

Waveney District Council

BECCLIS AND WORLINGHAM

Proposed Garden Neighbourhood

Masterplan Report

March 2018

David Lock Associates
Town Planning and Urban Design





Aerial photograph of Beccles and Worlingham

BECCLLES AND WORLINGHAM

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Site viewed from south

1.0 Introduction

Scope and Purpose

- 1.1 This report has been prepared by David Lock Associates (DLA) on behalf of Waveney District Council. It sets out the process behind and preparation of an outline masterplan for the Beccles and Worlingham Garden Neighbourhood, a proposed allocation being considered by Waveney District Council as part of a new district-wide local plan. The Garden Neighbourhood forms one of a number of proposed allocations to Beccles and Worlingham, but with a capacity of 1,250 homes it is the largest.
- 1.2 The preparation of the local plan is being overseen by a Local Plan Working Group comprising elected members of the Council supported by officers. The Working Group agreed the appointment of consultants to provide urban design and masterplanning expertise and progress the initial spatial diagram accompanying the draft local plan policy into an outline masterplan. The intention is that it will then form part of the next round of statutory consultation on the draft local plan.
- 1.3 The outline masterplan has been prepared in three main stages:
 - Stage 1: Background Analysis and Review.**
 - Stage 2: Stakeholder Engagement.**
 - Stage 3: Masterplan Drafting and Reporting.**
- 1.4 This report includes sections on the context in which the masterplan has been prepared, the opportunities and constraints presented by the site including the components of the outline masterplan, and delivery considerations.

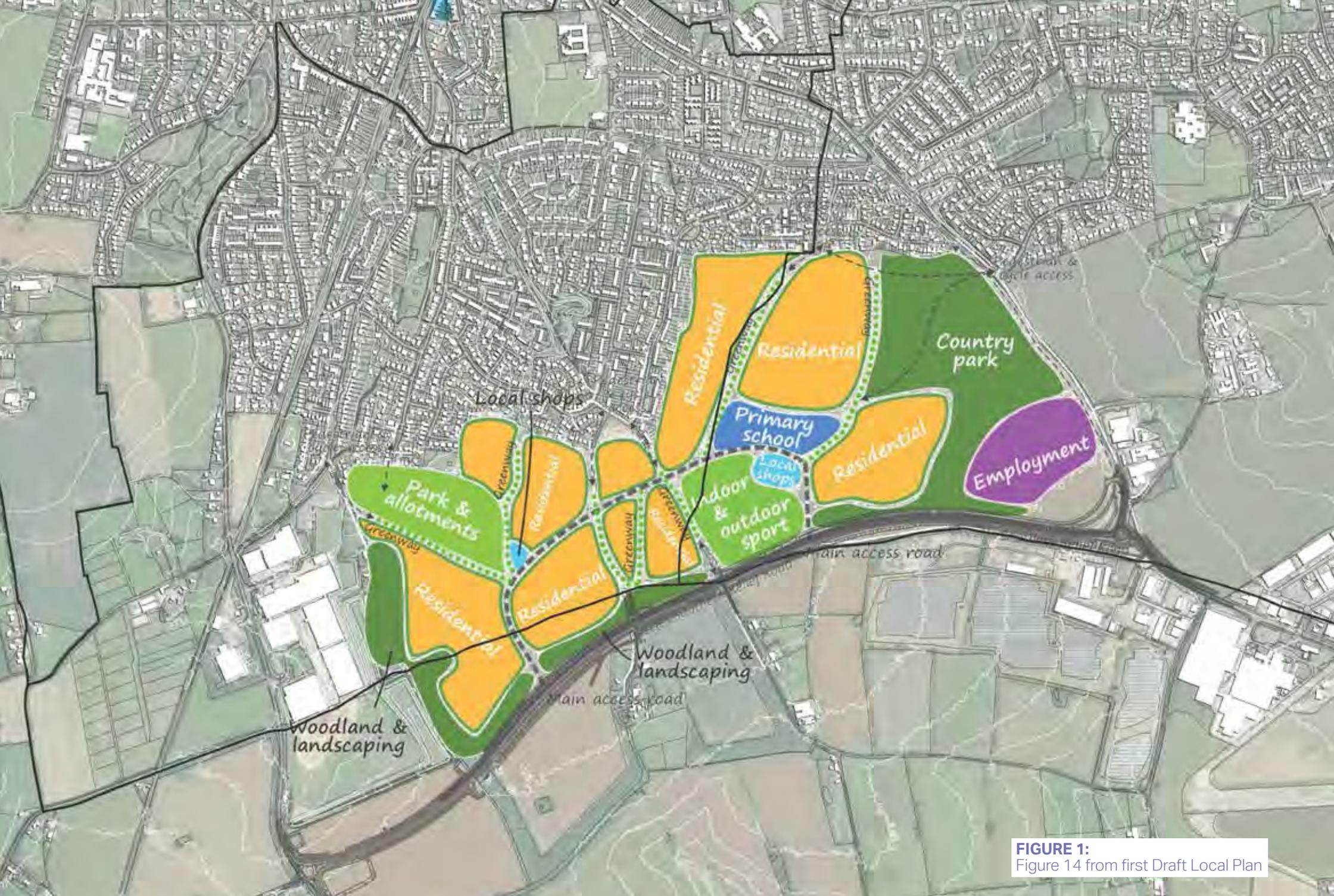


FIGURE 1:
Figure 14 from first Draft Local Plan

2.0 Policy Context

The Importance of a Plan Led System

2.1 Legislation places a statutory duty on decision makers to determine planning applications in accordance with development plan unless material considerations indicate otherwise. The Beccles and Worlingham Garden Neighbourhood is being considered as part of a new district wide local plan for Waveney, and is set out in a draft policy (policy WLP3.1 from Waveney District Council's First Draft Local Plan, July 2017) and accompanying diagram (seen here at Figure 1). The policy states:

