



Draft Worlingham Neighbourhood Plan 2020 - 2036

Regulation 14 Consultation
1st April 2021 - 9th June 2021

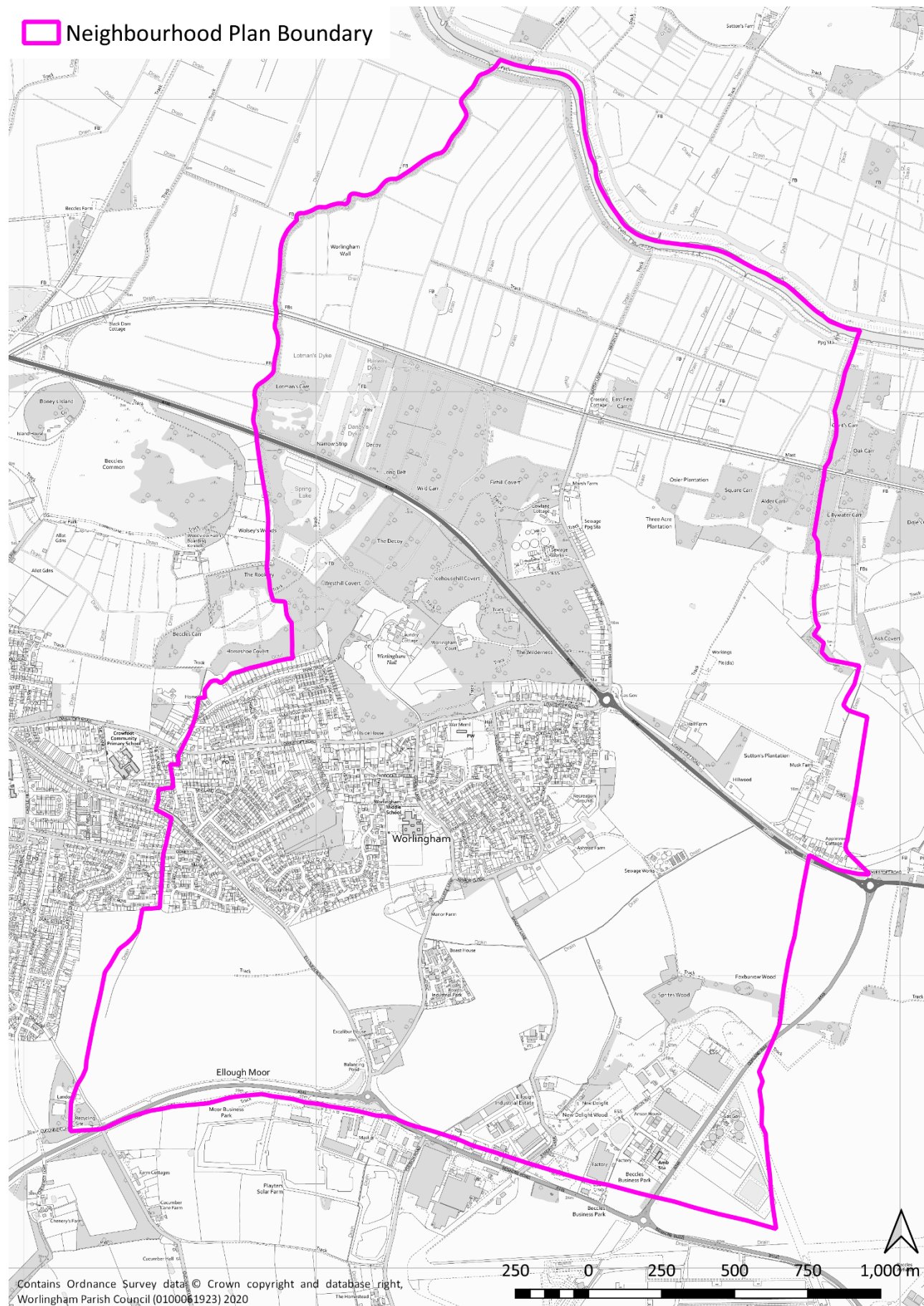
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1. INTRODUCTION

- 1.1 This document represents the Neighbourhood Plan for Worlingham Parish. It is one part of the development plan for the parish over the period 2020 to 2036, the other part being the recently adopted (new) local plan for the Waveney area. Its title is “East Suffolk Council – Waveney Local Plan”¹. National planning policy will also apply.
- 1.2 The former Waveney District Council (superseded organisationally by East Suffolk Council on 1 April 2019), as the then local planning authority, designated a Neighbourhood Area for the whole of the parish area in March 2017 to enable Worlingham Parish Council to prepare the Neighbourhood Plan. The plan has been prepared by the community through the Worlingham Neighbourhood Plan (WNP) Team.
- 1.3 The map overleaf shows the boundary of the Neighbourhood Plan area, which is contiguous with the boundary of Worlingham Parish. The north of the parish also falls within the Broads area. The Broads Authority, as the local planning authority for the Broads, has its own local plan.
- 1.4 The WNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012. The WNP Group has prepared the plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning and managing land use and development change over the plan period 2020 to 2036.
- 1.5 The purpose of the Neighbourhood Plan is to guide development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish. The process of producing a plan has sought to involve the community as widely as possible and the topic areas are reflective of matters that are of considerable importance to the residents of Worlingham.
- 1.6 Each section of the plan covers a different topic. Under each heading there is the justification for the policies presented, which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the blue boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.



National policy

- 1.7 The National Planning Policy Framework² (NPPF) states:

Non-strategic policies

“Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.*

Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”

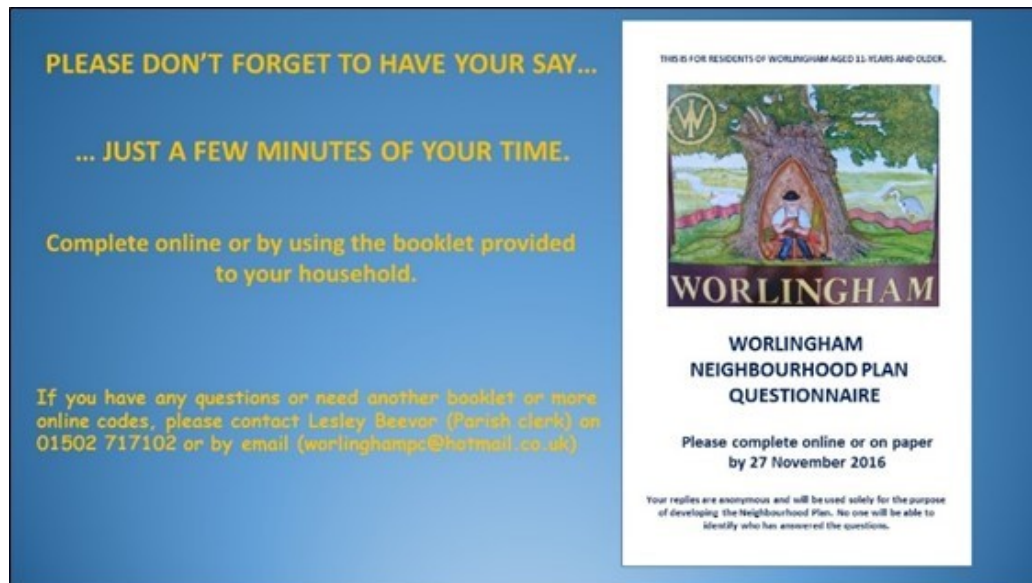
*”Neighbourhood plans must be in general conformity with the strategic policies in any development plan that covers their area.”

Consultation

- 1.8 Worlingham Parish Council began deliberations surrounding neighbourhood planning in 2014. Its neighbourhood plan team (WNP Team) reached out to the community to gauge support. The team broadened with both resident and parish council members in January 2016.
- 1.9 The WNP Team identified a number of key issues and set up a work-group structure to probe each of these. Progress was monitored through minuted monthly meetings. The wider community was consulted at the village fete in September 2016.



- 1.10 A detailed questionnaire³ was subsequently distributed to every household in the parish in November 2016. The responses to the questionnaire have contributed substantially to the drafting of the policies and actions in this Neighbourhood Plan document.



- 1.11 A Drop-in Day for the community was held in the sports hall of the local primary school on Wednesday 26 May 2017. Displays covered the responses from the Neighbourhood Plan questionnaire³, the recommendations from the Housing Needs Assessment⁴, the “Vision” and the “Objectives” for the Neighbourhood Plan, nomination of “Local Green Spaces”, and preliminary issues surrounding potential development sites. Residents had the opportunity to comment upon the “Vision” and the “Objectives” and the proposals for the nomination of “Local Green Spaces”.
- 1.12 A notice with an update of the neighbourhood planning situation, when adoption of the new local plan¹ was imminent, was posted on the parish noticeboard in early March 2019.
- 1.13 The matter of neighbourhood planning has been a routine agenda item for the monthly public meetings of the Worlingham Parish Council.

2. LOCAL CONTEXT

History of Worlingham

- 2.1 Worlingham has a long history. It was mentioned in the Domesday Book of 1086. The meaning of Worlingham is “Village of Werel” or “Werwulf’s people” (Suffolk Parish Pack, Suffolk Records Office).
- 2.2 Worlingham grew out of the two manors of Great and Little Worlingham, each having its own parish church (“A Brief History of Worlingham circa 1281 – 1837” by Councillor Stephen Shepherd).
- 2.3 In 1086, the population was some 81 persons. By 1603, this had fallen to 67 adults. In 1674, 31 households were recorded. Occupations recorded for the period 1500 to 1549 include 2 yeomen and 1 “rough” mason (Suffolk Parish Pack, Suffolk Records Office).
- 2.4 In 1818, there was a small day school with 10 pupils. There was a Sunday school with 31 attendees. The National School was built in 1845 and then enlarged in 1910. Average attendance in 1912 was 65. (“Suffolk Parish Pack”, Suffolk Records Office). This school was demolished to make way for the bypass.
- 2.5 The parish boundary has remained largely unchanged.



Worlingham Primary School



Lowestoft Road

- 2.6 The parish has a number of significant heritage assets including the Grade 1 listed Worlingham Hall, Church of All Saints (Grade II*), Worlingham Manor (Grade II) and the Serpentine Wall (Grade II), which is shown below. The locations of these assets are indicated in the Worlingham Parish Development Context Map in Section 4. (See also Section 8 for photographs of the Lowestoft Road in the vicinity of Worlingham Hall and Church of All Saints.)



- 2.7 Further information concerning historical Worlingham came from the excavations prior to the development of the most recent (“Werel’s Loke”) estate within the eastern part of the settlement boundary, which have led to the following related archaeological records (ref. Archaeology Data Service): Beaker pits and medieval farmstead activity (Site/SMR codes: WGM007, WGM008); medieval features spanning the 11th to 14th centuries, as well as possible prehistoric burnt features (Site/SMR code: WGM008); two medieval sites fronting of similar 12th-14th century date (Site/SMR code: WGM006); and Bronze Age and medieval and Saxon finds (Site/SMR code: WGM007).

Modern Worlingham and its spatial context

- 2.8 Worlingham is in the northern part of the Waveney area, which since 1 April 2019 is now covered by East Suffolk Council. Waveney, situated in north-east Suffolk, is the most easterly area in Britain and is still a distinct parliamentary constituency.
- 2.9 Waveney has four market towns (Beccles (with Worlingham), Bungay, Halesworth and Southwold (with Reydon)), which have a combined population of 28,310 (or 24.6% of Waveney’s total).
- 2.10 Barnby/North Cove, to the east of Worlingham, lies in the same ward as Worlingham Parish.
- 2.11 Worlingham, itself, has a population of approximately 3,745 (2011 Census). It is bounded to the north by the River Waveney. The adjacent low-lying zone, which is mostly farmland, lies within the Broads Authority within Waveney. Only one dwelling, it is understood, at the northern end of Marsh Lane, lies within this Broads area.
- 2.12 The centre of Beccles is situated a mile to the west; the centre of Lowestoft is situated eight miles to the east, and Norwich is nearly twenty miles to the northwest.
- 2.13 The greater part of Worlingham is concentrated around the main road (the Lowestoft Road) that runs from Beccles and towards Lowestoft.
- 2.14 To the north of the Lowestoft Road, west of Worlingham, land within Beccles serves as (and has long been regarded by the communities as) an open space between the town and the village, even though a few properties in Beccles along the north side of the Lowestoft Road and into Park Drive undermines this separation.
- 2.15 Housing along the south side, and farther south, of the Lowestoft Road, apart from the presence of school sports grounds, has become essentially contiguous in nature as the respective communities have grown. However, the housing in Beccles extends farther south relative to the housing in Worlingham. To the immediate south of these residential areas is greenfield land, which is mostly farmland. The spread and topography of that part of the greenfield land lying in southwest Worlingham confers in the vicinity a residual sense of separation between the two communities.
- 2.16 The Ellough industrial estate is located within and around the parish boundary to the south. There are expectations this estate will develop significantly, providing increased employment opportunities. A new bypass (the Southern Relief Road) was completed in 2018. This road was built to remove traffic (particularly heavy goods vehicle traffic) from the roads of Beccles and Worlingham and to provide more direct access to the industrial area.

- 2.17 Amenities in Worlingham comprise a “One Stop” general store (including Post Office), a hairdressing and beauty salon, a fish and chip shop, a newsagent, a pharmacy and a church.
- 2.18 Worlingham now has only one school, which was formed recently when the former primary school closed and its activities merged with that of the former middle school on the latter’s premises, following Suffolk County Council’s decision to move from a three-tier to a two-tier system of schooling. In addition, Worlingham has a thriving pre-school group.
- 2.19 The regular bus service between Lowestoft and Norwich passes through the village. Also, there are two services running locally between Beccles and Worlingham, and there is a service to Southwold.
- 2.20 There is no doctor or dentist located in the Parish. Police cover is provided by the Beccles and Bungay Safer Neighbourhood Team.
- 2.21 The only community meeting place in the village was the Church Hall, which was closed on health and safety grounds in September 2008. However, plans, strongly supported by Suffolk County Council, for a new community centre are well-advanced, taking advantage of the site vacated by the former primary school.
- 2.22 There are seven play areas distributed across the village. It is generally considered that Worlingham is well served for play provision.
- 2.23 Home ownership (with and without a mortgage) is high by both area (Waveney) and national standards.
- 2.24 The population of Worlingham parish, just as that of the Waveney area, has a higher proportion of elderly residents than is the case for the population of England. Despite this situation, there is very limited supported-living accommodation in Worlingham for older residents, and there is no retirement home and/or retirement village-style provision.
- 2.25 The ethnic mix in Worlingham is predominantly White British, with a small number of other white people and much smaller numbers of people having mixed ethnicity, Caribbean, African, Chinese and other Asian origins (2011 Census: KS201EW).

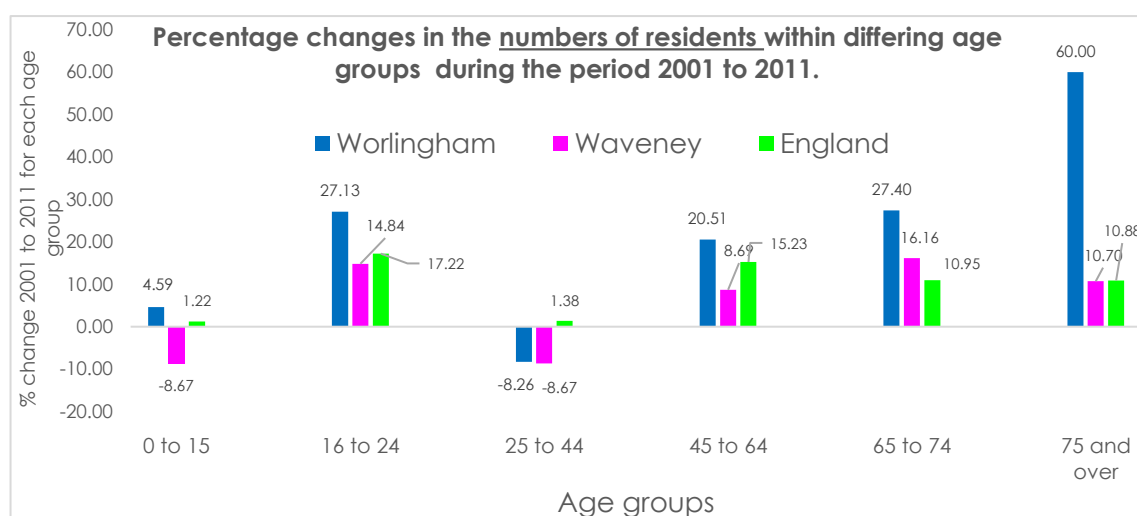
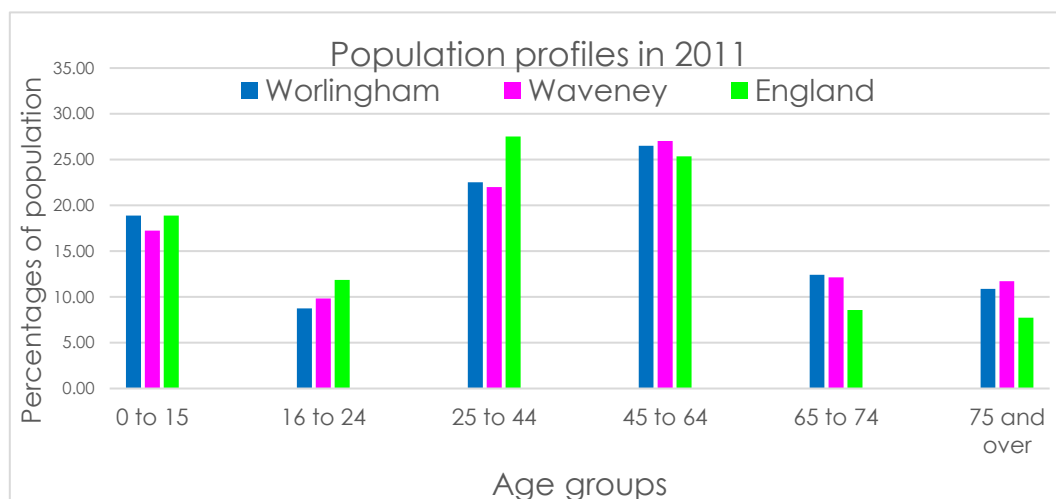
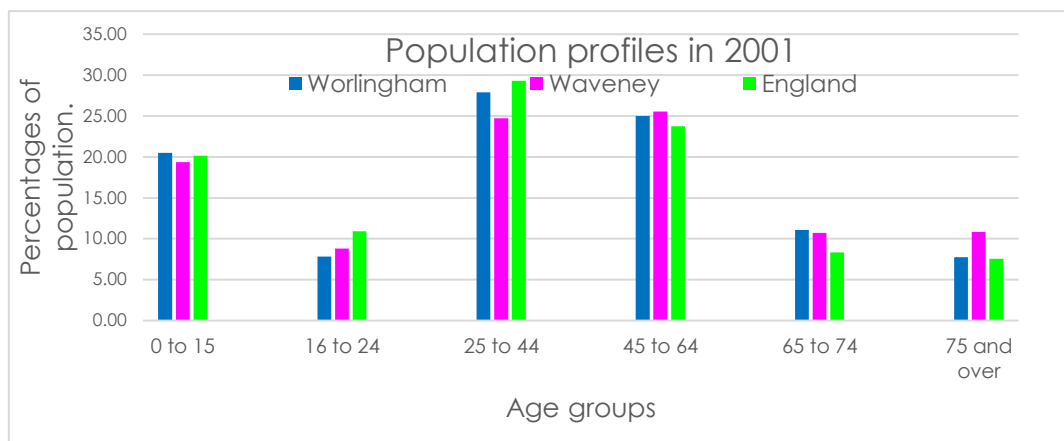
Profile of the community today

- 2.26 Unless stated otherwise, the profile of the community has come from the 2011 Census for Worlingham Parish (i.e. as opposed to Worlingham Ward). Similarly, demographic changes between 2001 and 2011 are all based upon census data at parish level.

