commercial vehicles parked on the pavement.*



*Non resident using cul-de-sac for permanent parking.*



*Private vehicles parked on the pavement.*



*Housing backing onto the existing fields.*



# 5. CEDAR DRIVE AREA

## **Topography**

Cedar Drive area includes Woodfield Park and is linked by a cycle path/footpath to the older part of the village and primary school.

## **Land Uses**

Residential properties of mostly brick and tile make up the area.

## **Layout**

The Cedar Drive area has two vehicular entrances and are both from Ellough Road.

## **Roads, Streets, Routes**

The area is on a local bus route to Beccles.

## **Spaces**

Woodfield Park is the main green space in the area with an enclosed children's play area.

## **Buildings**

There is a variety of differing style dwellings houses and bungalows.

## **Landmarks**

There are no landmarks.

## **Green and Natural features**

A large woodland is next to Woodfield Park and is maintained by its owner. To the south and the west is open farmland part of which is earmarked for the new development.

## **Streetscape**

The main through-road gives access to the various cul-de-sacs.

## **Views**

There are farmland views from some of the houses, others back onto the school playing field.

# CEDAR DRIVE AREA MAP







*The Woodfield Park play area with field beyond all backing onto woodland.*

*One of the cul-de-sacs near the play area.*



*Two more cul-de-sacs near the play area.*





*A mix of properties in this cul-de-sac which is on higher ground.*

*Rowan Way during weekends - note there would be many more vehicles at weekends.*



*A landscaped bungalow.*

*Parking is an issue in this cul-de-sac.*





*This bungalow has a nicely landscaped garden.*

*This group of detached houses, have this green area with trees in front of them.*



*The line of bungalows as you enter the development in Rowan Way.*

*Landscaping undoubtedly softens the impact of housing.*



# 6. GARDEN LANE AREA

## Topography

Garden Lane is one of the older streets in Worlingham with access from Lowestoft Road close to Worlingham Hall. The road links with Rectory Lane which exits onto Lowestoft Road close to the church. There is access to the Industrial estate on the former Ellough Airfield, the majority of which is in Worlingham

It is close to the highest point in the Village and is built on a band of clay several metres deep.

The 1970's built Paddocks Green was built in the original kitchen garden /orchard area of Worlingham Hall.

Over time further development has linked to the rear of All Saints Parish Church.

The Primary School backs onto the Woodfield Park area and is linked by a cycle path/footpath.

## Land Uses

Residential properties of mostly brick and tile make up the area. The Church Primary School is on Garden Lane.

## Layout

Garden Lane/Rectory Lane loop from Lowestoft Road. Several small developments have been built from the main road linked by cycle paths.

## Roads, Streets, Routes

The area is on a local bus route to Beccles

## Spaces

All Saints Green is the main green space in the area with an enclosed children's play area. The Primary School has football pitches and a very small enclosed area with swings.

## Buildings

There is a variety of differing style dwellings houses and bungalows, with a small social housing block and a sheltered housing development for the elderly. The former primary school site on Rectory Lane is planned to be developed for both housing and community centre.

## Landmarks

The main features are the Parish Church, Worlingham Manor and the Primary School. There is also a Serpentine wall which formed part of the original kitchen garden of Worlingham Hall.

## Green and Natural features

College Lane opens out onto the industrial estate and farmland.