Policy WLP3.1 – Beccles and Worlingham Garden Neighbourhood

Land south of the built up areas of Beccles and Worlingham, between Ellough Road and M and H Plastics site, (89.80 hectares) as defined on the Policies Map is allocated for a comprehensive mixed use development including:

- » Up to 1,250 new dwellings
- » Retirement community comprising a care home / nursing home and extra care and/or sheltered dwellings.
- » Pre-school setting
- » 2 form entry primary school (2.2 hectares)
- » Country Park, indoor/outdoor sports facilities, allotments, play areas and public open space (at least 25 hectares)
- » Local shops including a convenience store

- » Community centre (including pre-school)
- » Employment development (falling under use classes B1, B2 and B8) (5 hectares)
The site should be developed in accordance with the following site specific criteria:
 - » The site will be developed at a density of approximately 30 dwellings per hectare.
 - » Vehicular access should be from two points along the Beccles Southern Relief Road.
 - » A permeable and legible layout should be prepared. Road layout and access should encourage traffic to travel into Beccles westwards along the Southern Relief Road.
 - » Pedestrian and cycle links should be provided to Bluebell Way, Cucumber Lane, Darby Road, Nicholson Drive, Oak Lane and Cedar Drive.
 - » The retirement community should be provided in a central location on the site, close to the new services and facilities.
 - » The country park including a cycle path should be provided along the boundary of the site with Ellough Road.
 - » A strategic landscaping scheme should preserve existing and historic field boundaries and aid in the creation of distinct character areas within the development.
 - » Public rights of way on the site shall be preserved and enhanced.
 - » Natural features on the site such as ponds, trees and hedgerows should be retained and incorporated into the layout of the development.

- Views towards Beccles Church should be created through the layout of open space.
- » A landscaped buffer should separate the employment land from housing.
 - » A landscaped strip a minimum of 10 metres wide should be provided along the southern edge of the site.
 - » The woodland by the western edge of the site should be retained and enhanced.
 - » A Transport Assessment and Travel Plan should be submitted with any planning application.
 - » Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

A detailed masterplan based on the indicative masterplan in Figure 1 above should be prepared in consultation with the community and submitted as part of any planning application.

2.2 The First Draft Local Plan has been subject to a public consultation. Comments received in connection with the consultation have been assessed and analysed as part of the preparation of an outline masterplan for the Garden Neighbourhood, which is based on figure 14 referred to in the policy.

National Planning Policy Framework

- 2.3 As the local plan moves forward into a second round of public consultation it gains greater 'weight' as a material consideration in determining planning applications. This is particularly important in the case of the Garden Neighbourhood where a mix and disposition of land uses have been carefully considered through evidence gathering and a consultation process and evolved and tested through the outline masterplan.
- 2.4 In this way the most advantageous locations for key uses, including the primary school and local centre, have been determined to best serve local need. In particular accessibility, including pedestrian and cycle routes, have led to a central location to serve not only the new community of the Garden Neighbourhood but also the existing communities in Beccles and Worlingham. Alternative locations if proposed through submission of a future planning application will need to be fully justified and supported in terms of the proper delivery of the whole Garden Neighbourhood.

- 2.5 The National Planning Policy Framework (NPPF) outlines the purpose and role of the planning system and places a strong emphasis on the importance of plan-led, sustainable development. The principle of sustainable development is defined across 13 policy themes. In respect of the Garden Neighbourhood a number of these themes are considered highly relevant to the design and layout of the outline masterplan.

Promoting sustainable transport

- 2.6 The NPPF states that Local Authorities are encouraged to exploit opportunities for the use of sustainable transport modes with developments located and designed, where practical, to encourage efficient movement of people and goods and encourage the use of public transport (para.35).
- 2.7 The Garden Neighbourhood will support existing public transport routes through increased patronage, and the layout can incorporate a bus gate to extend bus routing through the site. The layout will incorporate extensive green and open spaces with pedestrian and cycle routes provided that link into existing footpath and cycle networks.

2.8 It has also been designed in accordance with the ten principles of 'Active Design', produced by Sport England, which comprise:

1. Active for all – the residential parcels, facilities and open space are accessible to all users.
2. Walkable communities - new footpaths and cycle routes provide links through open spaces to facilities and homes.
3. Connected walking and cycling routes – new footpaths and cycle routes connect to existing routes through and around the site.
4. Co-location of community facilities – the local centre, school and community playing fields are located together in a central location.
5. Network of multifunctional open space – a variety of facilities can be provided for sport, recreation and play in accessible and prominent locations.
6. High quality streets and spaces – the streets are identified as tree lined places rather than traffic conduits.
7. Appropriate infrastructure – facilitating participation in everyday activity.
8. Active buildings.
9. Management and maintenance.
10. Activity promotion can be considered further at a more detail design stage.



Delivering a wide choice of high quality homes

2.9 Boosting the supply of housing is the fundamental requirement of the NPPF. Local Planning Authorities are also required to create sustainable, inclusive and mixed communities through delivering a mixture of both market and affordable housing. The Garden Neighbourhood will provide around 1,250 new homes at an average density of 30 dwellings per hectare. The outline masterplan is capable of accommodating a range of different dwellings types and tenures to meet local need.