Population

- 2.27 Between 2001 and 2011, the population of Worlingham Parish increased by 13.6% (rising to 3,745 residents in 2011) due to the development of new estates on the outskirts of the village. During this period, the population of Waveney increased by 2.6%, the population of the East of England region increased by 8.5%, and the population of England increased by 7.9%.
- 2.28 192 dwellings were added to Worlingham Parish between 2001 and 2011, representing an increase of 13.5%. During the same period, there was an approximately 5.8% increase in the number of dwellings in Waveney.

2.29 The age structure of Worlingham in 2011, following the period of rapid housing growth, closely approximates that of Waveney. (In 2001, Worlingham Parish had been slightly “younger” than Waveney.) Both have an older population relative to England. This will inform the housing characteristics required for future development of the village and for Waveney generally.

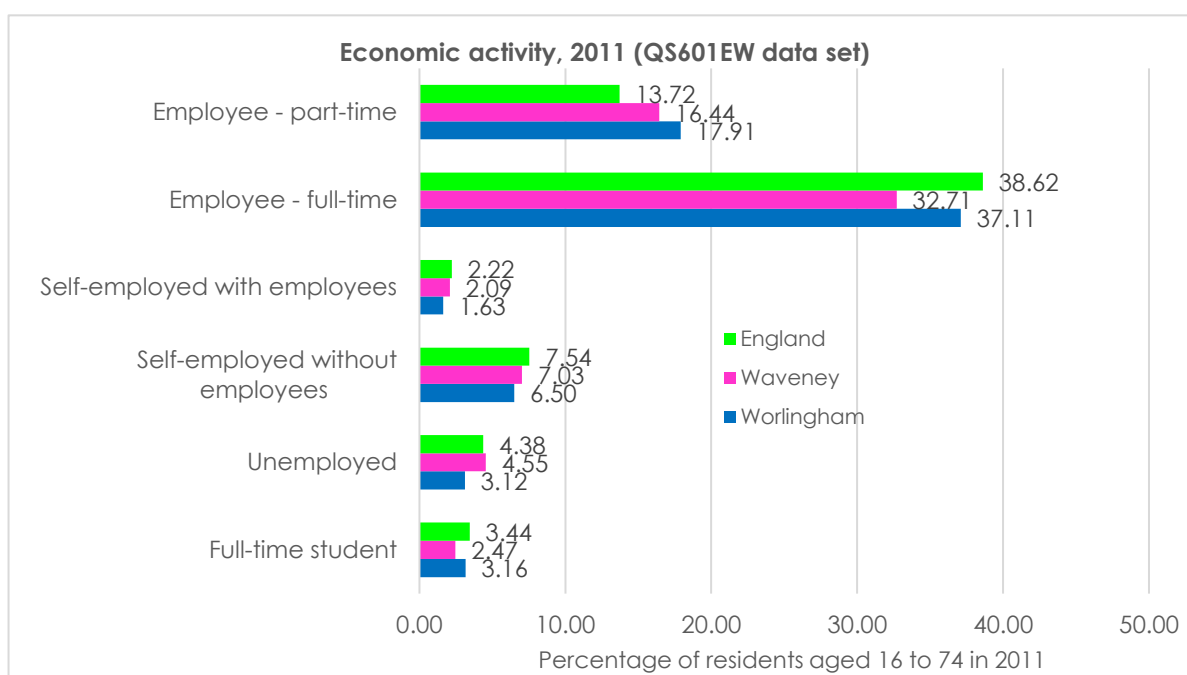


2.30 The highest levels of growth in the population of Worlingham are identified with the “65-74” and the “75 and over” age groups.

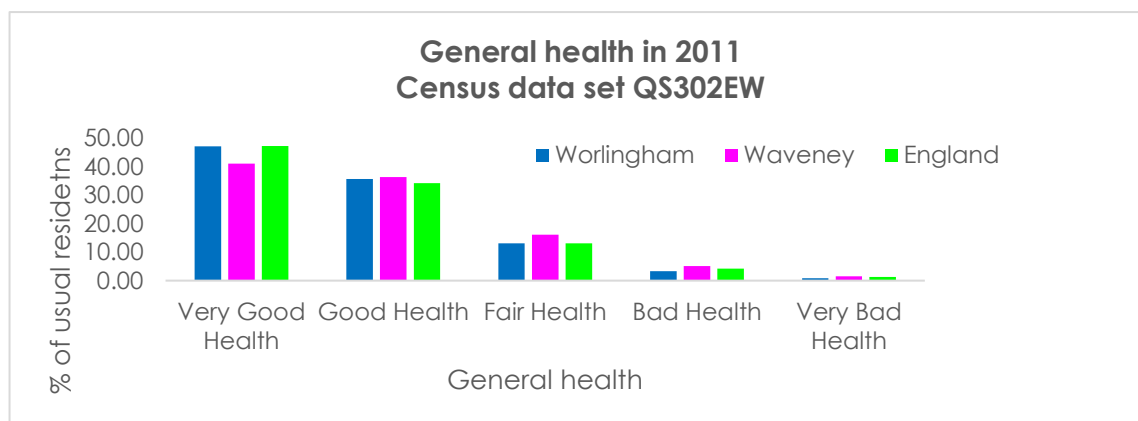
- 2.31 The decline in the numbers of residents aged “25-44” between 2001 and 2011, both in Worlingham Parish and in Waveney as a whole, is a worrying trend as this is the group representing young families.

Work

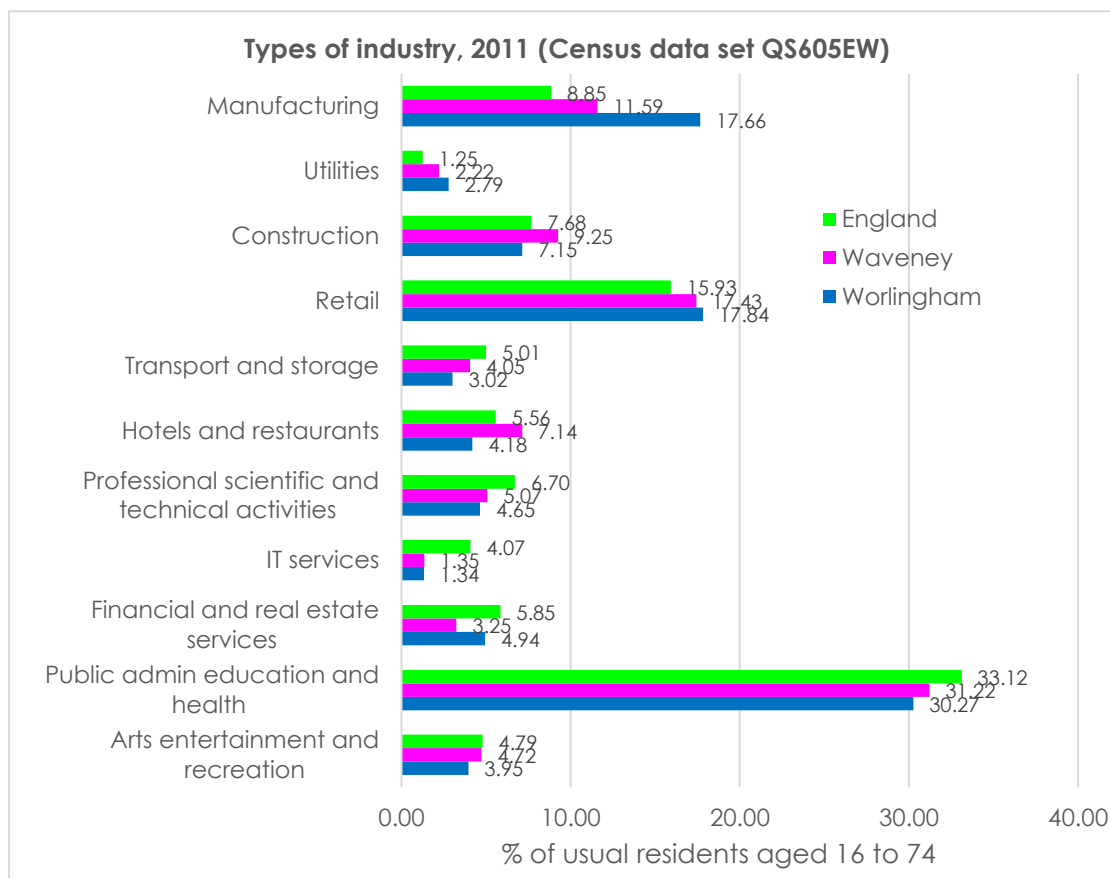
- 2.32 69.4% of the working-age population of Worlingham Parish is economically active, which is higher than the figure for Waveney (at 65.3%), lower than the figure for the East of England region (at 71.6%) and comparable to the figure for England (at 69.9%). Of those people who are working, the proportion in full-time employment exceeds that for Waveney, but is slightly smaller than at the national level.
- 2.33 Economic inactivity identified with retirement is 21.1% for Worlingham; 20.3% for Waveney; 14.4% for the East of England; and 13.7% for England.



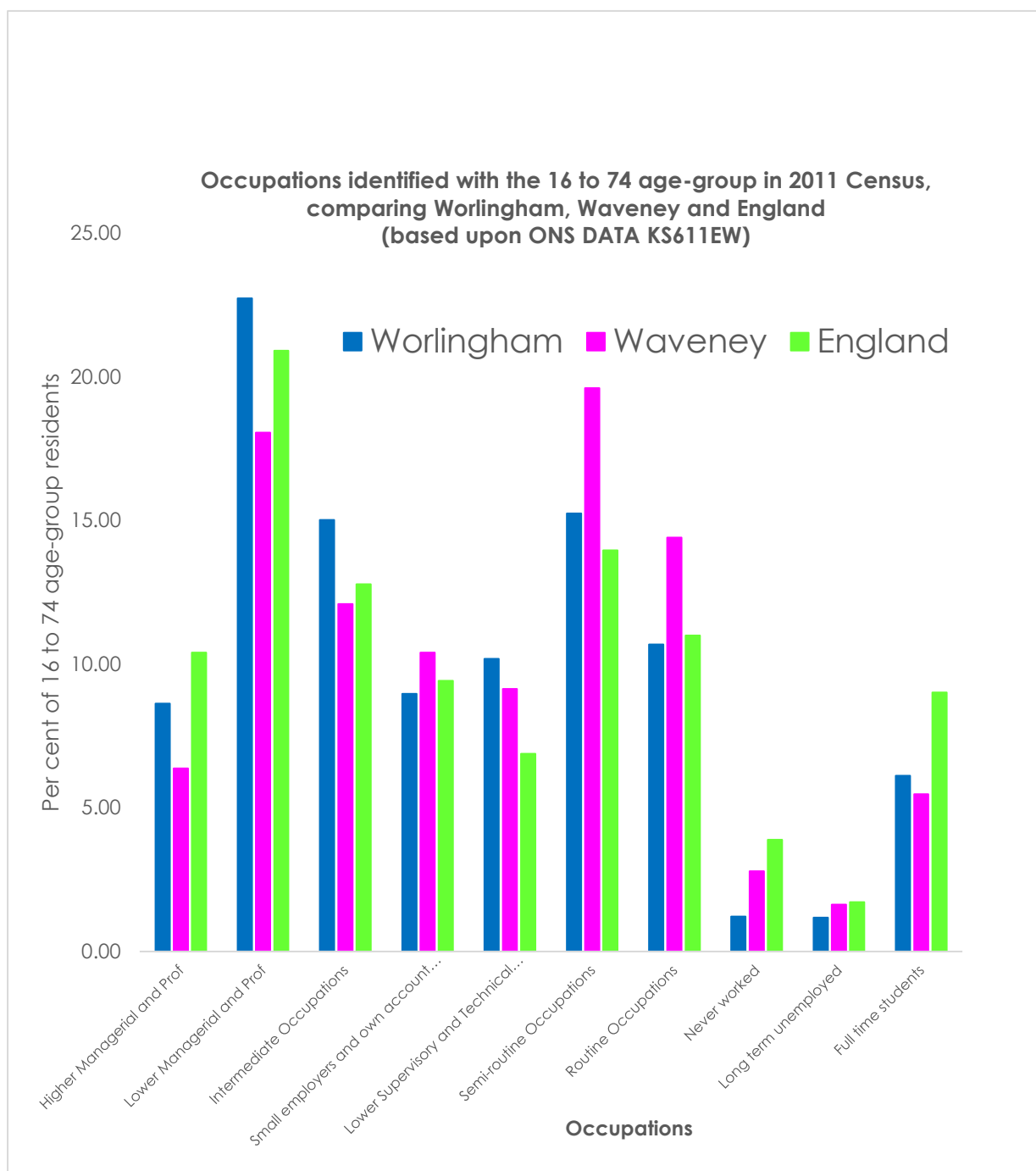
- 2.34 The population of Worlingham is relatively healthy, and this in part may account for its higher level of economic activity relative to that of Waveney.



- 2.35 The sectoral profile of the workforce in Worlingham has a higher connection to the manufacturing sector than is the case for the workforces at Waveney and at national level. This is a possibly worrying feature in view of the decline of this sector. Examination of the types of manufacturing jobs reveals that a third of those engaged in this sector (in Worlingham Parish) work in “Chemicals, chemical products, rubber and plastic”, almost certainly being linked to plastic packaging (given the two large packaging companies in this part of Waveney). The other most prominent manufacturing sector represented (accounting for nearly 10% of the manufacturing workers in Worlingham) is the “Food, Beverages and Tobacco sector”. Here, the Food industry is the part most likely to be relevant.

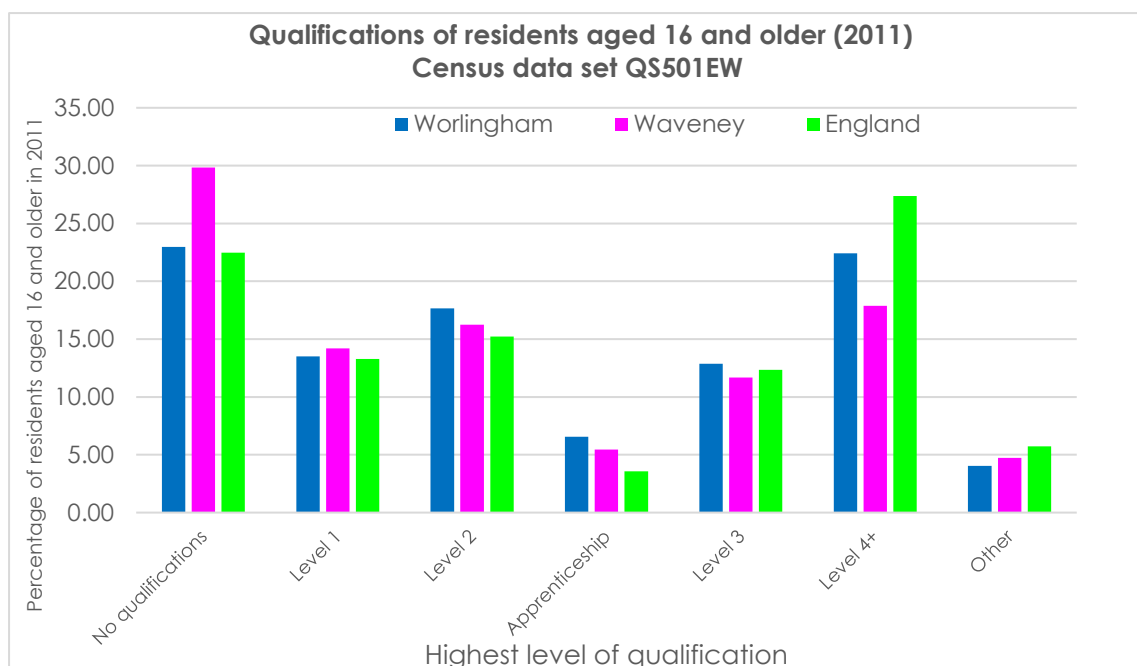


- 2.36 Another strong difference in employment is the lower involvement in “Accommodation and Food Service Activities”, indicating less dependence on tourism in Worlingham as compared with Waveney.
- 2.37 The other employment sectors are broadly represented to levels comparable to those for Waveney.
- 2.38 Worlingham Parish residents have more pronounced representation, relative to Waveney, in the professional job categories that usually pay higher salaries.