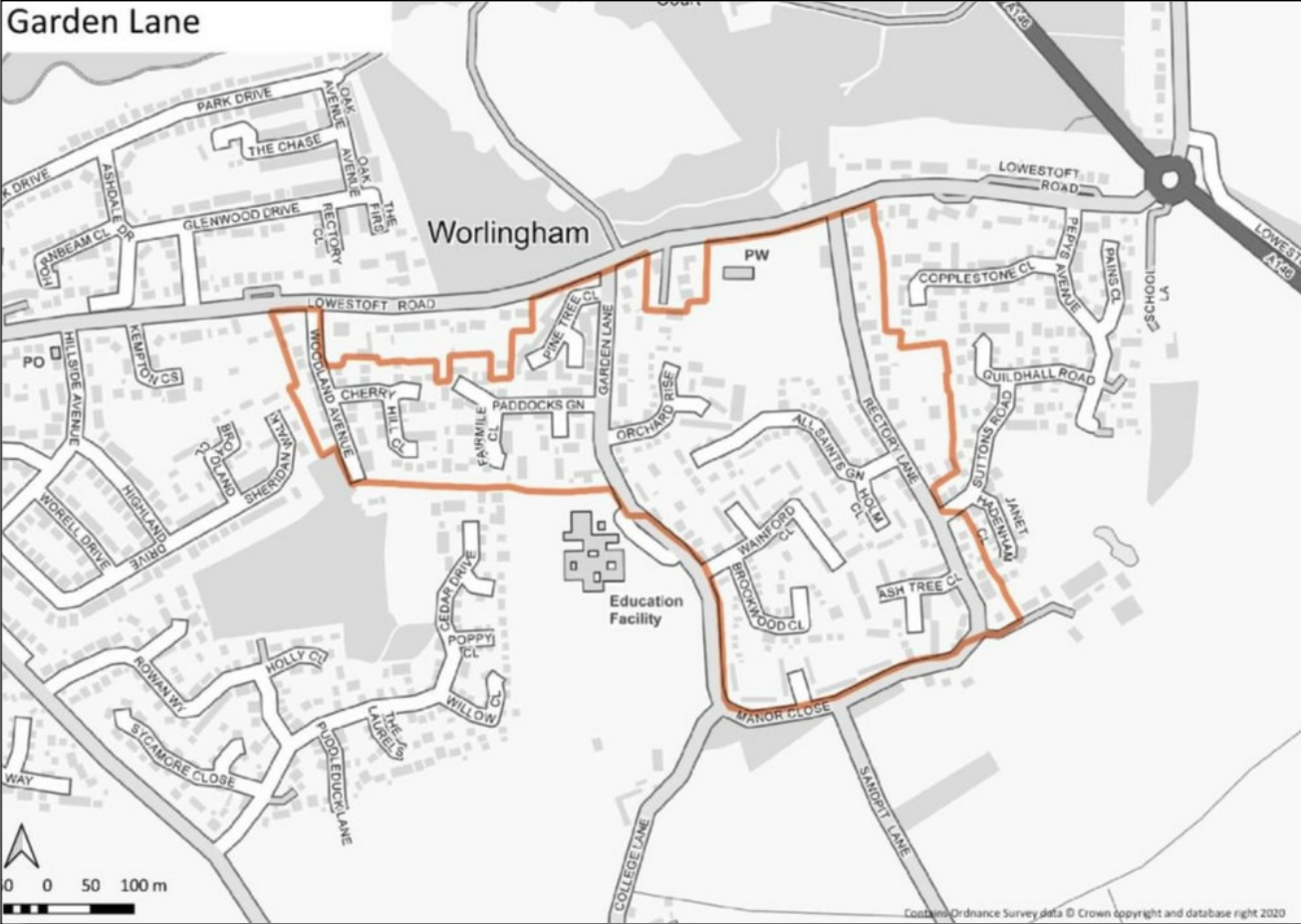
## Streetscape

The through roads of Garden Lane and Rectory Lane are residential streets with a zebra crossing close to the school. This and the nearby cul-de-sacs become very congested at school closing time.

## Views

There is no specific view from Garden Lane.