Requiring good design

2.10 Paragraph 56 of the NPPF outlines the importance which the Government attaches to the design of the built environment. It states that good design is a key aspect of sustainable development and should contribute positively to making places better for people. The outline masterplan, allied to a robust draft local plan policy, has an important role to play in securing design quality for the Garden Neighbourhood.

Promoting healthy communities

2.11 Paragraph 69 of the NPPF states that planning decisions should aim to achieve places which promote safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the continual use of public areas. The outline masterplan will accommodate a range of local facilities including a primary school and shops, together with an interlinked network of open spaces, cycle routes and footpaths providing healthier and more sustainable options for moving around.

2.12 The Government's **National Planning Practice Guidance** adds further context to the National Planning Policy Framework (NPPF) and it is intended that the two documents should be read together. The guidance covers 48 areas and reinforces the importance of creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

Garden City Principles

2.13 In addition to national and local planning policy and guidance, there is a wealth of further design guidance available. Of particular relevance to the Garden Neighbourhood are the ten Garden City Principles that have been produced by the Town and Country Planning Association (TCPA).

2.14 The Garden City Principles are a distillation of the key elements that the TCPA believe have made the Garden City model of development so successful, articulated for a 21st century context. Taken together, the TCPA believe that the principles form a framework for the delivery of high-quality places.

2.15 The Garden City Principle comprise:

- » Land value capture for the benefit of the community.
- » Strong vision, leadership and community engagement.
- » Long-term stewardship of assets.
- » Mixed-tenure homes and housing types that are genuinely affordable for everyone.
- » Robust range of employment opportunities with a variety of jobs within easy commuting distance from homes.
- » Beautiful and imaginatively designed homes with gardens, combining the very best of town and country living.
- » Development which enhances the natural environment.
- » Strong local cultural, recreational and shopping facilities in walkable neighbourhoods.
- » Integrated and accessible transport systems.
- » A strategic approach, part of meeting the nation's housing need.

2.16 In this context they provide a useful frame of reference for considering the design and subsequent delivery of the Garden Neighbourhood.



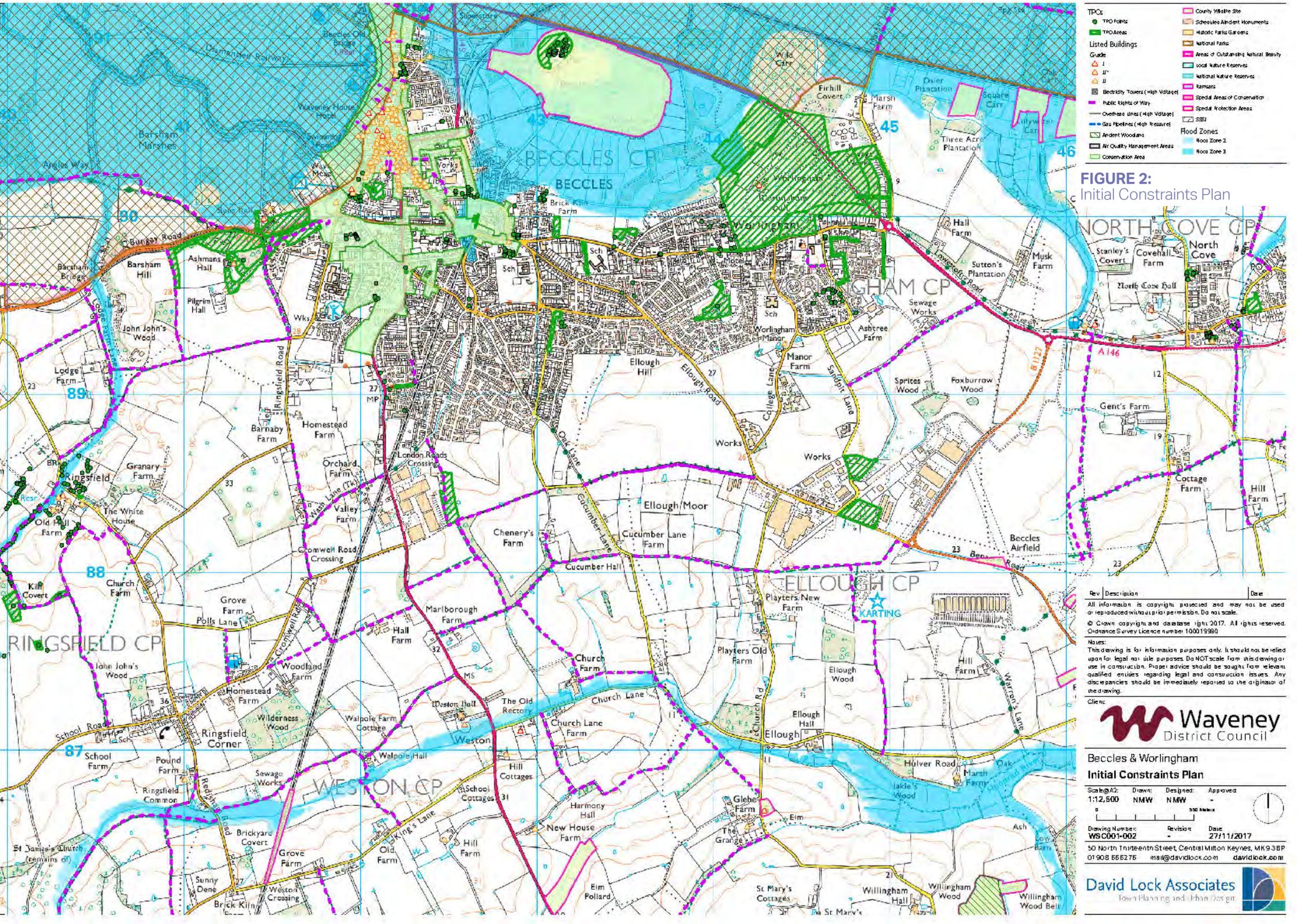


FIGURE 2:
Initial Constraints Plan

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Client:



**Beccles & Wingham
Initial Constraints Plan**

Scale@A2: 1:12,500	Drawn: NMW	Designed: NMW	Approved: -
Drawing Number: WS001-002	Revision: -	Date: 27/11/2017	

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3.0 Understanding the Issues

The Site

- 3.1 The site of the proposed Beccles and Worlingham Garden Neighbourhood is located to the immediate south of the town of Beccles and the western part of the village of Worlingham. It is almost 90 hectares in size and currently used for mainly agricultural purposes. The site is bounded to the north by houses in Beccles and Worlingham, which principally 'back' onto the site. To the east the site is bounded by Ellough Road, with a large number of industrial premises located in the Ellough Industrial estate to the south east of the site.
- 3.2 The Southern Relief Road, currently under construction, defines the southern boundary with open agricultural land beyond. The western boundary of the site is defined by a block of woodland with industrial premises and London Road beyond. Cucumber Lane and Oak Lane broadly bisect the site, linking into the existing settlement edge of Beccles.

Known Constraints

- 3.3 Through an analysis of the background documentation supporting the First Draft Local Plan, discussions with officers and stakeholders, and available mapping information it is evident that the proposed Garden Neighbourhood is relatively unconstrained in nature particularly in terms of statutory designations. It is not within the active floodplain, does not comprise agricultural land of a high quality, and there are no heritage assets or wildlife designations within the site.

- 3.4 Nevertheless, there are several local issues and site features which have been taken account as part of the outline masterplan.
- » **Noise and local infrastructure** – taking account of potential noise generation from existing local industries, setting noise sensitive uses including housing and the primary school away from these, and designing around local infrastructure including the Southern Relief Road and a fresh water pipeline that runs across the site.
 - » **Footpaths and rights of way** – ensuring that these connect into the proposed footpath and cycle network across the site and link into existing points of access at the settlement edges of Beccles and Worlingham.
 - » **Hedges and areas of woodland** – maintaining these important existing site features as part of the wider landscape and open space framework.
 - » **Topography and local views** – taking account of the topography of the site which has a high point at the south eastern corner before dropping north to the existing settlement edges.
 - » **Ground conditions** – the site is largely formed of heavy clay resulting in localised areas of standing surface water.
 - » **Parish boundary** – to maintain a clear definition between Beccles and Worlingham.

Consultation Review and Stakeholder Engagement

3.5 An important focus for the preparation of the outline masterplan was a review of consultation responses received in connection with the First Draft Local Plan, specifically those relating to Beccles and Worlingham. A total of 104 responses were received. These comprised 34 responses to the Strategy for Beccles and Worlingham, 2 responses to Beccles and Worlingham Strategic Site Allocations and 68 responses to Beccles and Worlingham Garden Neighbourhood (policy WLP 3.1).

3.6 In addition, meetings were held with key stakeholders to better understand issues, concerns and aspirations regarding the proposed Garden Neighbourhood. Stakeholders included:

- » Suffolk County Council – education and highways
- » Beccles Town Council
- » Worlingham Parish Council
- » Landowners
- » Developers with an interest
- » Neighbourhood Plan working groups
- » Local Ward Members
- » The Beccles Society

3.7 From the review and engagement process a number of key issues were identified and subsequently reported back and supported by the Local Plan Working Group:

- » **Infrastructure capacity** – this covers highway access, drainage and flooding, utilities, and community provision.
- » **Access** – permeability from existing communities to the north, especially pedestrians, cyclists and bus routes.
- » **Edge conditions** – integration of the Garden Neighbourhood with Beccles and Worlingham, providing clear leisure and green linkages and addressing residential amenity.
- » **Noise** – from employment uses.
- » **Landscape framework** – provision and delivery of an attractive, usable, multi-function sequence of open spaces.
- » **Community hub** – a meaningful focus for new and existing community with co-located facilities and retail provision to serve the south of Beccles and Worlingham.
- » **Settlement identity** – between Worlingham and Beccles, taking account of the parish boundary.
- » **Delivery** – bringing the site forward in a comprehensive way. Viability of development to provide required facilities.
- » **Character and quality** – ensuring that the design and layout of the Garden Neighbourhood is of an appropriately high standard.

Emerging Masterplan Themes

3.8 From the key issues it is possible to identify several emerging masterplan themes which have been used to shape the outline masterplan for the site. The masterplan themes comprise:

- » **Importance of access** onto the new southern relief road and existing highway network providing a sustainable movement network.
- » **Establish a clear 'community hub'** within the Garden Neighbourhood to accommodate not only the primary school and local retail but also space for sheltered and retirement accommodation, healthcare, community hall, small workshop or business space.
- » **Provide a diverse landscape framework** across the whole Garden Neighbourhood, with opportunities for sustainable drainage provision, contributing to a green, leafy and spacious character.
- » **Carefully integrating the edges** of the Garden Neighbourhood through a landscape framework, offsetting development and using the space to accommodate planting, sustainable drainage systems and informal recreation routes.
- » **Acknowledging the key design elements** of the outline masterplan – character areas, principal streets, landscape and open space network.