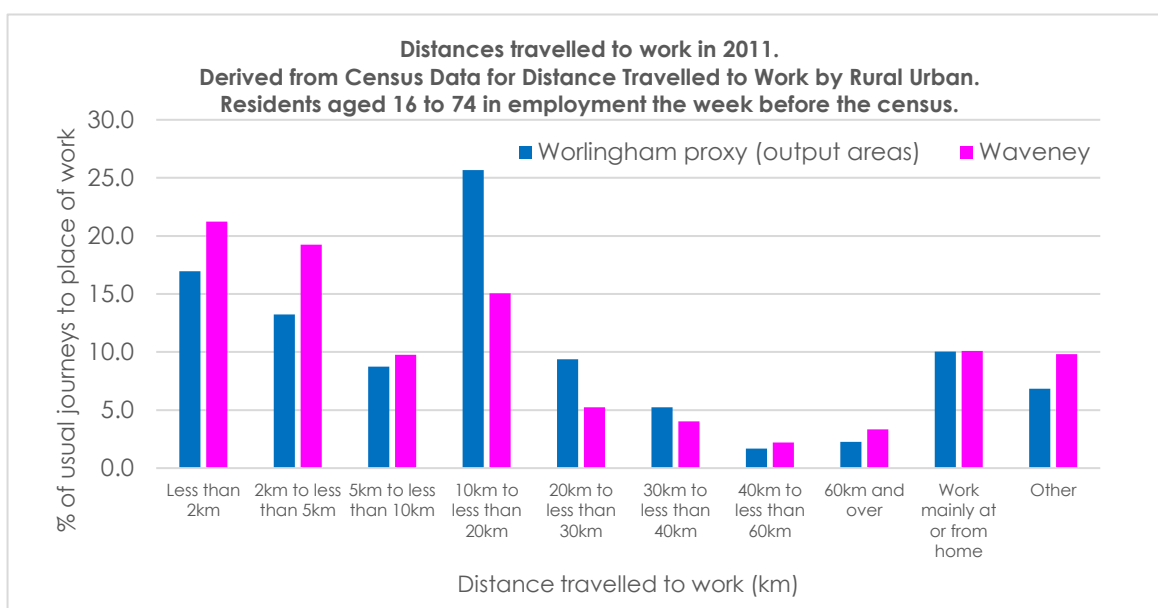


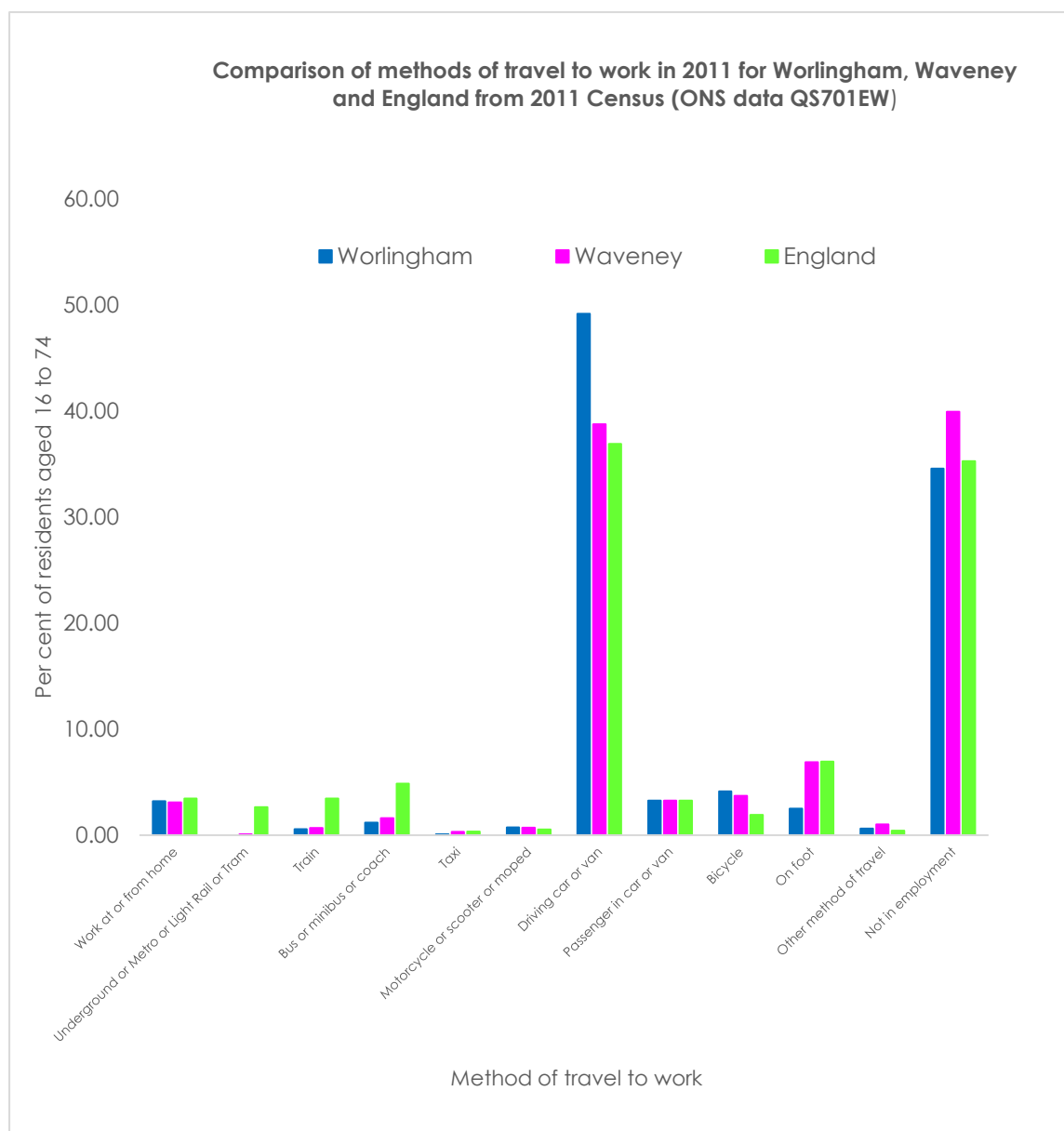
2.39 The proportion of people educated to Level 4 or higher exceeds that for Waveney, but is smaller than that at the national level. The educational categories represented are:

- “No qualifications”: No academic or professional qualifications.
- “1 to 4 GCSEs or equivalent”: Level 1 qualifications.
- “5+ GCSEs or equivalent”: Level 2 qualifications.
- “Apprenticeship”: Apprenticeship.
- “2+ A-levels or equivalent”: Level 3 qualifications.
- “Degree level or above”: Level 4 qualifications and above.
- “Other qualifications”: Vocational/Work-related qualifications, foreign qualifications/ qualifications gained outside the UK (NI) (Not stated/level unknown).



- 2.40 The large majority of those in work travel to work by car and do so as the driver of the car. A smaller percentage walk to work than is the case at Waveney level, reflecting the greater distances to places of work. Although the average distance travelled to work from Worlingham would appear to be comparable to that for Waveney as a whole (around 16 km), the pattern of miles travelled seems to be different. In 2011, 40.5% of Waveney residents' journeys to work were less than 5 km (3.1 miles). Only about 30% of the journeys to work from Worlingham were less than 5 km. (Note: This commuting distance data for Worlingham is based on ONS "output areas" that capture about 80% of the village's residents.)

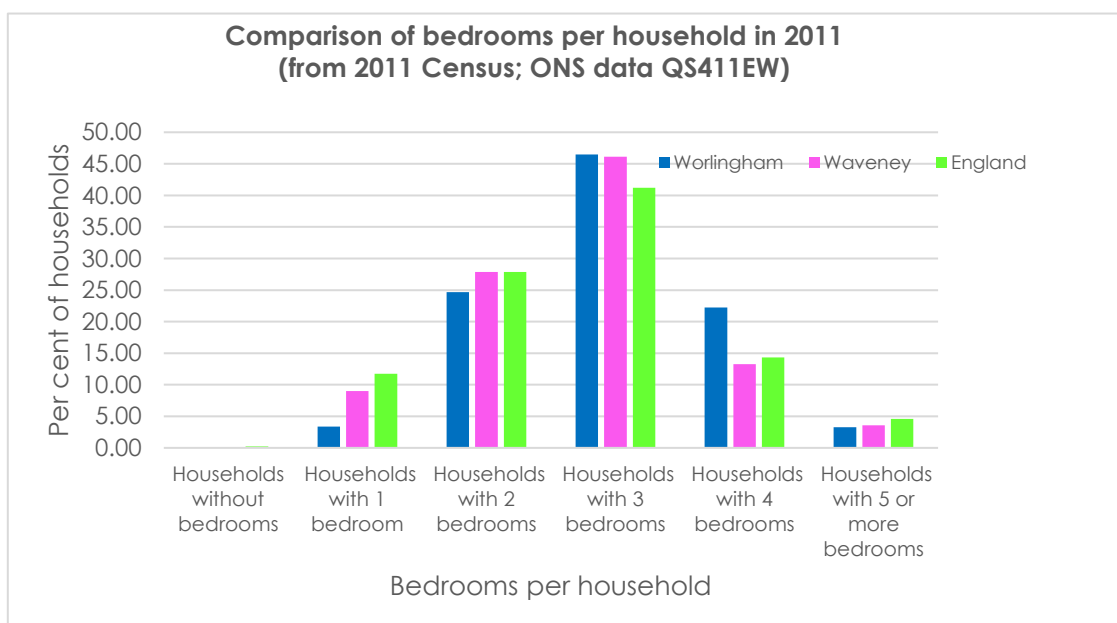
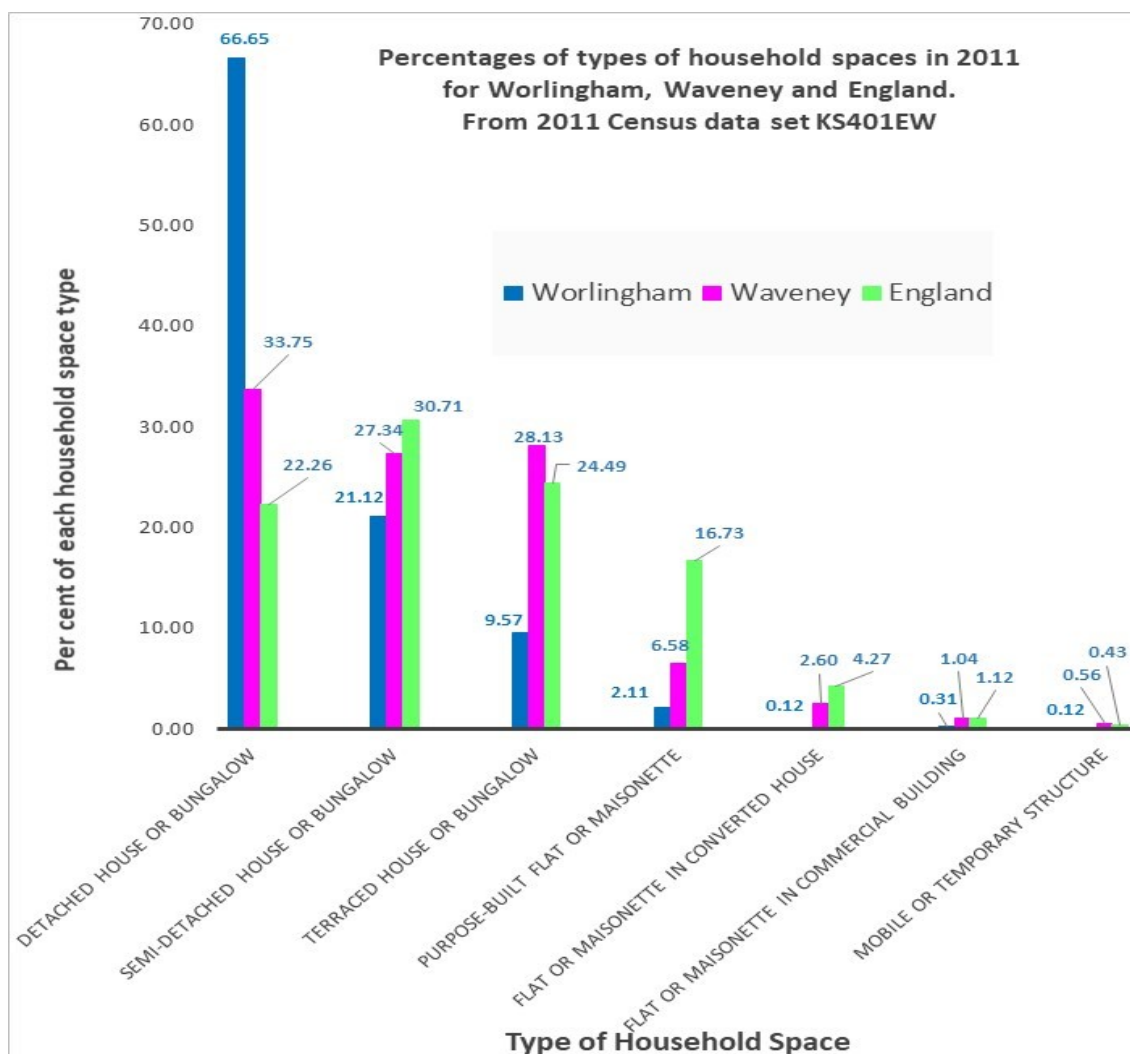




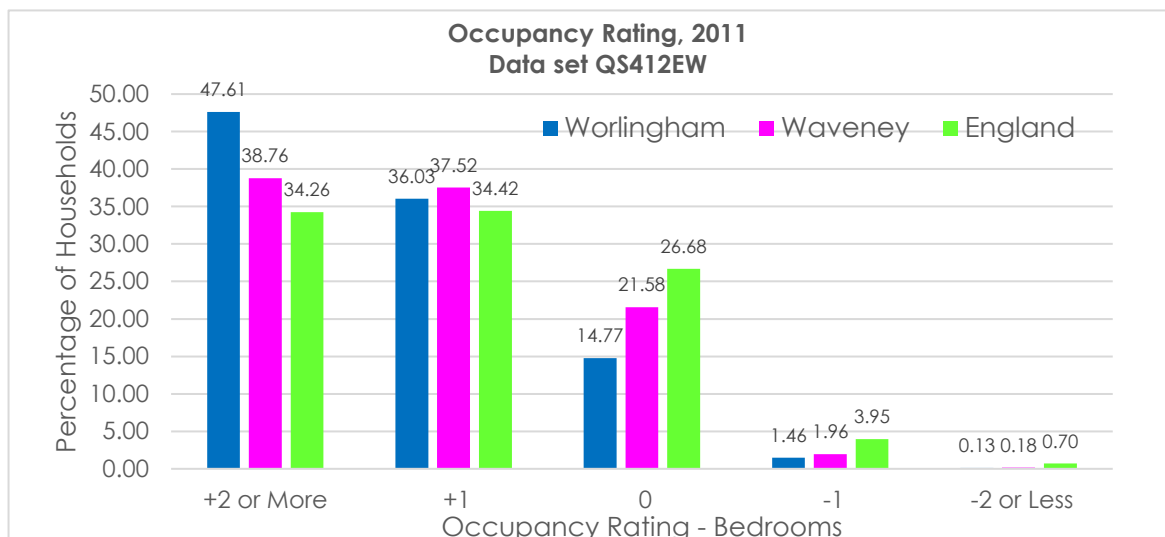
- 2.41 The above is supported by Census figures on access to a car within households. On average, each Worlingham household has access to 1.5 cars. This is significantly higher than for Waveney (1.2 cars per household), the East of England region (1.3 cars per household) and for England (1.2 cars per household).

Housing

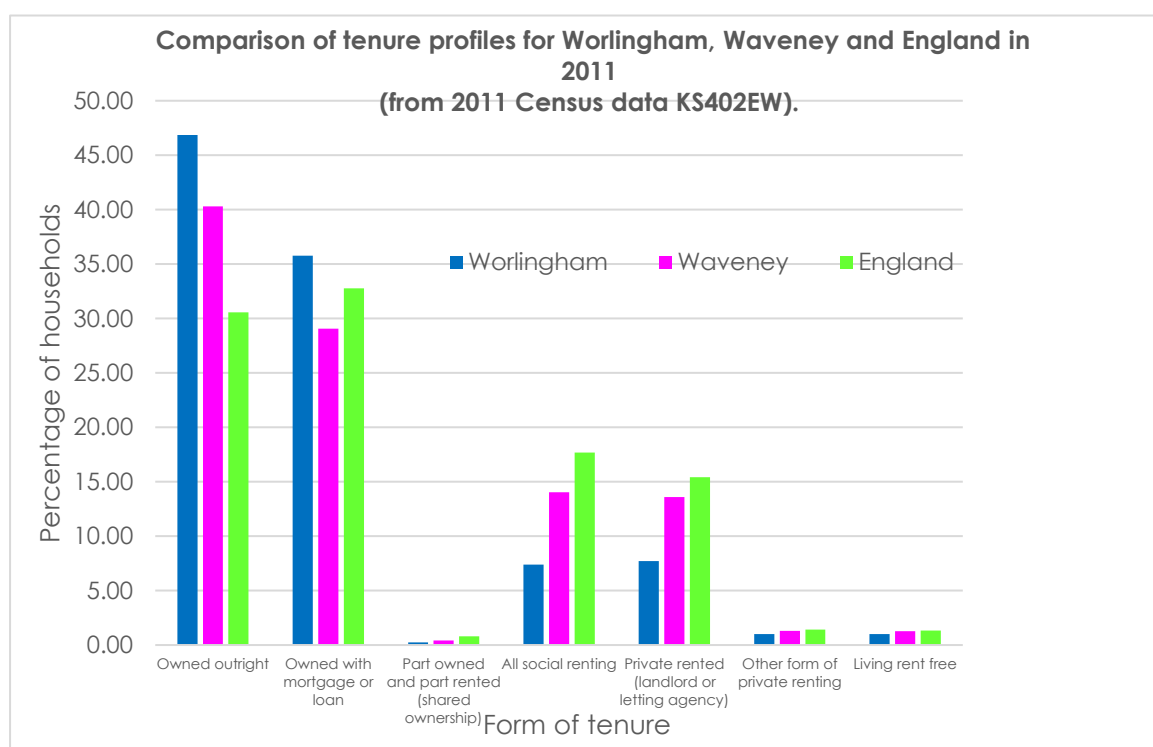
- 2.42 Worlingham, even more than Waveney, is dominated by detached houses and bungalows. Two-thirds of the dwellings are detached. There are few flats or maisonettes.
- 2.43 This is reinforced by the analysis of the numbers of bedrooms that properties in Worlingham have. Worlingham has a higher percentage of 4-bedroom properties than does Waveney or England. On the other hand, it has extremely few 1-bedroom properties.