# GARDEN LANE AREA MAP





*The Serpentine wall in Garden Lane which was part of the garden of Worlingham Hall.*





*Rectory Lane looking south with the proposed village hall site on the right.*



*Rectory Lane looking north towards the Lowestoft Road with the proposed site of the village hall and new homes on the left.*



*On the right-hand side, the row of affordable housing in Carlford Court.*



*All Saints Green play and exercise area.*



*Samford Court sheltered housing.*



*Rectory Lane at Suttons Road Junction.*



# 7. WEREL'S LOKE AREA

## **Over view**

Werel's Loke is a new development built around 2000 on a north-facing decline to the north west of the village and is an infill between Lowestoft Road and Rectory Lane.

## **Topography**

Werel's Loke is situated between the old and new developments on what was formerly farmland.

## **Land Uses**

Residential

## **Roads, Streets, Routes**

There are two main vehicle routes into the development and a cycle track linking several of the cul-de-sacs. The area is on a local bus route to Beccles

## **Spaces**

There is a substantial green area to the south with multi-use games area and a play park for young children. Included within the green space is an area set aside for wildlife, in particular great crested newts which were moved to facilitate the build.

## **Buildings**

There is a mixed layout with all styles of houses and bungalows with no affordable properties.

## **Landmarks**

There are no landmarks.

## **Green and Natural features**

Around the play area is a fenced green area which has been left for wildlife and is adjacent to arable farmland

## **Views**

There is no specific views.

# WEREL'S LOKE AREA MAP





*On the highest point of the village, the Werel's Loke play area for young children and the multi-use games area - all surrounded by wildlife habitat.*



*A green oasis in between the houses.*



*A quiet cul-de-sac of bungalows.*



*The main through road to the development.*

*Access to the development from the Lowestoft Road.*



*Nice group of trees separating the two homes.*

*Some landscaping softens the look of this area.*





*One of the quiet cul-de-sacs.*

*Tree-lined cul-de-sac.*



*The house, left, has softened their wall with shrubs and climbers.*

*A quiet and secluded cul-de-sac.*



# 8. MARSH LANE AREA

## **Summary of Key Defining Characteristics / Other Observations:**

Marsh Lane is approximately a mile long and provides access from Worlingham village across the Ipswich to Lowestoft railway line to the River Waveney. On entering the Lane there are individual, detached residential properties all with generous, mature front and rear gardens which are situated on only one side facing open farmland.

Following these houses and bungalows is the entrance to the Worlingham Water and Sewage Treatment Works which is surrounded by woodland. Opposite the entrance to the treatment works is a row of terraced properties followed by a number of individual cottages located as the Lane slopes down to the marshes. All houses, bungalows and cottages are traditionally brick built with pitched roofs, although a few are rendered.

There are a mix of individual designs other than the terraced cottages. This makes for an attractive layout in co-operation with the mature trees and hedgerows. There are outstanding views over open countryside along the length of the Lane and especially when past the properties as the Lane opens out on either side to afford views over the marshes to the river where there are moorings for pleasure craft and access to footpaths along the riverbank.

The Lane is of tarmac construction as far as the railway line after which it changes to hard-core. There are no pavements although there is street lighting as far as the terraced cottages. It is narrow with one passing place for vehicles.

## **Topography:**

Marsh Lane is approximately one mile long to the river, is predominately flat and sits on top of a small rise looking over the Waveney marshes and river.

## **Land Uses:**

Detached residential properties are situated on only one side facing open farmland for the first 200 metres on entering the Lane. After these houses is the entrance to the Sewage and Water Treatment Works. Opposite this work site is a row of terraced properties. As the Lane drops down to the marshes there are a few individual cottages.

## **Layout:**

The properties at the entrance to the Lane are all detached with generous front and rear gardens each of approximately a quarter of an acre all with at least a single garage. Further down, the row of terraced cottages have no garages but have adequate driveways and front gardens for car parking. The individual cottages down towards the marshes all have extremely generous plots.

## **Roads, Streets, Routes:**

The Lane is a no through road as it ends at the river after crossing the Ipswich to Lowestoft railway line. It is narrow with one passing place half-way down for vehicles. There are no pavements although there is access to the marshes and riverside footpaths.