High quality development within a multi-use landscape setting



Housing fronting onto and overlooking a street and SUDs feature

4.0 Outline Masterplan for the Garden Neighbourhood

Design Components

- 4.1 The design proposals for the outline masterplan have been shaped by the review, engagement and analysis set out in this report. The outline masterplan is very much an evolution of figure 14 that accompanied the first draft local plan policy, shaped to take account of the review, engagement and analysis process.
- 4.2 The core aspiration of the first draft local plan policy is to establish a high quality, accessible and sustainable mixed-use Garden Neighbourhood, served by a primary school and other community facilities including local retail, and incorporating open space and parkland provision. This also underpins the design proposals for the outline masterplan.
- 4.3 The outline masterplan for the Garden Neighbourhood comprises three interlocking design components:
- » **Homes and facilities to support a diverse community.**
 - » **Landscape and multi-use open space framework that is rich and varied.**
 - » **Easy, safe and convenient access and movement.**
- 4.4 Each component is described on the following pages.



Habitat creation as part of a wider landscape framework



-  Residential Neighbourhood
-  Employment
-  Primary School
-  Community Hub
-  Structural Landscaping
-  Country Park
-  Parish boundary
-  Walking isochrones

FIGURE 3:
Outline Masterplan

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Homes and Community Facilities

- 4.5 The outline masterplan has been designed to accommodate a range of different housing types to meet different needs. This will include family housing, smaller houses for first time buyers and people wishing to downsize, as well as space for a retirement community. Different character areas can be established to make the Garden Neighbourhood an attractive and varied environment.
- 4.6 Housing will be designed to front onto and address streets and open space to provide for a safe and well overlooked environment. The housing parcels have been carefully positioned to also avoid privacy and amenity concerns from existing residents in Beccles and Worlingham who will adjoin the Garden Neighbourhood.
- 4.7 A centrally located local centre will maximise access for existing and future residents, providing cycling and walking access as well as vehicular access from the Southern Relief Road. The local centre retail will be visible and accessible from the Southern Relief Road, making it more commercially viable, and will be co-located with the primary school, retirement community, and the formal playing pitches. Care must be taken to ensure that delivery access and servicing for the local centre does not impact on the residential amenity of adjoining occupiers through parking problems, noise and disturbance.

- 4.8 The local centre will also be well related and within easy walking and cycling distance from the proposed employment area located at the south east corner of the Garden Neighbourhood. This is a location that is subject to noise impact from the existing Ellough Industrial Estate making it unsuitable for residential development or the primary school.
- 4.9 There is potential to access the employment area from Ellough Road utilising an access point being constructed for the Southern Relief Road construction compound. This has the benefit of separating delivery access for the employment area from the residential streets in the main part of the Garden Neighbourhood.
- 4.10 In summary:
- » Residential led Garden Neighbourhood.
 - » Range of different dwelling types can be accommodated.
 - » Opportunities for different character areas.
 - » Careful integration – edge conditions.
 - » Local centre and community facilities.
 - » Grouped around main street and playing fields.
 - » Retail element repositioned – commercial viability.
 - » Primary school retained in central locations.
 - » Employment area co-located with other employment areas at Ellough Road.