- 2.44 It is important to understand how the mix of housing relates to the needs of the community. The occupancy rating measures whether the household's accommodation is overcrowded or under occupied. An occupancy rating of -1 indicates that the household has one fewer room than is required, whereas a rating of +1 indicates that they have one more room than is the standard requirement.



- 2.45 From the above figure, it can be seen that the majority of households in Worlingham have one or more bedrooms than they require. The number of households in Worlingham having two or more bedrooms than required is significantly higher than for Waveney or for England. This suggests that the profile of house sizes is, generally, more than meeting essential needs.
- 2.46 The ownership profile of these dwellings shows that approximately 82.6% of households own their home (either with or without a mortgage). This is higher than is the case for Waveney, for the region, and at the national level.



Local infrastructure

- 2.47 The infrastructure of Worlingham has to be seen in the context of its proximity to the nearby market town of Beccles. Many elements of its infrastructure – or lack thereof – reflect this. Despite the size of its population, as it has access to the amenities of Beccles, Worlingham does not have “larger village” status for planning purposes.
- 2.48 The completion of the A146 bypass, to the north, relieved the Lowestoft Road of its duty as the main route to Lowestoft from the west. However, through-traffic issues, including noise and speeding remained a reported nuisance, in part due to the growth of activities in and around the areas known as the Beccles Business Park and the Ellough Industrial Estate. (Much of the nuisance has been from H.G.V. vehicles and, seasonally, from farm vehicles and slurry transporters.) The Worlingham Parish Plan⁷ (April 2009) documented many of these concerns and led to the provision of 30 m.p.h. signage and a pedestrian crossing. The newly opened Southern Relief Road should increasingly improve the situation as vehicles’ satellite navigation data is updated.
- 2.49 The convergence of Lowestoft Road and Ellough Road, at a traffic-signal controlled junction, and the westwards progression along the Lowestoft Road into Beccles are rush-hour “pinch points” (see also Section 7). Concern surrounding this junction is reflected by two mentions in the local plan¹ (i.e. on page 14 and in paragraph 3.16 on page 98).
- 2.50 Levels of parking provision are not uniformly adequate for the needs of residents in an area where car dependency is necessarily high. In at least one part of the village, covenants (i.e. parking is not permitted on the driveway or in front of the property) applying to houses having garages have proved unrealistically restrictive. (See Section 7 for more information.)
- 2.51 Since the combining of the former primary school with the former middle school on the latter’s premises (following Suffolk County Council’s decision to move from a three-tier to a two-tier schooling system), traffic congestion and parking in and around Garden Lane at “drop-off” and “pick-up” times have become very inconvenient to nearby residents.
- 2.52 There is no secondary school in the village. There are two in Beccles, one of which has a sixth-form college.
- 2.53 The village is on the route (with stops along the Lowestoft Road only) of the regular bus service between Lowestoft and Norwich. There is a bus service to Southwold and two bus services running locally between Worlingham and Beccles. In addition, there is a bookable community service for travel to various hamlets in the wider locality. There is no direct bus service to James Paget Hospital in Gorleston.
- 2.54 Travel by car remains overwhelmingly the mode of travel adopted for commuting to work. In a modern economy with varying working hours and for a workforce with diverse places of work car travel is the most viable option.
- 2.55 There are 37 social housing sheltered properties for persons over 60 years of age and having support need. There is no nursing home provision in Worlingham, so once residents require care within institutions they must leave the community.
- 2.56 Although there is a pharmacy, there is no medical centre in the village. Residents use the Beccles Medical Centre, which is under pressure from both the population growth across the wider area and the increased numbers of elderly residents.

- 2.57 With the ageing population and the ongoing in-migration of retired people from other areas, the demand for good access to primary health services will increase.
- 2.58 Located in Hillside Avenue, off the Lowestoft Road, is a small parade of shops. The general store sells a limited selection of chilled, frozen and ambient foodstuffs, sweets, greetings cards, cigarettes, alcohol, lottery tickets, mobile phone “top-up” vouchers and some stationary items. It also provides a Post Office service and hosts an externally located ATM machine. The other shops comprise a hairdressing and beauty salon, a “fish and chip” shop and a newsagent.
- 2.59 The church is located along the Lowestoft Road, towards the east of the village. Behind it is a field (All Saints Green, see Section 8.18) used for the village fete.
- 2.60 Further to the east, also along the Lowestoft Road, is a second-hand car dealership. There is no fuel station in the parish.
- 2.61 A privately run household-waste recycling centre, charging fees for waste acceptance, is located in the southeast of the parish within the area known as the Ellough Industrial Estate.
- 2.62 There are no full-size playing fields within the parish.
- 2.63 A walking route extends northwards, through the Broads area, from the eastern end of the parish to the River Waveney, and then westwards to Beccles.
- 2.64 A community centre and housing is to be built on the site of the former primary school.
- 2.65 In part due to the clay substructure, the accumulation of run-off rainwater in the drainage network has caused localised issues. The Woodfield Park and the Park Drive play areas, in particular, have had problems. Also, the local sewerage treatment capacity is close to its limit. The latter will require addressing by Anglian Water to facilitate the further growth of the village.

Local Plan Policy

(Quotation marks surrounding paragraphs denote material reproduced from the new Local Plan document¹.)

- 2.66 Hitherto, for planning purposes, Worlingham has been considered together with the nearby market town, Beccles, as “Beccles with Worlingham”. This continues to be the community segmentation context employed within the new Waveney Local Plan (covering growth over the period 2014 to 2036)¹. (Note: The Core Strategy and Development Management documents have been superseded by the new local plan.)

Waveney Local Plan Spatial Strategy

- 2.67 Section 1 of the (new) Waveney Local Plan document¹ details the spatial strategy. This section of the document comprises the vision for Waveney in 2036; the list of strategic policies (prefixed with WLP) matched with the relevant objectives; and an overview of the land required for growth in housing, employment and retail and leisure and how these provisions have been allocated across the area.

2.68 Waveney Local Plan Vision for Beccles and Worlingham in 2036¹:

“Beccles will have continued to fulfil its role as the largest market town in the District serving its local population including Worlingham and the surrounding smaller towns and villages in Waveney and South Norfolk such as Ringsfield, Gillingham and Toft Monks. Beccles, together with Worlingham will have grown at a rate similar to that experienced over the last 20 years and the larger population will support and improve the town centre and services and facilities in the town to the benefit of residents and tourists alike. New development will have been supported by good infrastructure and services including a country park.

The sensitive natural environment to the north of the town will have been protected. The separate identities of the two settlements will also have been preserved. New development will be of an exceptional quality of design including greener environments serving both existing and new residents. The delivery of the Southern Relief Road will have opened up new opportunities for growth and will have diverted heavy goods traffic from the sensitive town centre. Additionally, access to the Ellough employment area by modes other than the car will have been improved.”¹

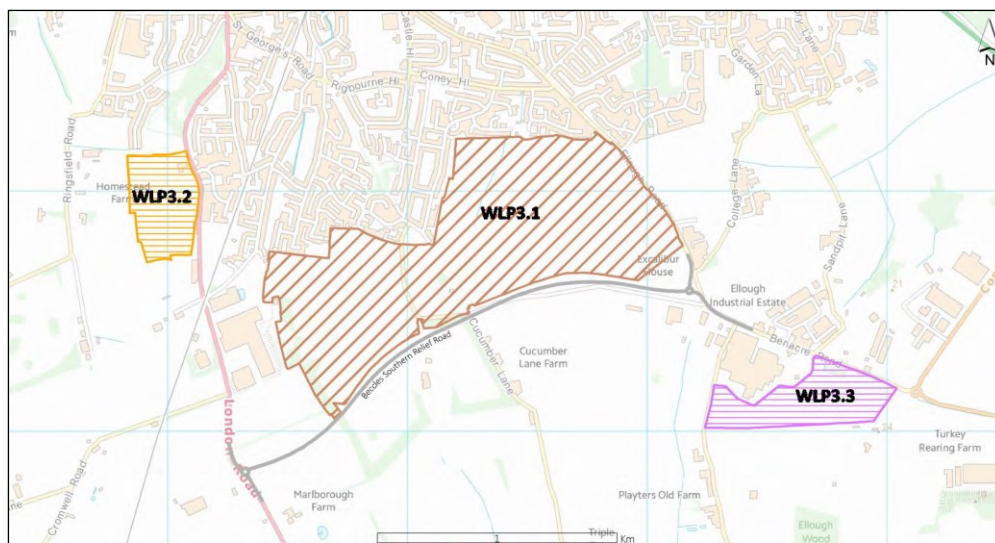
2.69 Waveney Local Plan Policy WLP1.1 Scale and Location of Growth¹

This policy makes provision for the delivery of a minimum of 8,223 dwellings in Waveney (an average of 374 per year) over the period 2014 to 2036. Approximately 16% of this new residential development is to take place within Beccles and Worlingham.

Waveney Local Plan Strategy for Beccles and Worlingham¹

- 2.70 The strategic allocation policies directly bearing on Beccles and Worlingham are WLP3.1, WLP3.2 and WLP 3.3. Of these, only WLP 3.1 pertains to actual development within the Worlingham Neighbourhood Plan area.
- 2.71 Policy WLP3.1 provides for the creation of the “Beccles and Worlingham Garden Neighbourhood” (comprising housing, amenities and employment) to the south of the current built up areas of the settlements on Grade 3 or urban classification agricultural land that was previously protected from development. The 89.90 hectare site spanning Beccles and Worlingham parishes is allocated for 1,250 homes of which 1,055 are expected to be built during the Local Plan period (i.e. by 2036).
- 2.72 Policy WLP3.2 pertains to land west of London Road, Beccles, which is designated for housing development.
- 2.73 Policy WLP3.3 pertains to land south of Benacre Road (at Ellough Airfield, Ellough) for employment.

2.74 Strategic site allocations in Beccles and Worlingham



The Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1¹)

- 2.75 The site for the Beccles and Worlingham Garden Neighbourhood is bounded by the Beccles Southern Relief Road to the south, Ellough Road to the east, M&H Plastics to the west and the extant residential edges of Beccles and Worlingham to the north.
- 2.76 A former scrapyard is near the centre of the site and woodland lies along part of the western edge, but the majority of the site is in agricultural use. Industrial sites are situated nearby, to the east and the southeast.
- 2.77 Beccles and Worlingham Garden Neighbourhood outline masterplan⁸ (figure below reproduced from Figure 13 in the Waveney Local Plan document¹).



- 2.78 The final detailed masterplan should be informed by ongoing engagement with the community¹.
- 2.79 ***“Neighbourhood Plans for Beccles, Worlingham and Weston can play a role in shaping the detailed design of development in this area, promoting local distinctiveness.”¹***

3. VISION AND OBJECTIVES

Challenges for Worlingham

- 3.1 Worlingham Parish (the neighbourhood plan area) faces a number of challenges over the coming years (i.e. to 2036). Those that the Neighbourhood Plan seeks to address or influence are:
- the loss of younger residents and families, which is thought to be at least partly due to the cost of housing;
 - constraints upon the downsizing choices (including retirement/nursing home provision, sheltered housing, and small, manageable dwellings) for the projected rapid increase in the number of older retirees;
 - retention of the sense of community within the parish and the distinctive identity of Worlingham as both it and the neighbouring community of Beccles grow;
 - accommodation of the growth requirements of the residential and employment neighbourhoods within the parish, yet improving ease of movement;
 - retention and improvement of valued open spaces in the face of development pressures;
 - limitations of the current public transport system to offset the need for private car use, particularly for commuting to distant places of work.

Vision for Worlingham

In 2036, Worlingham has achieved and maintained the strong beliefs of its community. It remains a safe, low-crime, healthy and relatively prosperous place in which to live. It has retained its identity as being distinct from that of Beccles, the local market town, by preserving its natural, countrified setting of mature trees and hedgerows, which date back to its origins within Worlingham Hall garden estate together with replicating these rural features into all new developments.

A mix of housing needs has been met across the private and affordable housing sectors and much of the green spaces between Worlingham and Beccles has been retained. Housing solutions have been achieved which have permitted more young families and single people to stay in the parish. Similarly, those older residents who had found their previous homes too large to manage have been able to downsize without leaving the community.

Developments have been sensitive and in keeping with the visual character of the village.

Green spaces with good amenity value have been achieved, e.g. small overlooked parks in the new developments, and wildlife corridors have been preserved.

Any retail infrastructure associated with new developments is readily accessible to the wider community and is complementary to the established businesses, rather than being direct duplications.

Concerns about the growing population pressures on the Beccles Medical Centre have been addressed, and steps have been taken to improve its accessibility.

Sports facilities, sensitively located, have been developed, meeting younger residents' needs, as identified in the Parish Plan⁷.

Movements between the residential areas and the industrial areas of the parish can be conveniently undertaken by bus, on foot, or by bicycle as well as by car. Sufficient well-designed off-road parking, both for residents' and visitors' vehicles, has been provided in the new developments to minimise traffic bottlenecks (e.g. to bus movements) and blind spots.

Improved public transport has enabled easier direct commuting to a wider range of distant job centres (e.g. Norwich industrial areas, Lowestoft, Halesworth, Bungay) without dependency upon car ownership.

The new Community Centre has been a great success in knitting the community together.

Neighbourhood Plan Objectives

3.2 The objectives of the neighbourhood plan as identified through engagement with the community are as follows:

- A. A mix of housing is delivered which addresses the range of needs of Worlingham, including first-time buyers and elderly residents wanting to downsize.**
- B. The design of development seeks to maintain the character of Worlingham, particularly in respect of housing.**
- C. Development seeks to provide a safe environment through use of traffic calming measures and the provision of sufficient off road parking.**
- D. Increased traffic impact will be assessed and mitigated by the developers.**
- E. The green spaces, wildlife habitats, landscapes and heritage assets that define the character and natural environment of Worlingham will be protected and enhanced.**
- F. Achieve, together with Beccles, new sports and play amenities on the Beccles and Worlingham Garden Neighbourhood that meet the needs (such as those captured in the Worlingham Parish Plan⁷) of the community.**

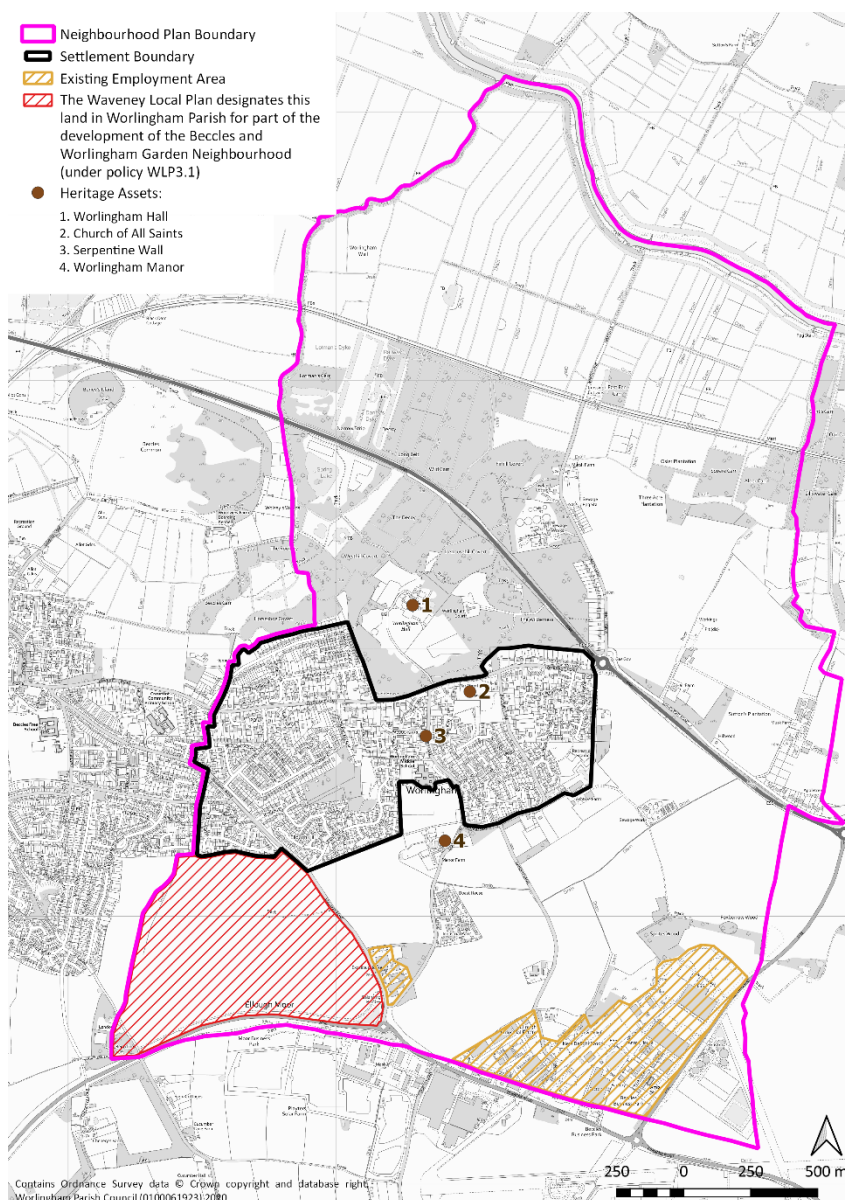
4. PHYSICAL LIMITS AND VILLAGE IDENTITY

Physical limits

4.1 Settlement boundaries (Policy WLP1.2) across Waveney are defined on the Policies Map that forms part of the Waveney Local Plan¹. Land outside of the settlement boundaries and the allocations in the local plan and neighbourhood plans is considered as the Countryside.