## **Spaces:**

There are no public spaces as such, except for a small car park area adjacent to the railway crossing and another at the River Waveney. However the Lane does afford access to the river frontage for walking, sailing and fishing.

## **Buildings:**

There are a variety of individual, detached, single storey houses and bungalows built in the mid to late 60s at the entrance to the Lane. These are a mixture of standard designs of that period both brick and rendered with pitched roofs either front facing or side on. The terraced cottages are traditionally brick built with pitched roofs. The remaining individual cottages are of both brick and rendered construction all with pitched roofs.

## **Landmarks:**

The marshes and the river are of significant importance to the community and easily recognisable. There are moorings for pleasure craft on the river at the end of the Lane.

## **Green and Natural Features:**

All houses have generous, mature, front gardens which contribute to the landscape. All houses have open aspects either facing open countryside, woods or marshland. There are numerous mature trees and hedgerows. The marshes and river form an area of outstanding natural beauty.

## **Streetscape:**

The Lane is of tarmac construction as far as the railway crossing (0.6 mile) after which it is constructed of hard-core for the remaining 0.4 of a mile to the river. There is street lighting as far as the terraced cottages. There are no pavements.

## **Views:**

There are extensive views from various locations over the length of the Lane looking towards Norfolk, the river and the marshes.

# MARSH LANE AREA MAP





*Looking along the Lane towards the roundabout at Lowestoft Road*

*Marsh Lane is narrow with just one passing place for vehicles.*



*Open farmland faces the line of properties.*

*Mature trees dominate the Lane.*







*The properties are set well back from the Lane*



*Views are extensive towards the terraced cottages.*



*The entrance to the sewage treatment works.*



*The terraced cottages.*



*One of the individual cottages.*



*Cottage at the railway crossing.*



*Track down to the river.*



*Worlingham staithe.*

# Discussion of the character of housing in Worlingham

It is apparent from the foregoing sections that it is impossible to identify a unique architectural style with the housing in Worlingham. Rather, the village has evolved into an amalgam of relatively discrete zones or character areas, each of which to some degree reflects the building ethos of the period in which it was built. Nonetheless, it has been possible to discern highly valued elements of the housing (taken as a whole) that visually link to the village's wider rural context and underpin the Vision and Objectives of the Worlingham Neighbourhood Plan.

Firstly, it has been necessary to turn entirely from the specifics of architecture – something one would not do if Worlingham contained a housing conservation area – and examine the settings in which the housing functions.

Table 1 at the end of this section provides a top line description of the housing zones, bringing in basic details of the respective layouts.

Using “Building for Life 12” as a starting point, we have considered the juxtaposition of the housing within each character area, interactions between the private and the public realm, landscaping, amenity placement, and the way the layout of each zone impacts upon permeability (i.e. the way people and traffic can enter/leave and move through a housing zone).

Several desirable (and interacting) elements of the housing character areas have been identified, which is not to claim that all areas exhibit all of these elements in equal measure. However, by considering differences between the areas, it has been possible to discern underlying “enablers” and “blockers” of these desirable elements. The intention of the discussion below is to guide housing developers towards plans incorporating as many of the desirable elements as possible.

The most desirable elements of design are labelled A through to L. Photographs taken in Worlingham are provided below to illustrate these elements. Most of the photographs feature more than one of the desirable design elements.

## A) Mid-distance views that take advantage of the topography of the site, enabling widespread appreciation of landscaping along the streetscape.

The aim is to achieve widely shared street views that permit the landscaping along the street to “combine” as an overall effect, but without being prescriptive as to the distribution of landscaping across the private and public realms. (Small cul-de-sacs are not ideally suited to such views because of foreshortening of the outlook.)

A degree of sinuousness, where topography encourages this, adds interest to the scene and assists the combinatory effect of the landscaping in long views.