Housing focused around a play space

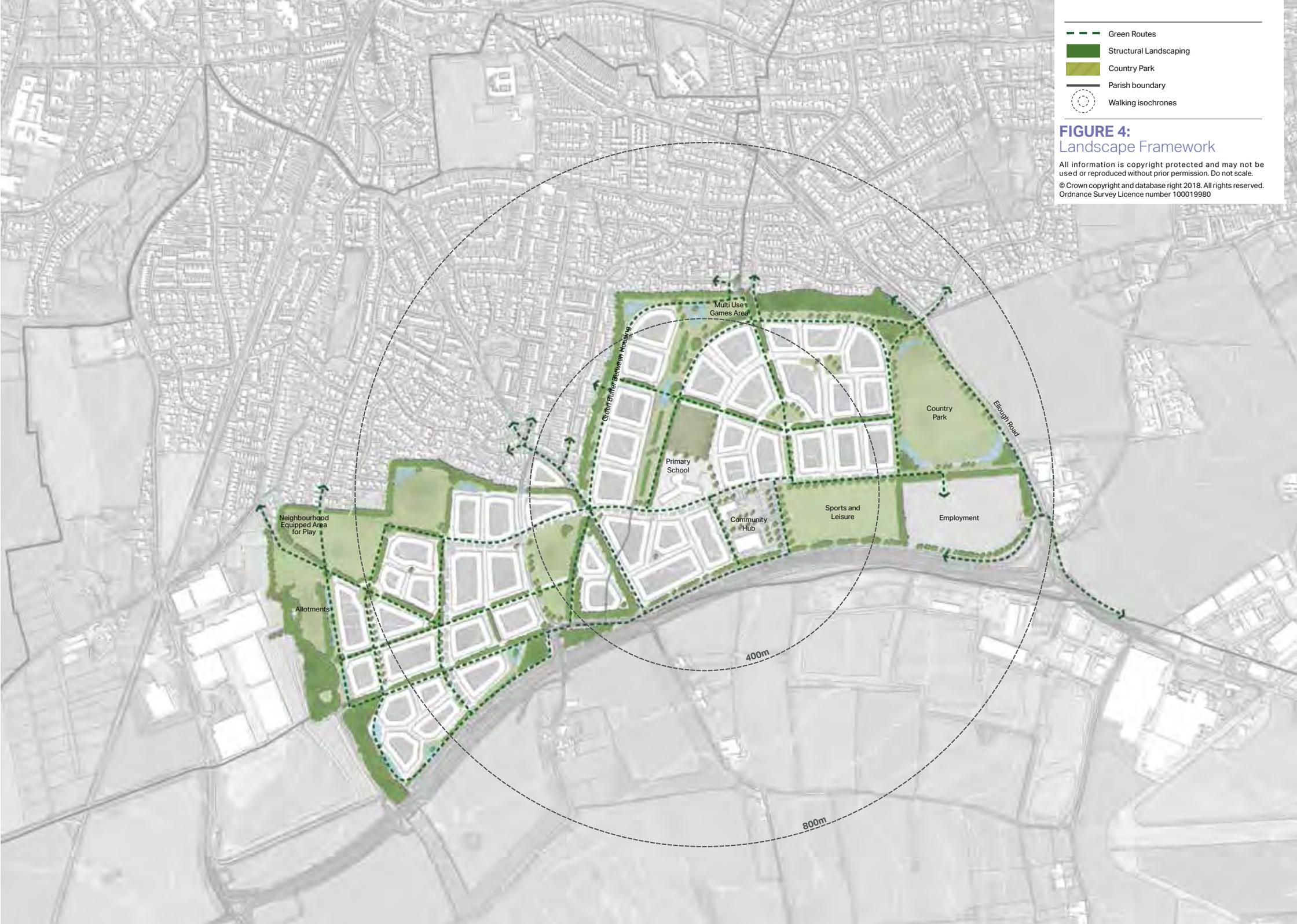


Variety of housing types overlooking an informal area for play

-  Green Routes
-  Structural Landscaping
-  Country Park
-  Parish boundary
-  Walking isochrones

FIGURE 4:
Landscape Framework

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Multi-Use Landscape Framework

- 4.11 Of equal importance to the provision of homes and community facilities will be the landscape framework within which development of the Garden Neighbourhood will sit. Rather than pockets of sterile, mown grass a rich, varied and interconnected landscape framework will be established across the whole Garden Neighbourhood site making it a green and leafy place. It will also provide formal and informal recreation facilities for existing communities adjoining the Garden Neighbourhood as well as future residents.
- 4.12 An integrated, cross-site approach has been adopted for the outline masterplan ensuring a good distribution of open spaces and landscape across the Garden Neighbourhood. The close relationship between the landscape framework and proposed residential parcels will ensure that spaces are fronted by development and well overlooked and safer as a result.
- 4.13 Key site features, hedgerows, watercourses and woodland will be retained as part of the landscape framework. This includes a meaningful recognition of the parish boundary which is incorporated as part of a linear park. The interconnected framework provides looped walking and cycle routes around the Garden Neighbourhood, contributing to a healthier lifestyle through facilitating opportunities to walk and cycle.

- 4.14 The landscape framework also has a strong role to play in providing opportunities for surface water and sustainable urban drainage to be incorporated, which in turn helps establish a rich range of habitats improving the biodiversity of the site.
- 4.15 In summary:
- » Rich and varied Landscape Framework.
 - » Integrated, cross-site approach.
 - » Garden Neighbourhood with a leafy character.
 - » Safe and well overlooked, protecting amenity.
 - » Key site features retained and enhanced.
 - » Oak Lane, Cucumber Lane, parish boundary and trees and hedgerows.
 - » Green links for walking and cycling.
 - » Local connections to promote healthy choices and support activity.
 - » Tree lined streets, spaces and places.
 - » Formal and informal recreation provision.
 - » Integrated SUDs with drainage provision.
 - » Biodiversity and habitat creation.