4.2 The Waveney Local Plan¹ states: ***“Neighbourhood Plans can make minor adjustments to settlement boundaries and allocate additional land for residential, employment and town centre development provided that the adjustments and allocations do not undermine the overall distribution strategy outlines in Policy WLP1.1 and would not be contrary to the other policies of this Local Plan.”***¹

4.3 The Worlingham Parish Development Context Map shows the relationship of the settlement boundary to the parish boundary. It also indicates the industrial area within Worlingham and the extent of the former farm land designated under Waveney Local Plan policy (WLP3.1) for use as part of the Beccles and Worlingham Garden Neighbourhood. (Note: Not shown is the newly designated industrial zone outside the parish, to the south of the Benacre Road, under Policy WLP3.3.)



- 4.4 **Given the scale and, in principle, comprehensive nature of the Waveney Local Plan Policy WLP3.1, this neighbourhood plan will not allocate further sites within or outside the settlement boundary for development of any nature. Nor does it seek to modify the settlement boundary.**
- 4.5 However, and notwithstanding the prevailing policy of the local health authority not to augment community health provision away from the environs of the Beccles Medical Centre, this neighbourhood plan would provisionally welcome any future proposals to create a satellite medical centre to address travel issues, particularly for the very elderly.

Village identity

- 4.6 Apart from road signage cues the physical separation between Worlingham and Beccles only remains apparent to the north of the Lowestoft Road and in the parish area to the south of the Bluebell Way estate where the topography of the greenfield land and the disposition of the nearby housing in Beccles, which is away from the shared boundary, confers a sense of demarcation (see also paragraphs 2.14 and 2.15).
- 4.7 The setting significance of the above referenced open countryside (north of the Lowestoft Road) between Marsh View (in Beccles) and Park Drive (in Worlingham) was, indeed, highlighted in the “Waveney Green Infrastructure Strategy 2015; Beccles and Worlingham Area”. Whilst the land concerned is entirely in Beccles parish, it is part of the setting of both communities. A key objective of this neighbourhood plan is to maintain the distinctive identity of Worlingham and, therefore, any protection of the above area of countryside against development would be supported.
- 4.8 In order to achieve settlement identity retention as articulated in the Waveney Local Plan vision and in the vision and objectives of this neighbourhood plan (see Section 3), careful attention is required where development is in the vicinity of the parish boundary. In particular, in regard to the Beccles and Worlingham Garden Neighbourhood (which will lie between the new southern bypass and the Bluebell Way estate), it would not be compatible with this objective if the finalised masterplan were to convey the overwhelming impression of a new housing estate that annexes the south-west area of the parish of Worlingham into Beccles. In other words, the delineation of the parish boundary in terms of the design of buildings in Worlingham is fundamentally important. A related aspect of this will be to ensure that no property straddles the parish boundary.
- 4.9 The Waveney Local Plan Policy WLP3.1 requires engagement with the community to take place as the masterplan for the “Garden Neighbourhood” is finalised. All opportunities to achieve separation of the housing along the entirety of the western parish boundary within that area should be explored. Ideally this would involve a full-length green corridor or a break of some form in the development’s layout (90.1% of 962 respondents selected “Yes” to the question: “In order to maintain the identity of the village, should there be a green open space that clearly defines the boundaries?”). Perhaps this might partially be contributed towards through the layout of the amenities, the landscaping and the signage that are to be provided within the required “hub zone”, for example.
- 4.10 With further regard to the Garden Neighbourhood hub zone, placement fully within Worlingham of a community centre that is aimed at the outstanding needs of the residents of Beccles would risk undermining the status of the Worlingham Community Centre that is to be developed on the site of the former primary school in

another part of the parish.

- 4.11 Differing character areas or design approaches either side of the Beccles/Worlingham parish boundary would also assist in demarcating the location of the shared boundary (see also Section 5 for housing design).

Policy WORL1: Village Identity

- A. Development proposals in Worlingham must provide evidence of how the identity of Worlingham village is to be respected, meeting as far as possible feedback as gathered through community engagement. Particular attention must be shown as to how the proposals:
- a. delineate the parish boundary;
 - b. avoid undermining the social cohesion role of existing or already-approved amenity provision elsewhere within the neighbourhood area.
- B. Development proposals related to the Beccles and Worlingham Garden Neighbourhood within the neighbourhood plan area must demonstrate how they will promote the local distinctiveness of Worlingham, in particular reflecting the design requirements of Policy WORL4.

5. HOUSING

- 5.1 The most recent (2017) Strategic Housing Market Assessment⁶ (SHMA) captures the Objectively Assessed Need at Waveney level and underpins the planned level of housing growth within the new Local Plan.
- 5.2 The only housing allocation directly applicable to the Worlingham N.P. area is that under the Local Plan Policy WL3.1 (Beccles and Worlingham Garden Neighbourhood). There are, however, several windfall sites within the physical limits boundary (most particularly on the site of the former primary school) that have either recently been completed or have planning permission and that are included in the overall housing targets for the Beccles and Worlingham area for the period 2014-2036.
- 5.3 This neighbourhood plan welcomes the new Local Plan policy WLP8.33 (Residential Gardens and Urban Infilling¹), which is intended for applications for new dwellings on gardens and other plots of land (such as parking areas) in urban areas.
- 5.4 It is understood applications for extensions will be mainly covered under the Policy WLP8.29 (Design). This is also welcome as residents have been perturbed⁵ by imposing extensions to neighbouring properties.

Affordable Housing

- 5.5 It is not the intention of the neighbourhood plan to put forward a local (i.e. neighbourhood plan area) affordable housing policy. The aim is to work together with the planning authority in achieving the appropriate local level of affordable housing provision as specified in the Waveney Local Plan¹, subject to preserving community sustainability and cohesion⁴.
- 5.6 The Beccles and Garden Neighbourhood (Policy WLP3.1) is to ultimately comprise approximately 1,250 homes. Of these, 1,055 are expected to be delivered in the plan period to 2036. On the basis of Policy WLP8.2 (Affordable Housing), 30% of the 1,250 homes (i.e. 375) across the development should be affordable.
- 5.7 Policy WLP8.2 also states¹: ***"Of these affordable dwellings, 50% should be for affordable rent. Sheltered and extra-care housing should be included as affordable units where needed and where practicable."***
- 5.8 Already approved windfall development of the former primary school site in Worlingham will provide two affordable homes.

Housing Mix

- 5.9 Local Plan Policy WLP8.1 requires at least 35% of dwellings on new development sites to be 1 or 2 bed dwellings, and requires consideration of the findings of the Strategic Housing Market Assessment, unless evidence is submitted to satisfactorily demonstrate this is unfeasible or detrimental to the character of the area.

- 5.10 Given that the multi-site Beccles and Worlingham Garden Neighbourhood is treated under a single local plan policy (WLP3.1) and will geographically impact on two distinctive settlements, and notwithstanding the scale and scope of the envisaged development, this neighbourhood plan will set out additional policy requirements for housing mix to ensure compatibility with the needs of Worlingham. This is permitted under Policy WLP8.1 (Housing Mix)¹ and is underpinned by the Housing Needs Assessment (HNA)⁴ for Worlingham. (For reference, Appendix 1 of this NP document tabulates the recommended mix of new housing at Waveney level as derived from the Strategic Housing Market Assessment (Part 2)¹¹).
- 5.11 The future housing mix for Worlingham should, in particular, acknowledge the following factors that distinguish the neighbourhood plan area from that of Waveney:
- Whereas the introduction to volume 2¹¹ of the Waveney-commissioned SHMA (covering the Waveney Housing Market Area) states that *“Two main drivers of the housing market are the resident population and the local labour market. They affect the nature of housing demand including household formation rates and households’ investment in housing…”*, in the cases of Worlingham and Beccles in-migration is a strong business source for local estate agents¹⁰, and this is in part related to retirees. To some degree, this will have influenced the “ageing” of Worlingham (see, for example, paragraph 2.30 of this document) during the period 2001 to 2011. Indeed, some of the many contributors to the neighbourhood planning activities entered the community as retirees during the aforementioned period.
 - The existing profile of housing stock in Worlingham is very different to that of Waveney. It is dominated by detached properties (see paragraph 2.42). It also has much higher percentages of four-bedroom homes and spare rooms (see paragraphs 2.43 and 2.44). Thus the starting point concerning housing mix differs markedly to that of Waveney as captured in the Waveney SHMA, even though both population groupings face similar demographic challenges.
- 5.12 This neighbourhood plan (see Section 3 for Objectives) considers that there are three broad housing market needs to prioritize: downsizing retirees; young families and single people; and general family housing.
- 5.13 Younger retirees may have different needs to older ones. Certainly in the case of Worlingham, potential downsizers currently have little or nothing to find in the one-bedroom category. There are only 54 one-bedroom households in the village, representing about 3.4 per cent. And most of the one-bedroom dwellings are of the sheltered housing variety, leaving few to come to market at any given time.
- 5.14 The degree to which one-bedroom homes should contribute to the future housing mix for “market housing” in the village will require research to get right, particularly if the preferences and needs of the elderly, of young couples, and of single people are to be met. Presumably there is much to be learned from recent housing developments elsewhere in the district.
- 5.15 The hollowing out of the village’s age profile in the age group 25-44 is something the neighbourhood plan wishes to arrest. There may be various socio-economic factors at

work, some of which are beyond the capabilities of a village neighbourhood plan. However, to the extent that housing affordability is an issue, some steps may be taken. The format of homes (i.e. detached, semi-detached, terraced, etc.) has a major impact upon affordability⁴. If the new developments have significantly below the current proportion (66%) of detached dwellings, a substantial improvement in general affordability should be achieved for young families and single people. This would primarily involve a move towards semi-detached and terraced properties.

- 5.16 For the general family housing sector, which may be more aspirational regarding format and size, there should be a greater emphasis of housebuilding, relative to that required at Waveney level (see Appendix 1), towards three-bedroom properties as family sizes are projected to decline and there is already a comparatively high percentage of four-bedroom dwellings in the village, but with some provision of larger dwellings to maintain balanced communities and to service any developing need, for example, for working from home.

Policy WORL2: Housing Mix

The mix and type of housing units within the Neighbourhood Plan area, including on the part of the Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1 of the Waveney Local Plan) within the Neighbourhood Plan area, should be based on evidence contained within both the Worlingham Housing Needs Assessment (2017) and the District level Strategic Housing Market Assessment. In particular, schemes should demonstrate how they have considered and addressed the need for provision of:

- a. One and two bedroom dwellings suitable for older people;
- b. Bungalows;
- c. Semi-detached and terraced properties suitable for young people; and
- d. Three-bedroom, family-sized housing.

Housing Design

- 5.17 Given the ageing population of Worlingham, it is important to ensure that the requirements of Policy WLP8.31 result in 40% of the new dwellings provided on the Beccles and Worlingham Garden Neighbourhood site which fall within the Worlingham Neighbourhood Plan area meet the affordable homes (M4(2)) standard. Given any planning application for the site is likely to cross the Parish boundary there is a risk that less than 40% of the units built within Worlingham will meet the standard. As such, Policy WORL3 makes clear that any application on the Garden Neighbourhood should ensure that 40% of dwellings within Worlingham parish meet the M4(2) standard.

Policy WORL3: Lifetime Design

Within the part of the Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1 of the Waveney Local Plan) that falls within the Worlingham neighbourhood area, at least 40% of dwellings built within the neighbourhood area should meet requirement M4(2) of Part M of the Building Regulations for accessible and adaptable dwellings.

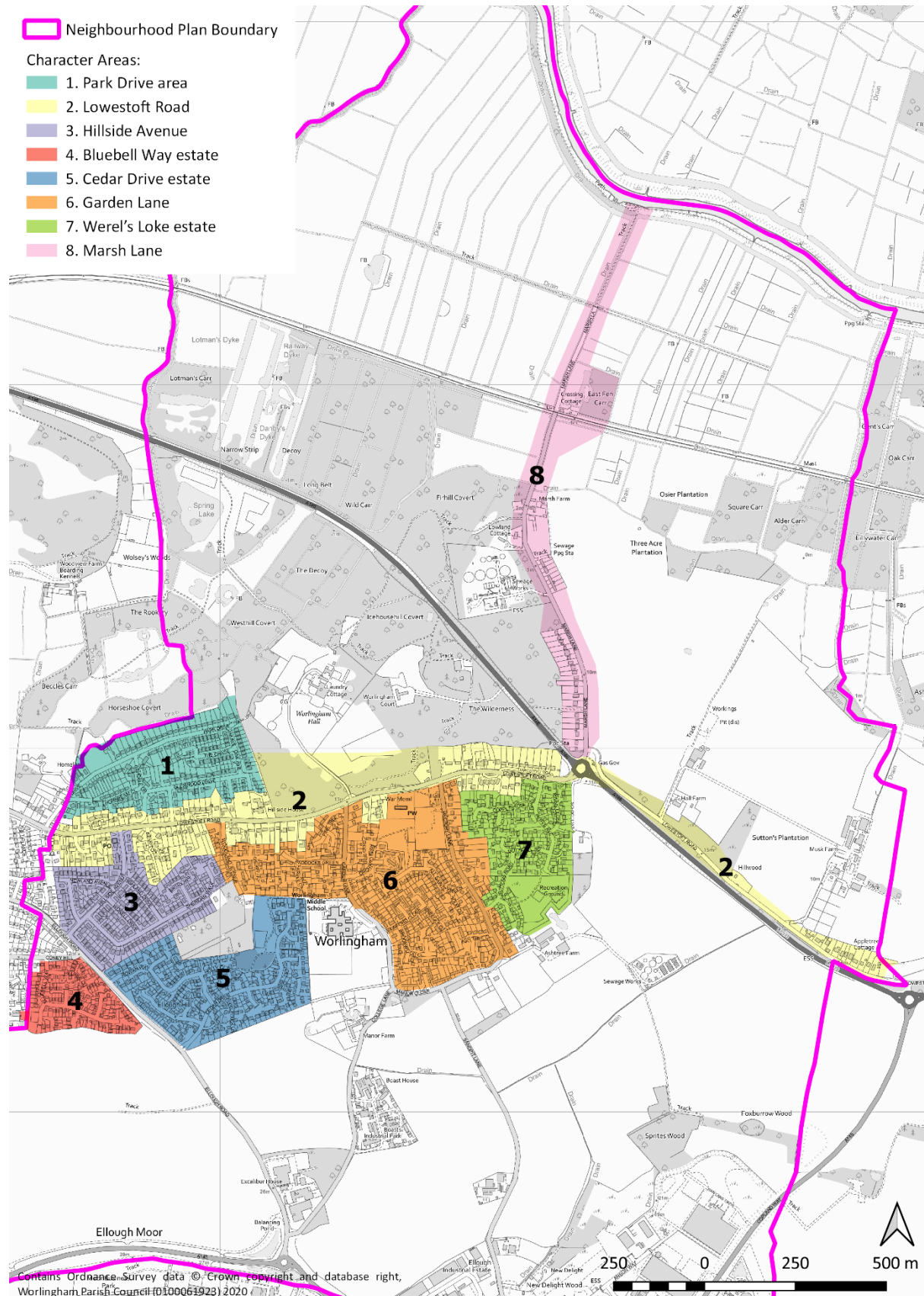
- 5.18 The village of Worlingham originally grew along and spread out from the Lowestoft Road. Over the decades it has experienced extensive growth, mainly in the form of successive developments of housing estates to the south. It is difficult to identify a particular typical or characteristic architecture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

Photos and key features of the character areas are included in Appendix 2. A map showing each area is in Appendix 3.

- 5.19 The primary overarching features of the above housing zones are:

- Low rise, overwhelmingly one- and two- storey in nature;
- Gardens. (This is a feature that came up in an interview with a local estate agent¹⁰ as being highly attractive to young families and a distinguishing point relative to Beccles);
- Dwellings set back from the pavement/road by either front gardens or grassed verges giving separation from passers-by. (Note: Building to the edge of the pavement is a feature of properties close to the centre of Beccles and is not a characteristic of Worlingham.) The pervading effect is one of a green “urban-scape”, even though most of this is effected within property curtilages.
- Off-street parking is predominantly within curtilage;
- Absence of an impression of urban “sprawl”.



Worlingham Character Areas

- 5.20 Although 85.4% (820 people) of the respondents to the Neighbourhood Plan Questionnaire's question "Should new developments blend with the styles of the existing developments in Worlingham?" selected "Yes", the variety of styles present across the village seemingly provides considerable architectural leeway for new housing estates.
- 5.21 94.1% (952 people) of the respondents to the Neighbourhood Plan Questionnaire answered "Yes" to the question: "Is it important for landscaping to be provided so that developments blend in with the surrounding countryside?" This is particularly important where the land slopes, such as on the northern part of the land allocated for the Garden Neighbourhood. In such areas, it is important that the design and layout ensures mid-distance views of the countryside are retained. Hard edges to development which block sight of the open countryside should be avoided.
- 5.22 The Bluebell Way estate and the Cedar Drive estate incorporate sections of "Serpentine wall" into their peripheral street settings, giving desirable visual linkages to historical Worlingham.



- 5.23 There are long views from the new southern bypass towards the 16th century Church of St Michael in Beccles. Long views of this church should also be incorporated into the Worlingham part of the Beccles and Worlingham Garden Neighbourhood development.