## B) Buildings designed to “turn street corners” well.

The aim here is to avoid the sense of unease associated with abrupt or blind turnings. Sight lines should signal in advance what will be encountered as one moves from street to street. The photos illustrate positive examples of this element of design.

## C) Usable gardens by the avoidance of awkward shapes.

Whether the garden is at the front or (more commonly) at the back of a property, it is desirable that triangular or overly narrow shapes restricting amenity value are avoided. Such usability issues are not widespread in Worlingham.

*Continued over . . .*

D) Clear demarcation of the private and the public realm.

This element contributes to occupants' feelings of privacy and safety. Without being prescriptive as to how the demarcation is achieved, it is important for passers-by to know where they are walking/intruding as they navigate their way past homes.

E) Mix of housing sizes to avoid regimented look.

This element creates an interesting outlook and, in principle, facilitates a mix of family types. Most housing character areas in Worlingham comprise a mixture of house sizes and formats (e.g. bungalows, terraced; semi-detached; detached). A partial exception is where rows of non-overlooked bungalows fill streets (in part of the Hillside Avenue character area) close to the shops, but even here size and format (detached/ semi-detached) variety exists.

F) Good natural surveillance (including the overlooking of walkways and cycleway links to neighbouring developments).

G) Amenity placement taking into account the potential for noise and nuisance.

The photograph of Cedar Drive alongside the play area is an example of good amenity placement relative to the nearby housing.

(There are also instances within the village of suboptimal placement of amenities relative to housing though, e.g. the parade of shops directly across from a row of bungalows in Hillside Avenue. This situation has developed as the shops have become busier. H.G.V.s regularly deliver to the corner shop ("One Stop Shop"), creating issues for pedestrians and lorry manoeuvring noise.)

H) Distributed traffic movement within the development to minimise peak flows past homes.

The older housing character areas developed many decades ago along roads that overlay the roads and paths of historical Beccles and Worlingham (for example, Park Drive was formerly part of the Worlingham Hall estate). Two of these character areas (Park Drive and Hillside Avenue) have road layouts exhibiting a more grid-like character than is the case for more recent developments, which are dominated by branched arrangements of housing. (See diagrams below.)

Within the newer developments, the predominance of a confusing, fractal-like branching of the comprised residential streets into a series of cul-de-sacs has disadvantages for permeability (both for cars and for pedestrians) around the site and concentrates traffic flows past the homes of an "unlucky few".

There is also the matter of ingress/egress during the short periods of snow and ice. Gritting is restricted to key roads. Few vehicle movements into/out of cul-de-sacs mean indirect grit transfer (on tyres) is slow to occur.

The prominence of cul-de-sacs in British housing developments is understood<sup>1</sup> to owe much to the "Design Bulletin 32" from 1977. The contained rules (e.g. requirements for a hierarchy of roads, off-street parking places, privacy distances between windows, and complex arrangements for ongoing maintenance) conspired to make the cul-de-sac ubiquitous.