Drainage pond forming part of a wider SUDs network

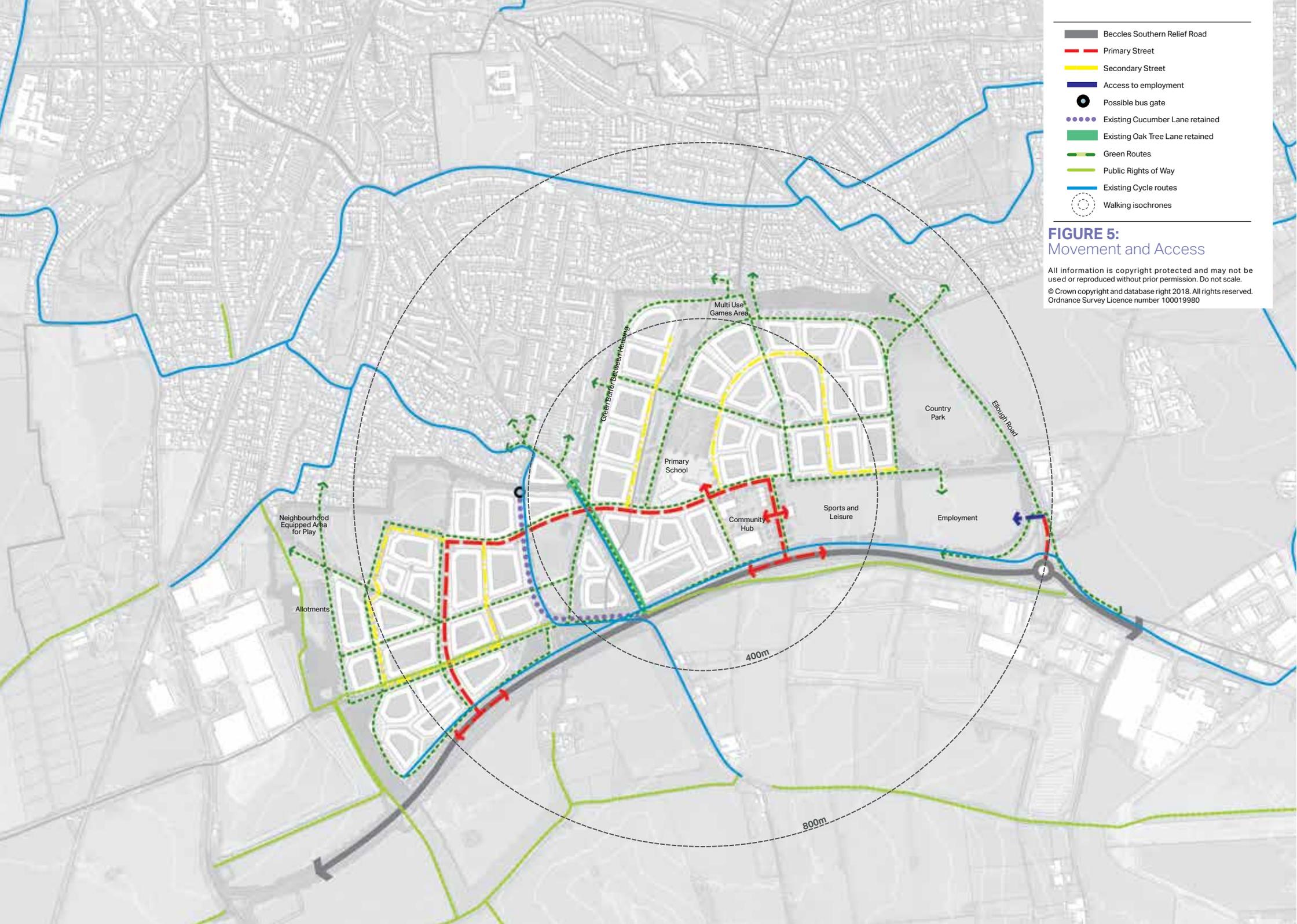


Larger play space forming part of a linear park fronted by housing

-  Beccles Southern Relief Road
-  Primary Street
-  Secondary Street
-  Access to employment
-  Possible bus gate
-  Existing Cucumber Lane retained
-  Existing Oak Tree Lane retained
-  Green Routes
-  Public Rights of Way
-  Existing Cycle routes
-  Walking isochrones

FIGURE 5:
Movement and Access

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Movement and Access

4.16 Easy and convenient movement and access to and around the Garden Neighbourhood will also make it an attractive and usable place. All vehicular access to the residential parcels and mixed-use local centre will be taken from the Southern Relief Road. A primary street will be established through the site, along the easement of the water pipe that runs through the site. It is not possible to construct development over the waterpipe easement, but a street would still allow unfettered maintenance access as required.

4.17 The primary street will be designed to accommodate street tree planting, wide footpaths and cycleways, as well as potential bus stops. It will be a multi-use street and not just a tarmacked traffic conduit. Secondary residential streets and lanes will link into the primary street giving access to the residential parcels.

4.18 Footpaths and cycleways will be a key feature of the layout of the Garden Neighbourhood linking into the surrounding network of footpaths and rights of way. This will provide a choice of different modes for people wanting to access the primary school and other local facilities rather than being reliant on the car only. The central location of these facilities will be critical to the design and layout of the Garden Neighbourhood.

4.19 There is potential for a bus gate to be introduced at Cucumber Lane to allow an extension of existing services through the site, but preventing general vehicular access.

4.20 In summary:

- » Easy, safe and convenient access and movement will be a feature of the Garden Neighbourhood.
- » Primary Street – primary access from southern relief road aligned along the waterpipe easement.
- » Secondary streets – local access to residential parcels.
- » Green linkages for pedestrians and cyclists to link into surrounding networks.
- » Bus gate potential with extra patronage supporting existing bus services.
- » Importance of streets as tree lined spaces, not traffic conduits.
- » Streets, green linkages, cycleways and footpaths will be fronted onto and overlooked by adjoining development.



Trees planted along a primary street



Carefully detailed secondary street



On-street parking provided as part of the wider street scene



Cucumber Lane looking north

5.0 Delivery Considerations

From Policy to Implementation

- 5.1 The implementation phase of the strategy for this site is potentially the most complex part and the stage at which the aspirations for the design and layout of the Garden Neighbourhood may not be achieved.
- 5.2 The draft policy and reasoned justification for the Garden Neighbourhood shows a desire for a comprehensive design that places the components of development in the optimum locations for their social and economic sustainability, ensures the most appropriate network of connections with the existing urban area and aims to realise benefits not only for the new residents and employees but also for the wider community. These aims are articulated through the outline masterplan for the Garden Neighbourhood.
- 5.3 Delivery of this vision is made complex by the division of the site into different land ownerships, and with owners' different levels of commitment to integrated and comprehensive development, and with land parcels that have different access and timing potential.