Policy WORL4: Housing Design and Character

Development proposals comprising ten or more dwellings must demonstrate how they have taken regard of the following positive aspects representing the character of Worlingham through high quality design and layout:

- a. Mid-distance views that take advantage of the topography of the site, enabling widespread appreciation of the landscaping along the streetscape;
- b. Maintain sight lines at street corners, avoiding abrupt or blind turnings where possible;
- c. Usable gardens by the avoidance of awkward shapes;
- d. Clear demarcation of the private and the public realm, ideally through the use of soft landscaping;
- e. Mix of housing sizes along a single street frontage in order to avoid a regimented look;
- f. Good natural surveillance, including the overlooking of walkway and cycleway links to neighbouring developments;
- g. Design and siting of amenity uses that take into account the need to minimise noise and nuisance;
- h. Routing of street patterns within the development to minimise high vehicle flows past homes at peak periods;
- i. Landscaping to provide a sense of separation and privacy between neighbouring developments;
- j. Unobtrusive design of dedicated storage for bins;
- k. Boundary treatments should be in keeping with the historic, rural character of Worlingham. Where a hard boundary is deemed appropriate (for example, for clear reasons of security or privacy), the use of "Serpentine" walls in order to provide a link to historical Worlingham is encouraged.

- 5.24 Using Building for Life 12¹² as a starting point, the Housing Character Assessment⁹ compared the eight character zones and derived positive aspects to which new developments should have regard.
- 5.25 From the residents' responses concerning the acceptable limit upon the number of storeys in new housing developments, 4.4% selected one storey; 68.3% selected two storeys; 21.3% selected three storeys; 1.6% selected "greater than three storeys"; and 4.5% gave no opinion.
- 5.26 One- and two-storey dwellings account for the great majority of dwellings in Worlingham. (There is a very small number of three-storey dwellings of a "chalet style" design located in the adjoining eastern edge of Beccles.) As such, this sets the 'context height'. Therefore, if a new estate were to have dwellings with more than three storeys, it would be severely out of context to the prevailing character of the existing built-up area. Of particular concern would be the loss of openness that tall buildings located close to the street frontage would cause. Whilst the Beccles and

Worlingham Garden Neighbourhood is a very sizeable strategic site, development that creates an urbanised feel through the use of tall buildings enclosing the openness would be out of character with the character of Worlingham.

Policy WORL5: Heights of dwellings

- A. In order to reflect the character of Worlingham, residential development is expected to reflect the prevailing context height of the surrounding area. In general, this is generally never more than three storeys.
- B. Heights of residences with more than three storeys will only be permitted where:
 - a. this does not cause a detrimental visual impact when viewed in the wider landscape context;
 - b. it can be demonstrated how they have been designed to respond to their context and any visual sensitivities which make up their setting.

- 5.27 “Secured by Design”¹⁴ is the flagship police initiative founded on the principles of crime prevention and designing out crime. It includes standards for doors, windows and locks, and guidance on protection of outbuildings and bicycles. (Note: In the year to March 2019, bicycle theft in Waveney was 1.32 per 1000 population, which was well above the rates for neighbouring areas¹³.)

Policy WORL6: Housing Design – Security

Residential development proposals must be accompanied by a security statement detailing:

- a. the standards adopted in respect to the specifications of doors, windows, locks, and, where applicable, alarm systems;
- b. how the design and layout facilitates the natural surveillance of parking areas, outbuildings, public spaces and pedestrian routes.

6. INFRASTRUCTURE

Sports Facilities

- 6.1 The Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1) is to be associated with a range of amenities and infrastructure. These amenities will both serve the new residents and meet some unmet needs of the existing communities. (See non-policy action area 10.4(c).)
- 6.2 The Parish Plan 2009⁷ documents the desire for more sporting facilities in Worlingham with keep fit/aerobics and badminton coming top of the list across a wide age range. There is also a need for both indoor and outdoor sporting facilities. The new Worlingham Community Centre that is planned for the former school site should meet some of these needs. However, there also exists among younger residents unmet demands for a swimming pool and for a skate park. (The latter demand has emerged since the Parish Plan, although there is a skate park in Beccles. Worlingham Parish Council has provided two sessions each year of a mobile skate park, held in the grounds of the school, over several years. When the weather has been good, attendances have been up to 90.)
- 6.3 The outline masterplan (Policy WLP3.1) shows a sports area and a multi-use games area within the Worlingham segment of the development. The successful delivery of these amenities will require close engagement between the developer and the communities.
- 6.4 Suitable mechanisms for the management of the sports and also play facilities within the Worlingham part of the Beccles and Worlingham Garden Neighbourhood should be sought through close engagement with the local community.

Policy WORL7: Sports Facilities

Planning applications pertaining to the Worlingham part of the Beccles and Worlingham Garden Neighbourhood (described under Local Plan Policy WLP3.1) must demonstrate that proposals to include dedicated sports facilities and other facilities designed to be capable of being used for sporting activities reflect the needs of the community of Worlingham as identified through a programme of effective community engagement.

7. TRANSPORT AND MOVEMENT

Residential Parking Standards

- 7.1 It is a concern of the community that all new dwellings should have sufficient parking spaces to cater for those dwellings. This is based on experience of existing dwellings and the amount of unstructured on-street parking.



- 7.2 Housing developments in Worlingham have not uniformly provided sufficient off-street parking⁷ for the numbers of cars owned by those occupying the dwellings. Nor has street design been uniformly sensitive to parking needs. As a result, there are instances of on-street parking that make it difficult for larger vehicles to pass. It also makes it more difficult for pedestrians who have to cross the road between parked cars or have to step into the road with pushchairs due to vehicles parking on the pavement. (36.3% of respondents³ selected “parking on pavements” from the options in the question “Do you face any problems getting around Worlingham?”)
- 7.3 87.5% of the household questionnaire³ respondents want there to be prescribed numbers of off-street parking places per dwelling.
- 7.4 Paragraph 2.41 has shown that households in Worlingham Parish have about a 25% higher level of vehicle access than that of households at Waveney level or in England. This reflects the commuting patterns (see paragraph 2.40) to diverse places of work and to amenities not available in Beccles. Whilst the Waveney Local Plan policies underpinning hoped-for growth in the industrial zone could lead to changing local commuting patterns eventually, until such time there is evidence of this the parking provision should reflect actual local needs. It is, therefore, appropriate to impose minimum off-road parking standards for any new housing development.
- 7.5 The standards in Policy WORL8 below slightly exceed the minimum provision in the Suffolk Guidance for Parking¹⁵. The guidance notes that “...providing a reduced number of parking spaces at a travel origin does not effectively discourage people from owning a car unless heavily restricted and alternative modes are available.”
- 7.6 Whilst a garage is often not used for parking and instead used for storage, it remains popular³ with residents and for many is a feature looked for when buying homes. Car ports are unpopular with residents³ for a variety of reasons such as unsightliness and poor amenity. Reserved parking bays are the least preferred form of allocated parking provision (only selected by 1.7% of the respondents to the household questionnaire).

- 7.7 If new cars are to be **only** electric vehicles (EVs) by 2040 (as set out in “The Road to Zero”¹⁶), there will have to be convenient close-by and ubiquitous access to a means of vehicle battery charging. Within curtilage off-street parking does, in principle, enable car charging to be achieved at home without reliance on alternative electrical infrastructure and so facilitates early adoption of non-ICE. (internal combustion engine) vehicles. From page 82 of “The Road to Zero”: “EVs offer consumers a more convenient and cost-effective way to refuel, with domestic charging playing a crucial role (some studies indicate this accounts for the vast majority of EV charging). We expect that as EVs go mainstream, charging at home overnight, or at workplaces, will continue to be the most attractive options.”
- 7.8 Although on-road parking can in some circumstances comprise a mechanism for slowing traffic, this can also expose residents’ vehicles to increased risks of vandalism and collision damage, and this is reflected in higher vehicle insurance premiums¹⁷.
- 7.9 Off-street parking is a prominent feature of Worlingham and should be incorporated as far as possible in new developments, subject to the achievement of a well-landscaped and balanced setting. Where on-road parking provision is proposed, it should be designed so as to encourage user compliance and mitigate the concerns expressed in paragraph 7.8.

Policy WORL8: Parking Standards

A. Parking provision must meet the requirements of the parking guidance set out in the ‘Suffolk Guidance for Parking 2019’ (or any successor document) unless advised elsewhere in this policy or in Policies WORL9 and WORL10.

B. For all new residential developments within the Worlingham Neighbourhood Plan area, the following minimum standards shall apply for the provision of parking spaces for residents:

- | | |
|---------------------|---------------------------------|
| • 1-bed house/flat | average of 1.5 parking spaces*; |
| • 2-bed house/flat | 2 parking spaces; |
| • 3-bed house/flat | 2 parking spaces; |
| • 4-bed house/flat | 3 parking spaces; |
| • 5+ bed house/flat | 4 parking spaces. |

*Half of the 1-bedroom dwellings on a new development in the Worlingham Neighbourhood Plan Area should have 2 parking places to cater for young working couples. The remainder should have 1 parking place. In the case of a development comprising a single 1-bedroom dwelling, the number of parking spaces should be at least 1.

C. On-street parking to meet the required standards should only be provided where it can clearly be demonstrated that off-street parking is not appropriate for the site, for example due to its size or shape. It should be sited close to the homes served.

- 7.10 Provision is also required for visitors’ cars and service vehicles. The growth of online shopping (e.g. for groceries) increases the need for delivery vehicles to gain close-by parking access to properties. This neighbourhood plan reinforces the requirements of

the Suffolk Guidance for Parking¹⁵ for new residential developments to provide 0.25 spaces per dwelling for visitor/delivery vehicle parking.

Policy WORL9: Design of On-Street Parking Provision

The design of on-street parking provision should:

- a. Include a layout and landscaping so that cars do not dominate the setting;
- b. minimise the potential for poor parking practices such as pavement parking; avoid obstructing routes and the visibility for all users of the highway, in particular ensuring the safety of pedestrians and cyclists, and that the desire lines of these users are unobstructed;
- c. be recessed as a lay-by or as parking bays so as to minimise the occurrence of disorderly road narrowing and the risk of parked vehicle contact with passing traffic;
- d. have parking guidance marks (such as "T-marks") to encourage considerate space utilisation;
- e. avoid continuous street-length rows of on-road parked vehicles; and
- f. be well overlooked and amenable to good natural surveillance.

Estate Roads and Parking Courts

- 7.11 Whilst parking courts have not featured heavily in Worlingham to date, it is acknowledged they may have a role in future developments. Experience elsewhere (e.g. Kessingland) has shown poorly designed parking courts are unpopular with residents because of the perception of a crime risk. The result can lead to poor take-up of the allocated parking by residents and recourse to on-street parking close to their dwellings. This in turn can lead to pedestrian safety issues and obstruction of refuse collection vehicles, for example.
- 7.12 It is required that new estate roads and parking courts serving developments should be designed to ensure that they minimise on-street parking and provide sufficient space for vehicles to pass in both directions.
- 7.13 Parking courts should be designed to maximise use by adopting the following principles:
- Avoiding being located on a main through route with open access to the public;
 - Avoiding provision of large communal parking courts that are used by many residents, thereby making it more difficult to recognise legitimate users of the parking court;
 - Maximising the number of dwellings that have a clear view of the parking court from habitable rooms in their properties.
- 7.14 The design of estate roads should identify where potential pinch points are and demonstrate how the issue is to be resolved.

Policy WORL10: The Design of Estate Roads and Parking Courts

- A. Developments that propose the provision of new estate roads will be expected to demonstrate how they will minimise potential safety issues created by parked cars on narrow road spaces, reflecting the requirements of Policy WORL9.
- B. Where the provision of parking courts can be justified within a mix of parking solutions, such provision must demonstrate how design and siting will encourage high levels of usage. The following elements should be incorporated into any design:
- Siting well related to the homes or businesses they serve.
 - Safe and convenient access for residents or workers.
 - Well overlooked and good natural surveillance.

Accessibility

7.15 Most roads within the village have pavements. Exceptions are some of the branching roads within the newer estates. (Lack of pavements and narrow pavements were indicated³ by 11.4% and 29.4% of residents respectively as being problematic for getting around Worlingham.) It is very important that new development provides pedestrian routes that are designed to be wide enough for all users.

7.16 Policy WLP3.1 of the Waveney Local Plan addresses the requirements for development of the Beccles and Worlingham Garden Neighbourhood. This identifies that pedestrian and cycle links should be provided from a number of existing roads. Within Worlingham parish these are Bluebell Way, Cedar Drive and Foxglove Close. The policy also requires that a cycle path be provided along the boundary of the site with the Ellough Road. This provision needs to be complemented by improvements to routes throughout the parish, particularly those that link existing residential areas to the main destinations, including future community facilities at the Garden Neighbourhood. The Waveney Cycle Strategy 2016¹⁹ identifies a series of improvements that could be made to cycling infrastructure serving Beccles and Worlingham. In the Worlingham neighbourhood area, these are:

- Lowestoft Road (Hillside Avenue junction to Woodland Avenue junction) – extension of existing cycle lanes to Woodland Avenue.
- Worlingham roundabout – improvement of crossings over the A146.
- Ellough Road (service road) – provision of a shared use path between Ellough Road cul-de-sac and Highland Drive.
- Beccles Southern Relief Road – extension of the shared use path along the Relief Road as part of the Garden Neighbourhood development to connect with Ellough Business Park. (This cycle path extension would mostly lie in Ellough Parish, running alongside the Benacre Road (from its junction with Church Road) to Anson Way in the south-east of Worlingham Parish.

- Former Worlingham Primary School – provision of a shared use path that would link to the path traversing All Saints Green.
- 7.17 The improvements along the Lowestoft Road and at the Worlingham roundabout form part of a package of measures to improve the cycle route along the Lowestoft Road to Beccles. Equally, the improvements along the Benacre Road in Ellough Parish will help to improve cycling between the employment areas and the residential areas of Beccles and Worlingham.
- 7.18 Development should enable opportunities to improve walking and cycling where possible. Contributions from development through the Community Infrastructure Levy is one source of funding that can be used to deliver these improvements.
- 7.19 The existing key cycling routes are shown in the Policies Map (Section 11)*. In effect, there are three key cycle routes:
- via Lowestoft Road (Route WCR-East/West 1);
 - via Hillside Avenue (Route WCR-East/West 2); and
 - via Rowan Way (Route WCR-East/West 3) connecting the west part of the parish to the east of the parish, and onwards towards Barnby.
- 7.20 Route WCR-East/West 1 would benefit from the improvement described under Policy WORL11C(a) and Route WCR-East/West 2 would benefit from the improvement described under Policy WORL11C(b) and WORL11C(c).
- 7.21 The cycle infrastructure to be provided alongside the Ellough Road, arising from the Worlingham part of the Beccles and Worlingham Garden Neighbourhood will support the creation of a new key route (Route WCR -North/South 1), which will help movement northwards towards Beccles and southwards towards the industrial area.
- 7.22 If the dual use path running alongside the new Southern Relief Road were to be extended through Ellough Parish (as described in paragraph 7.16 and under Policy WORL11C(d)) a further new key movement route (Route WCR-East/West 4), one connecting Beccles and Worlingham with the Ellough Industrial Estate, would be achieved.

* These routes accord with the cycle infrastructure pictured in Figure 5 of Waveney Cycle Strategy 2016

Policy WORL11: Protection and Enhancement of Key Pedestrian and Cycling Routes

- A. New developments must not have a detrimental impact upon the key pedestrian and cycling routes as shown on the Policies Map and where appropriate should enhance these routes.
- B. The design of new developments should where possible provide direct linkages to existing walkway and cycling routes.
- C. Development contributions through the Community Infrastructure Levy and, as appropriate, Section 106, shall be used to fund the following improvements to the cycle network:
 - a. Along Lowestoft Road, particularly between the junctions with Hillside Avenue and at the roundabout junction with the A146.
 - b. At Ellough Road (service road) and into Hillside Avenue to the junction with Highland Drive.
 - c. At the former Worlingham Primary School, linking to All Saints Green.
 - d. Linking of the dual use path running alongside the Southern Relief Road to the Ellough Industrial Estate by provision of an extended path alongside the Benacre Road in Ellough. Only the eastern part of this extension will lie in Worlingham parish (i.e. the approach northwards into Anson Way.)

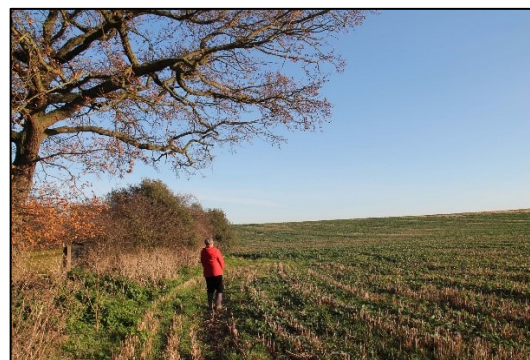
8. ENVIRONMENT AND GREEN SPACES

Landscaping

- 8.1 The Waveney Local Plan Policy WLP3.1 for the Beccles and Worlingham Garden Neighbourhood seeks to preserve existing hedgerows and field boundaries and the indicative masterplan report⁸ addresses edge conditions, green movement routes and landscaping to create a green, leafy environment.
- 8.2 It is important that a well-designed landscaping scheme is achieved on the Garden Neighbourhood, taking into account the topography and preserving a soft edge for existing dwellings. Newly planted trees should be physically supported and protected and should reflect a diverse range of native species. Along main routes these could include oak, sweet chestnut, ash and pine. A good example locally is the tree-lined Lowestoft Road (see photos later in this section relating to the country park).
- 8.3 As part of residential development other types of native prickly trees and shrubs are likely to be more suitable, including hawthorn, blackthorn, pyricantha, rowan, silver birch, crab apple, hazel, dogwood, spindle and buckthorn. Not only will this be good for wildlife, minimise the risks of disease, pests and climate change but it will result in development more in keeping with the character of the area.
- 8.4 As identified in Policy WORL4 (Housing Design and Character), high quality landscaping is particularly important where the topography slopes, such as on the northern part of the Garden Neighbourhood site allocation (see photos below). Landscaping must properly take account of this.