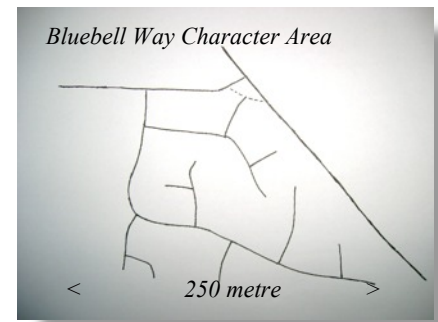
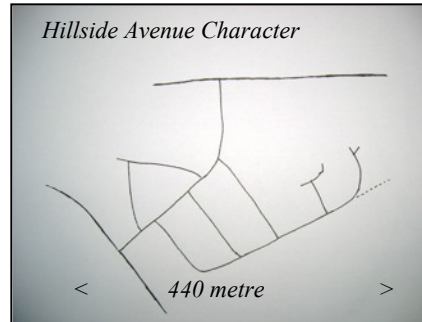
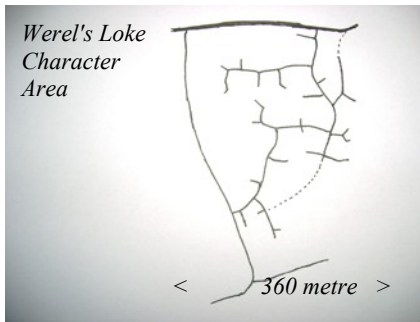
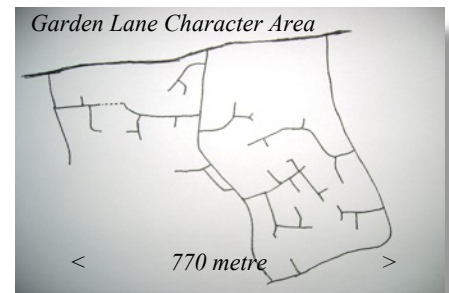
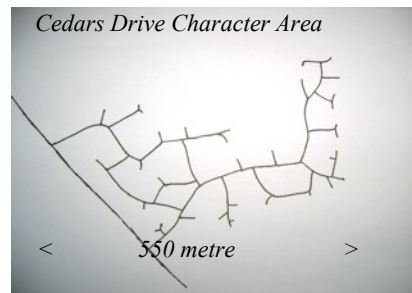
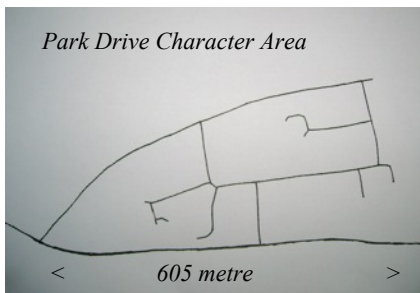
Since the early 2000s (i.e. after the design of the most recent non-windfall Worlingham development), the government has tried to reform Design Bulletin 32 by publishing a companion guide called "Places, Streets and Movement", and then a new version called "Manual for Streets"<sup>2,3</sup> (in 2007).

The favouring of grid-like layouts inside developments would help to distribute "secondary" traffic flows and promote more widely the type of views described under design element A above.

(Note: Stefan Kruczkowski of Nottingham Trent University has stated "...Without good roads and paths to other areas, getting around can take an unnecessarily long time - making it harder to encourage people to walk and cycle. Clean linear streets, like those illustrated (he uses a photo of a setting somewhat like that of the Hillside Avenue character area in Worlingham), are easy to navigate and promote healthier lifestyles".)

We therefore in principle welcome the grid-like theme incorporated into the outline masterplan for the Beccles and Worlingham Garden Neighbourhood.

*Continued over . . .*



I) Optimum placement of walkway and cycleway links to neighbouring developments.

There are walkway and cycle linkages between adjoining character areas. Placement is generally satisfactory from the viewpoints of utility and accessibility.

J) Storage of bins.

Each dwelling in Worlingham typically has two or three bins.

As can be concluded from the general absence of bins in the photographs throughout this document, the existing housing in Worlingham overwhelmingly enables bins to be parked out of sight between the days of refuse collection. Without being prescriptive as to how bin storage is to be achieved, new homes should be provided with the means for concealing bins from the street.

K) Incorporation of "Serpentine walls" to provide a link to historical Worlingham (applicable to large developments only).

Clearly this cannot be required of small windfall developments comprising only a few homes. Indeed a proliferation of Serpentine walls would risk undermining the novelty of the feature and the historical significance. However, incorporation works well in the large developments identified with the Bluebell Way and the Cedars Drive character areas.

L) Landscaping to provide a sense of separation and privacy between neighbouring developments.