- 5.4 The Local Planning Authority has to address a series of issues in its negotiations with the land owners on the form and content of any planning applications and must be robust in defence of those that are necessary to the proper planning and development of the Garden Neighbourhood. This will require direct involvement in the negotiation of aspects of the development before and during the determination of any planning applications and subsequent S106 and other similar agreements.
- 5.5 In the main, these issues relate to the need for each ownership parcel of land to support the development of the others, and to avoid unreasonable prejudice to the development of the whole. The key areas in need of particular consideration are:
- » **Community facilities** including the primary school, employment land, local centre, formal sports and play provision and wider landscape framework.
 - » **Access** for public transport, pedestrians, cyclists, car drivers and other vehicles.
 - » **Utilities and services** – gas, water, foul and surface water drainage, broadband and electricity.

Community Facilities

- 5.6 In order for the whole new community to be sustainable and to avoid undue pressures on existing facilities and their dependent communities, the new development must include a range of new services and facilities that will include:
- » Primary school
 - » Employment land
 - » Local centre
 - » Pre-school(s)
 - » Formal sports and play facilities
 - » Wider landscape and open space framework
- 5.7 These must be placed in locations and on land that are most advantageous for their requirements and be accessible to both the new community of the Garden Neighbourhood and existing communities in Beccles and Worlingham.
- 5.8 For the Primary School, the site should be at least 2.2 hectares in area, be a regular shape, be unencumbered by wayleaves for utilities or public rights of way, and be accessible to the whole of the new community such that trips to and from school are not reliant on cars, and promote active modes (walking and cycling) using safe, segregated routes. These requirements place significant limitations on location and configuration.

5.9 Employment land must be accessible from the main road network and will gain commercial advantage from proximity to other employment areas where business services and supply chains may already be in place.

5.10 The Local Centre must be accessible to the new community and could serve the local requirements of existing residents in a part of the urban area poorly served at present. At the same time, and for sound commercial reasons, it is advantageous for the Local Centre to be accessible to and visible to passing trade on the new relief road, and well located in relation to existing and future areas of employment because it is most likely to be workers who will support any local centre facilities during the working day.

5.11 Sports facilities, particularly outdoor areas, have similar needs to the Primary School in terms of configuration, but less frequent use means that their locational requirements are less precise and they may be more peripheral to the main development area.

5.12 General open space must serve the needs of a diverse range of users and will include informal and incidental areas of open space within residential areas, play areas (with varying levels of play equipment), allotments, formal parks, and extended green routes for exercise and dog-walking. General requirements and quanta are determined by existing adopted policies and other national and local standards.

5.13 In each case, care has been taken through assessment of needs and consideration of location, configuration, access and connection to identify the optimum location for each within the overall development area. There is a full justification for these locations and they are shown clearly in the outline masterplan. As a result, any variation that is sought must be fully justified, not only in terms of the particular use, but in terms of the relationship with all other elements of the overall development:

- » Land use relationships
- » Configuration and topography
- » Landscape
- » Access
- » Connections
- » Timing of delivery

Site Access

5.14 Despite the current investment in a new relief road to the south of the development area, access to the proposed development site is constrained:

- Access from Ellough Road must not lead to significant additional traffic impacts on existing communities and the town centre.
- Connection points to the new relief road will be limited in number and are made more complex by the elevated nature of the road, set some 3m above existing land levels.
- All other accesses will be restricted to walking and cycling.

5.15 It is imperative therefore that the street network within the whole development area is interconnected and that this is achieved without prejudice to land ownership or to development timing. Landowners will be expected to enter into an agreement with the Local Planning Authority to make provision for connections across boundaries, to do so without seeking commercial gain (since all such access connections are considered by the Local Planning Authority to be reciprocal), and to not seek to frustrate such provision during the implementation process. This will be expected to be agreed in parallel to any S106 agreement that will accompany a planning permission.

Utilities

- 5.16 All planning permissions for development of the land will include “Grampian-style” conditions that will require access across development land to adjoining boundaries by date or by a development threshold of units occupied. This is necessary to meet the accessibility requirements of the non-residential components of the new community set out above, and for the integrated and comprehensive development of the new community as a whole.
- 5.17 Failure to include such provision may result in a refusal of planning permission, and any frustration of delivery will be taken into account in the determination of subsequent Reserved Matters approvals.
- 5.18 A similar position pertains in respect of utilities. On the basis of current knowledge, the main point of connection with existing electricity, gas, potable water and sewerage is in Ellough Road at the southern extent of the existing built up area. The most efficient and cost-effective way of servicing all of the development on the whole site is to make connections to existing infrastructure in this location. This will require connections across boundaries to serve one land parcel across another.
- 5.19 Landowners will be expected to enter into an agreement with the Local Planning Authority to make provision for connections across boundaries, to do so without seeking commercial gain, and to not seek to frustrate such provision during the implementation process. This will be expected to be agreed in principle in parallel to any S106 agreement that will accompany a planning permission.
- 5.20 It is recognised that provision for the whole development area may require early development to make provision for greater capacity than any one land parcel may require and may therefore incur additional cost. The Local Planning Authority will expect landowners to work together to agree the apportionment of costs. In the event that this does not occur, the Local Planning Authority will seek independent cost advice and will thereafter apportion costs, including the costs of obtaining advice and administering the process, in subsequent S106 Agreements.
- 5.21 All planning permissions for development of the land will include “Grampian-style” conditions that will require utility routes and connections across development land to adjoining boundaries by date or by a development threshold of units occupied. This is necessary to meet the servicing requirements of the whole development, and for the integrated and comprehensive development of the new community as a whole.

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