From Foxglove Close looking west



From the play area at Foxglove Close looking east

Policy WORL12: Landscaping

- A. A comprehensive soft landscaping scheme must be provided at the edge of the Beccles and Worlingham Garden Neighbourhood site (described by Local Plan Policy WLP3.1) to provide a verdant setting for the existing dwellings in the neighbourhood area and which supports routes for movement as indicated on the Beccles and Worlingham Garden neighbourhood outline masterplan. The landscaping scheme must take into account the topography of the area.
- B. The applicant must demonstrate that a diverse range of native shrub/tree species are included as part of the landscaping scheme in order to maximise resilience to the risks of disease, pests and climate change, and to benefit native pollinator species. Where trees and shrubs are to be planted close to the boundary of existing properties, the applicant is expected to demonstrate that the owners of these dwellings have been properly consulted.

Country Park

- 8.5 A country park will be incorporated within the Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1). Given the increased urbanisation of the two settlements and the already existing need for easily accessible tranquil space outside that occupied by The Broads, this should prove to be a valued amenity.
- 8.6 The layout and positioning of the country park remains to be settled. In so doing, it should assist in the preservation of the respective identities of the two settlements (see section 3) and allow for ease of pedestrian and bicycle access from multiple directions to maximise usage.
- 8.7 The tree-lined, winding Lowestoft Road is the “public face” of Worlingham to passers through (see photographs below). Near the east of the village along this road lies the entrance to Worlingham Manor, the estate of which still occupies much land to the north of the Lowestoft Road and south of the northern bypass (A146).





- 8.8 The country park should attempt to capture (albeit over an extended period of tree and plant maturity) something of the rural character of the above scenes of the Lowestoft Road. This would help to visually tie the Worlingham portion of the Garden Neighbourhood to historical Worlingham.
- 8.9 A suitable mechanism for the management of the country park should be developed through close engagement with the local community and parish council.

Policy WORL13: Country Park Landscaping and Management

The landscaping proposals for the country park that is to form part of the Worlingham segment of the Beccles and Worlingham Garden Neighbourhood (described under Local Plan Policy WLP3.1) must reflect as far as possible the feedback from the local community. Such proposals should take as their starting point the planting of the native species of trees found along the Lowestoft Road through Worlingham and on the parkland associated with Worlingham Hall.

Wildlife Corridors

- 8.10 86.7% (828 people) answered “Yes” to the question “Should new developments include wildlife corridors and habitat links to the wider countryside?”
- 8.11 The scale of the development required under Local Plan WLP3.1 will urbanise the countryside to the south of the built-up areas of Worlingham and Beccles, and, in effect, extend those areas. Mitigation of the impact upon wildlife could be achieved by “wildlife corridors”, containing native vegetation, that traverse the site. This needs however to ensure, through detailed fieldwork, that such corridors would allow a wide range of species to thrive.
- 8.12 The indicative outline Masterplan for the Beccles and Worlingham Garden Neighbourhood already indicates one possible such corridor running north-south along the parish boundary between the two settlements and exploiting a topographical feature of the terrain.
- 8.13 An east-west wildlife corridor, perhaps immediately south of the Bluebell Way estate and building upon the landscaping required under Policy WORL13, could provide a “connection” both to the farmland south of the Cedar Drive estate and to the important wooded area to the east of the latter housing estate. However, as noted above, this would need to be subject to more detailed assessment but would help the development to achieve net biodiversity gain, as required by the NPPF.
- 8.14 Depending upon the final arrangement of the Country Park (see Policy WORL14), the functions of the park and the proposed wildlife corridors might be able to strongly interact and support each other.
- 8.15 The ongoing maintenance of such corridors must be considered, especially where they are to also allow pedestrian and cycle movement. Possible concerns include vegetation overgrowth and “out-of-sight” illegal dumping of waste.

Policy WORL14: Wildlife Corridors

- A. Development proposals for the part of the Beccles and Worlingham Garden Neighbourhood (described under Local Plan Policy WLP3.1) in Worlingham parish must demonstrate through a biodiversity survey that they have maximised the opportunity to protect and facilitate wildlife corridors that link the site with key wildlife features on or close to its boundary.
- B. And such wildlife corridors should be designed and implemented to maximise their wildlife value and provide connectivity through the site for terrestrial and aerial species. They should be maintained as dark corridors as far as possible to increase their value for nocturnal species.

Local Green Spaces

- 8.16 Under the NPPF², neighbourhood plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. Paragraph 100 of the NPPF says that Local Green Spaces should only be designated:
- “where the green space is in reasonably close proximity to the community it serves;
 - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - where the green area concerned is local in character and is not an extensive tract of land.”
- 8.17 There are three satellite parks in Worlingham (All Saints Green, Woodfield Park and Werel’s Loke). They all have the status of Open Spaces under the NLP policy WLP8.23.
- 8.18 From the “Waveney Green Infrastructure Strategy (2015)”:- “Parks are well integrated into residential areas of Worlingham increasing their accessibility and value to the community. Shared-use paths through these open spaces provide good connectivity between residential areas and community facilities and improve surveillance. Together, these features are likely to encourage greater use of these open spaces...”; “All parks are of at least medium quality and medium value...”; “18% of households are within 400m of a small park and 11% within 1,000m of a large park...” and “Park provision in Worlingham is good and should be protected.”
- 8.19 The sites that have been identified for designation as Local Green Spaces (see Appendix 4) are:
- All Saint’s Green;
 - Woodfield Park.
 - Werel’s Loke Park
- 8.20 Each of the above is described and illustrated below. Their locations are shown on the Neighbourhood Plan Policy Map (see Section 11).

All Saints Green

This site is situated behind the grade II* listed Church of All Saints and is very much part of its setting. For many years it has served as the location for the annual Worlingham Village Fete (see photos below). It is partly overlooked by housing and has the rear of the church as its picturesque northern backdrop.

This area is part of the historical centre of the village, which grew initially around the nearby section of the Lowestoft Road.

The planned development of the Community Centre and new houses on the adjoining site that formerly belonged to a primary school is expected to add to the appeal of All Saints Green as a local amenity.



The Worlingham Village Fete takes place on the Green each September, making it a focal point for community activity.





Woodfield Park

This site is to the east of the wooded area between Woodland Avenue and Holly Close, which is identified in the Beccles Biodiversity Audit for protection of the wildlife and green corridors.

The park provides relief for the woodland from otherwise complete urbanisation of its surroundings.

Although the park suffers from drainage issues, it is highly valued by the local community. It provides a scenic backdrop to the play space, a picnic area, and avoids the impression of overdevelopment. It is part of the foot and cycle route to the primary school from Cedar Drive, Rowan Way, Sycamore Close and Holly Close.



Werel's Loke Park

This park is located on the highest point in the village at the south-east corner of the settlement boundary. It directly serves the community living on the Werel's Loke estate, which is the most recently developed part of the village. It includes both a play area for young children and a multi-use games area for sports activities.

The park is surrounded by wildlife habitats. Development of the neighbouring estate required the movement of a population of Great Crested Newts (a species listed as a European Protected Species under Annex IV of the European Habitats Directive and protected under the Wildlife and Countryside Act (1981)) and the installation of a newt net to provide separation from the housing.



Policy WORL15: Protection of Local Green Spaces

- A. The following sites are designated as Local Green Spaces:
 - a. All Saints Green
 - b. Woodfield Park
 - c. Werel's Loke Park
- B. Proposals for built development on any of these Local Green Spaces will only be permitted in very special circumstances.

9. DRAINAGE

- 9.1 Parts of Worlingham have a history of rainwater drainage problems¹⁸ (e.g. at Woodfield Park and the play space in Park Drive). This arises from the combination of a clay substructure and the topography.
- 9.2 With particular reference to the development of the Beccles and Worlingham Garden Neighbourhood (under Local Plan Policy WLP3.1), there is concern among residents that rainwater runoff towards Bluebell Way may be exacerbated. This is important not only to the potentially affected residents but also for protecting access to the amenities of the site from the north.



- 9.3 The matter of drainage/flooding is covered by the NPPF (paragraphs 163 and 165). Sustainable Drainage Systems (SuDS) are required to mitigate such potential impacts. National planning policy requires planning applications to ensure that flood risk is not increased elsewhere and priority is given to the use of SuDS. In addition, Waveney Local Plan Policy WLP8.24 (Flood Risk) requires SuDS systems to be integrated into the landscaping system and the green infrastructure provision of the development, and not detract from the design quality of the scheme. The best way of achieving attractive SuDS provision is to design it with a focus on ensuring it provides a rich habitat for wildlife, plants and other species. This will in turn assist the development in achieving the requirement for net biodiversity gain.



An example of create SuDS provision that maximises biodiversity

Policy WORL16: Drainage

- A. Planning applications for development of the Beccles and Worlingham Garden Neighbourhood (described under Local Plan Policy WLP3.1) within Worlingham parish must make it clear how the issue of water runoff towards the northern boundary of the Beccles and Worlingham Garden Neighbourhood in Worlingham will not be exacerbated.
- B. Sustainable Drainage Systems (SuDS) must be designed to enhance wildlife and biodiversity and should use a wide range of creative solutions appropriate to the site, such as providing SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens.

10. NON-POLICY ACTION AREAS

There are a number of matters requiring action that link to the Vision and Objectives which are either not planning policy matters or within the scope of neighbourhood planning. However, they are still important issues that require action.

Delivery of Affordable Housing (including sheltered housing)

This sensitive area is complex and subject to evolving national policy development concerning the forms of provision and tenure.

It is not the intention of the Neighbourhood Plan to attempt to set policies in this area, but rather to work with East Suffolk Council in better identifying the level and nature of the need and the implications upon housing delivery.

Green Space between Worlingham and Beccles

A recommendation of “Waveney Green Infrastructure Strategy 2015; Beccles and Worlingham Area” is that the open countryside to the north of the Lowestoft Road, located between Marsh View (in Beccles) and Park Drive (in Worlingham) should be considered for protection as an open break as part of a future review of the Local Plan.

Whilst the land concerned is entirely in Beccles parish, it is part of the setting of both communities as one passes along the connecting main road. A key objective of this neighbourhood plan is to maintain the distinctive identity of Worlingham and, therefore, it would support protection of the above area of countryside against development.

The phasing of housing development

The intentions of the Neighbourhood Plan to deliver balanced housing according to the Vision and Objectives would be negated by a rush to build. The concern is that the financial goals of the developer(s) and the housing targets and policy constraints (e.g. the management of a 5-year land supply) of the District Council may override the primary aim of the Neighbourhood Plan to achieve sustainable development for the evolving community it serves.

There seems little that the Neighbourhood Plan can do in this area beyond monitoring and providing a timely commentary drawing attention to these matters as/if they arise.

Amenity provision

a) Health

The community has very strong concerns about the future provision of medical services, particularly in the context of both an ageing and growing population.

The Parish Council is in regular communication with the Beccles Medical Centre and would look favourably upon a proposal for a satellite Medical Centre in Worlingham.

b) Retail

The Neighbourhood Plan recommends that any future proposals relating to retail provision be carefully assessed by the Parish Council against the services currently available. In the context of a village community, particularly one with an ageing population, the breadth of the local retail offering would seem more important than the advantages from competition.

c) Sports and play (see also Policy WORL7 in section 6)

The Worlingham and Beccles communities must be involved in the determination of the design requirements for the range of sports, play and recreational amenities to be provided on the Beccles and Worlingham Garden Neighbourhood development.

Suitable engagement forums, management vehicles and ongoing funding arrangements must be agreed by the Parish Council with relevant stakeholders.

d) Education

There will be a new 2 form entry primary school including a pre-school on the Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1).

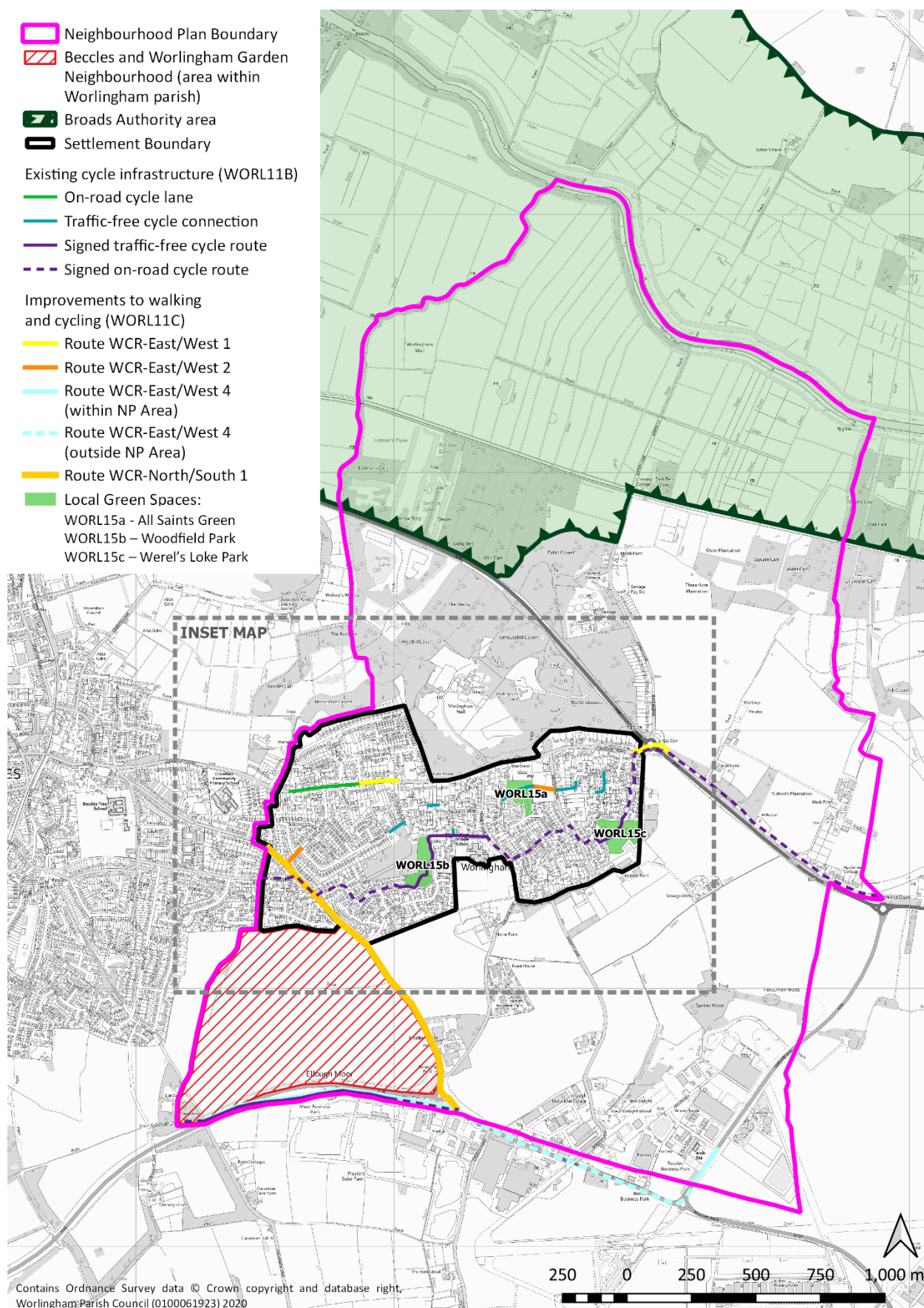
The outline masterplan shows these as being within the Worlingham section of the development. It is recommended that the Parish Council considers the implications.

Transport and Movement

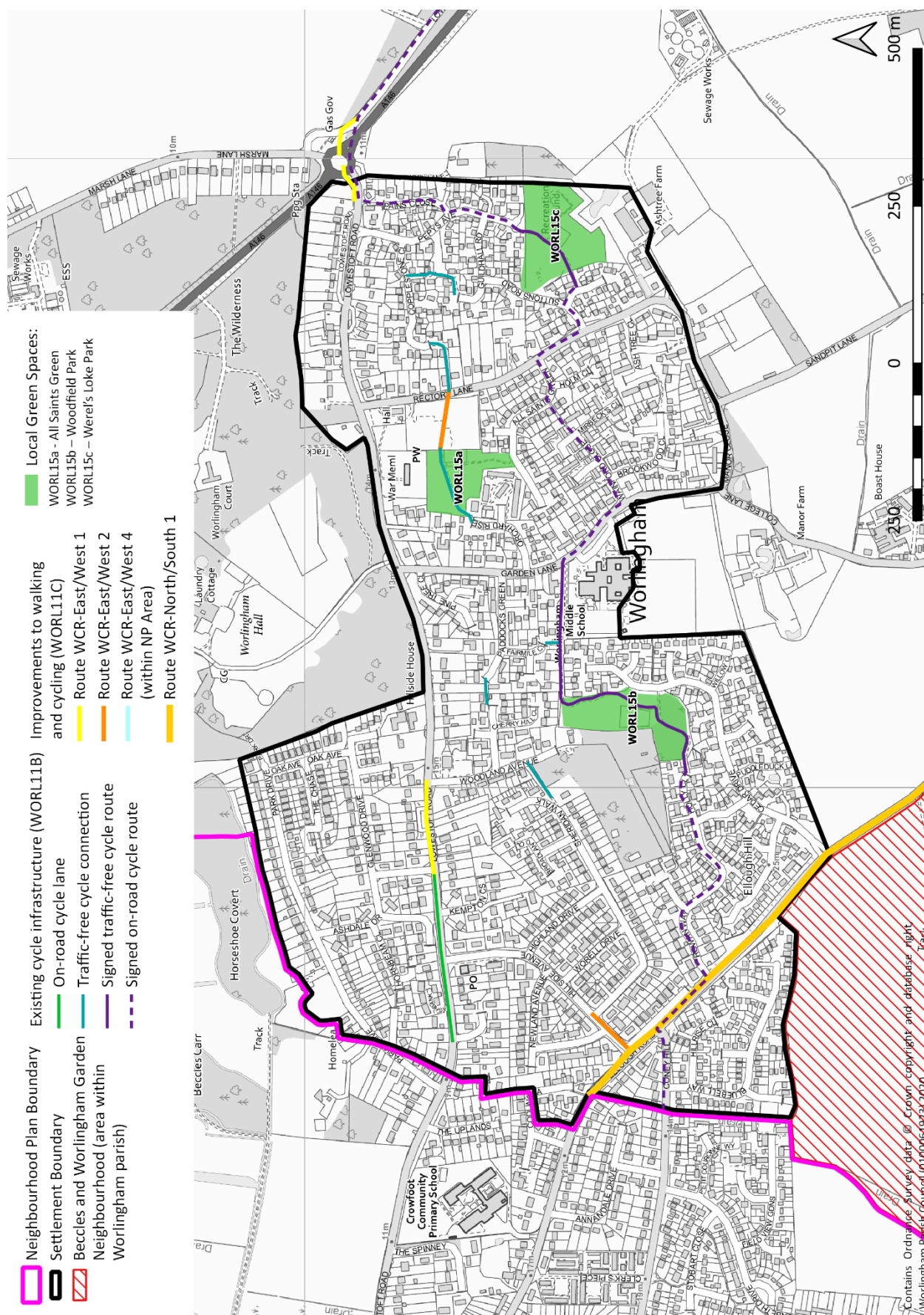
a) Completion of the Southern Relief Road, in principle, opens the possibility for introducing a vehicle weight limit on the key movement route along the Lowestoft Road through the village. The implications of such a weight limit will be explored in consultation with Beccles Town Council and with Suffolk Highways.

b) As the populations of Worlingham and Beccles increases in line with the Local Plan, demands on the local road system will also increase. A particular concern is the junction of Lowestoft Road and Ellough Road at peak hours, and the movement eastwards along the Lowestoft Road into Beccles. It is recommended that the Parish Council keeps this matter under review, in association with Beccles Town Council.