Werel's Loke character area. Elements B, D, F, L



*Werel's Loke character area. Elements B, D*



*Garden Lane character area. Elements B, D, E*



*Garden Lane character area. Elements B, D, F*



*Garden Lane character area. Elements B, D, E*



*Garden Lane character area. Elements B, D, F*



*Garden Lane character area. Elements A, D*



*Foxglove Close (Bluebell Way area) Elements F, G*



*Cedar Drive character area. Elements F, G*



*Cedar Drive character area. Elements B, L (across background)*



*Cedar Drive character area. Elements A, B, D*



*Garden Lane character area. Elements A*



*Garden Lane character area. Elements A, B, D*



*Garden Lane character area. Elements A, D*



*Hillside Avenue character area. Elements A, H, E, D*



*Hillside Avenue character area. Elements A, H, D*



*Hillside Avenue character area. Elements A, H, D*



*Park Drive character area. Elements A, H, D*



*Park Drive character area. Elements A, H, D*



*Bluebell Way character area. Elements B, D, E*



*Bluebell Way character area. Element K*



*Bluebell Way character area. Elements D, F*



*Garden Lane character area. Elements A, D, F*



*Bluebell Way character area. Elements E, D*



*Garden Lane character area. Elements A, B*





*Cedar Drive character area. Elements F, I*



*Garden Lane character area. Elements F, I*

**Table 1**

<b>Character Area</b>	<b>Street layout</b>	<b>Dwelling types</b>	<b>Pavements and landscaping</b>	<b>Available Parking</b>	<b>Other notable features</b>
1. Park Drive	Combination branching/grid arrangement.	Mainly detached bungalows, but also detached and terraced houses.	Pavements. Houses have front and rear gardens.	Predominantly within curtilage. Garages common.	Rare tree. Play area.
2. Lowestoft Road	Linear	Mainly older detached house and bungalows. Some semi-detached.	Pavements with grassy and treed verges. Houses have front and rear gardens.	Predominantly within curtilages. Garages common.	Scenic oak, ash and pine trees, mostly within private curtilages. Benches. Worlingham Manor estate. All Saints Church. Worlingham Motors. Pharmacy.
3. Hillside Avenue	Grid-like arrangement.	Older detached and semi-detached bungalows. A few chalet bungalows and semi-detached houses.	Pavements with grassy and treed verges. Houses have front and rear gardens.	Predominantly within curtilage. Some recessed on-road parking.	Parade of shops nearby. Private wooded area nearby.
4. Bluebell Way estate	Branching arrangement.	Detached and semi-detached houses.	Pavements. Frontages either gardens or set back with verges. Rear gardens.	Predominantly within curtilage. Garages/drives common.	Modern “Serpentine wall”. Play area.
5. Cedar Drive estate	Predominantly branching arrangement.	Detached and semi-detached houses.	Pavements except on some branch roads. Frontages either gardens or set back with verges. Rear gardens.	Predominantly within curtilage. Garages common.	Park and play area. Modern “Serpentine wall”.
6. Garden Lane area	Branching arrangement.	Detached houses and bungalows and semi-detached houses.	Pavements. Frontages either gardens or set back with verges. Rear gardens.	Predominantly within curtilage, but also some on-road. Garages common.	Listed “Serpentine” wall leads to All Saints Green. Junior school.
7. Werel’s Loke estate	Branching arrangement.	Mainly detached houses and bungalows.	Pavement on main estate road, but not on all branch roads. Frontages either gardens or set back with verge. Rear gardens.	Predominantly within curtilage. Garages common.	Park and sports area.
8. Marsh Lane	Linear	Detached and semi-detached houses. Bungalows.	Grass verge. Front and rear gardens.	Within curtilage. Garages common.	Scenic view of open countryside.

**References:**

1. “Why is Britain so bad at planning cities” The Guardian (11 April 2019).
2. “Manual for Streets” published for the Department for Transport (2007).
3. “Manual for Streets – A Summary” published for the Department for Transport (2007).
4. “The eight problems that plague new housing developments – in pictures” The Guardian (17 December 2014).