11. POLICIES MAP



INSET MAP



12. GLOSSARY

Affordable Housing – Social rented, affordable rented, and intermediate housing (see below), provided to eligible households whose needs are not met by the market. Subsidised ownership schemes such as Starter Homes (see below) also come under this category.

Starter Homes – these are price-capped homes sold at a 20% price discount to first-time buyers aged under forty with a household income under £80,000 (outside London).

Market Housing – this term is used here to denote all dwellings (freehold, leasehold and private rent) purchased or rented from the open housing market without any subsidies or discounts derived from Government policies.

Local Plan – the planning policy document produced by East Suffolk Council, covering Worlingham Parish. This addresses a full range of strategic and ‘development management’ planning matters. The Worlingham Neighbourhood Plan, as required by the National Planning Policy Framework, must be in general conformity with the strategic policies in the Waveney Local Plan 2019.

Intermediate tenure housing – homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing.

National Planning Policy Framework – the national planning policy document which sets out the Government’s planning policies for England and how these are expected to be applied.

Sheltered Housing – a group of flats or bungalows where all residents are older people (usually over 55). With a few exceptions, all developments provide independent, self-contained homes with their own front doors. There are usually some common facilities that all residents can use – such as a residents’ lounge, a garden, a guest suite, and often a laundry.

Output Areas – a unit of area for which statistical data (including for the UK Census) is collected.

Housing Needs Assessment – a study applying the methodology intended for “Strategic Housing Market Assessments” (see below), but in a way that is proportionate for neighbourhood planning.

Strategic Housing Market Assessment – a study undertaken at “Housing Market Area” level (often at District level) to assess the quantity of housing required in the period to be covered by a Local Plan. It uses household growth projections derived from population projections, and adjusts these according to a range of demographic, market and economic trends and indicators (including outputs from models of the effects of differing industrial policies). It also considers the nature of the housing required.

13. REFERENCES

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4. Housing Needs Assessment. A study towards the evidence base for Worlingham Neighbourhood Plan. February 2017.
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11. Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment Volume 2 (May 2017 v2) by HDH Planning and Development Ltd (as sub-contractors to Peter Brett Associates LLP).
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16. “The Road to Zero”, published by HM Government (2018).
17. <https://www.bbc.co.uk/news/business-44483073> “Park on the drive and other tips for cheaper insurance.” BBC News.
18. “Surface Water Flood Risk for Worlingham Parish” (19 January 2015 map) published by Suffolk County Council.
19. Waveney District Council (2016). Waveney Cycle Strategy.

Appendix 1 Housing Mix from the Strategic Housing Market Assessment¹¹.

This appendix summarises the housing growth and housing mix requirements for Waveney over the period 2014 to 2036.

Chapter 4 of the Waveney 2017 SHMA¹¹ (volume 2) projects from the objectively assessed need (OAN) data the profile of new home types required for the district over the period 2014-2036 according to home size and to the type of tenure. These projections have been extracted and collated for tabulation here as below. (Note: The projections show the numbers of discount home ownership/Starter Homes that would be potentially required should this product become available to house some households that would otherwise reside in the private rented sector.)

Table A1.

SHMA projections of the types of new homes required for Waveney (2014 to 2036)

Size of new homes	Numbers of new homes based on size	% new dwellings based on size of home	Owned with or without mortgage	“Starter Homes” (i.e. discounted)	Private Rent	Shared Ownership	Social Rent
1 bedroom	990	12.9%	483	78	47	103	279
2 bedroom	2,088	27.2%	1,303	141	218	156	270
3 bedroom	2,638	34.4%	1,633	174	286	162	383
4 or more bedroom	1,946	25.4%	1,280	60	166	57	383
Totals	7,660	100%	4,697	454	716	478	1,315
% new dwellings according to tenure type			61.3%	5.9%	9.3%	6.2%	17.2%

However, the above 7,660 new dwellings over the twenty-two year period 2014 to 2036 have to be adjusted to account for the district’s vacancy rate of 6.86 per cent. This increases the required new dwellings to 8,223. (Note: the vacancy rate in Worlingham is only around 2.4%. One factor is that compared with the coastal settlements there is less market distortion because of holiday home ownership).

Chapter 7 of the Waveney 2017 SHMA (volume 2) discusses recent policy moves concerning the nature of affordable housing and suggests the tenure profile should be 67% market housing (combining the owner occupied and private rented tenures), 17.3% affordable rent, and 15.7% affordable home ownership (of which 8.9% could be Shared Ownership and 6.8% be Starter Homes). It also graphically displays in its Figure (7.5) the adjusted numbers of homes required according to tenure type and size. Unfortunately, the data shown in that figure is not also provided in tabular form, but in general **ratio terms** the breakdowns according to dwelling size

seem to mirror closely those in the data tabulated here in Table A1 above. **And it is this ratio of housing sizes required for new housing in Waveney that is of most relevance to the policy adjustments required by this neighbourhood plan.**

For completeness concerning the background to the new Local Plan's homebuilding targets, the planning authority has made a further allocation of 12.3%, lifting the required 8,223 dwellings (see above) to 9,235 to help enable more affordable homes to be delivered and provide confidence that the objectively assessed need target (8,223 dwellings) will be met within the plan period.

Appendix 2 Overview of existing housing “zones” in Worlingham’.

Zone	Street layout	Dwelling types	Pavements and landscaping	Available Parking	Other notable features
1. Park Drive	Branching 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.
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.
Cedar Drive estate	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”.
Garden Lane area	Grid-like 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.
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.
Marsh Lane	Linear	Detached and semi-detached houses. Bungalows.	Grass verge. Front and rear gardens.	Within curtilage. Garages common.	Scenic view of open countryside.

Zone 1 Park Drive area



Zone 2 Lowestoft Road



Zone 3 Hillside Avenue area



Zone 4 Bluebell Way estate



Zone 5 Cedar Drive estate



Zone 6. Garden Lane area



Zone 7 Werel's Loke estate

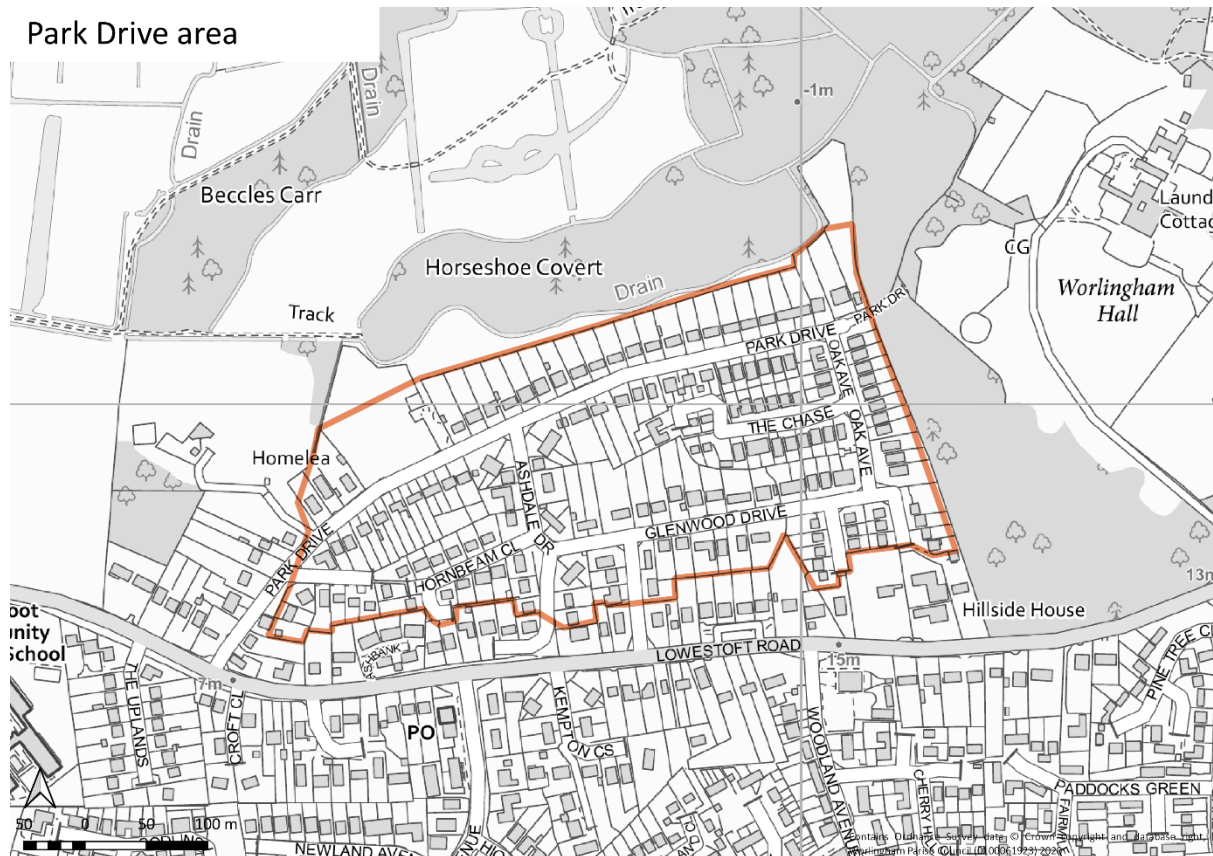


Zone 8 Marsh Lane

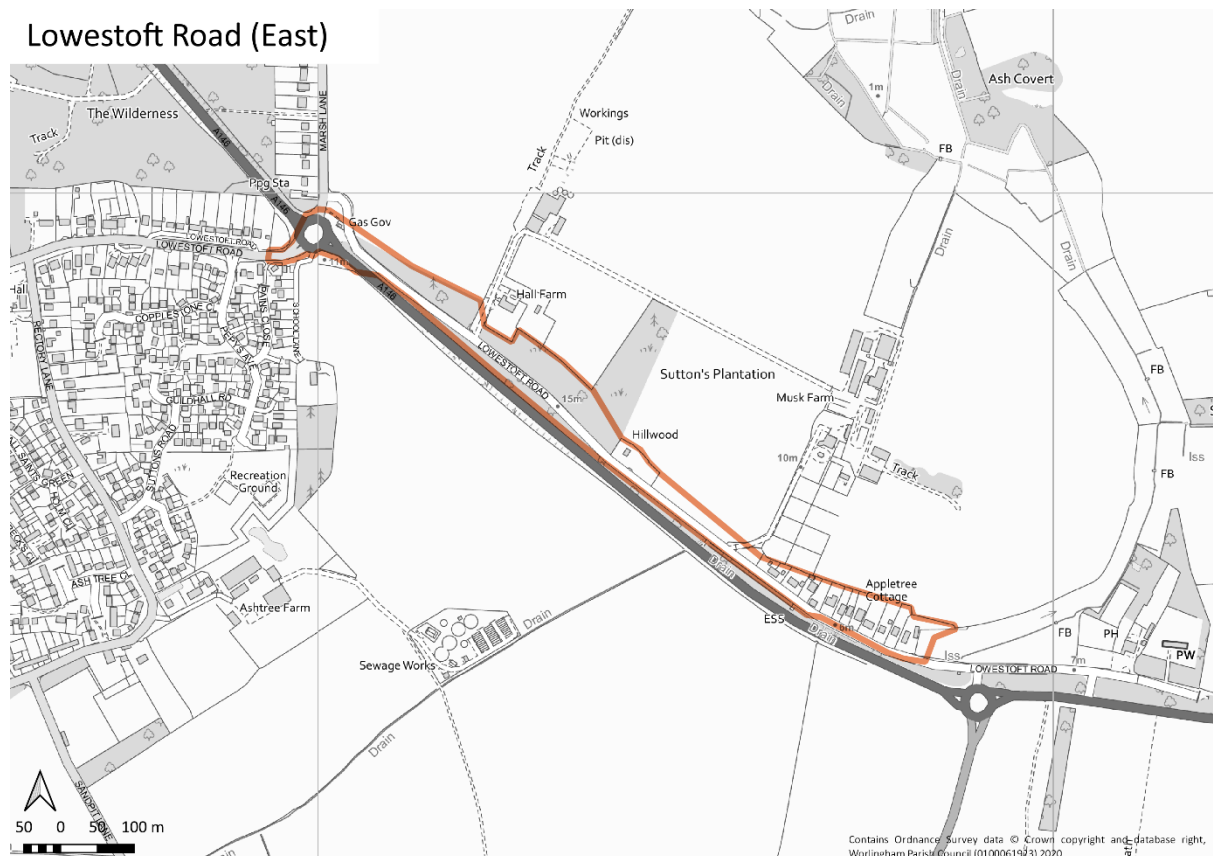


Appendix 3 Individual Character Area maps

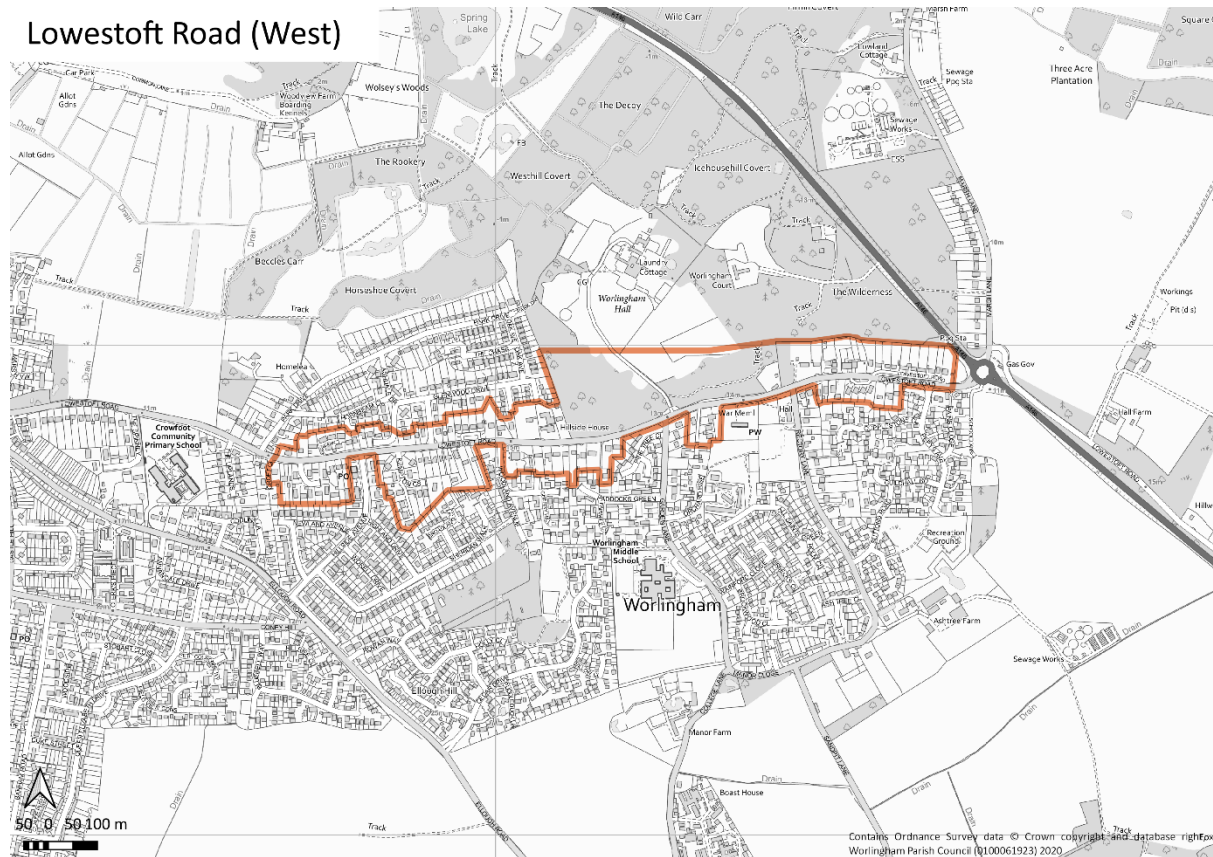
Park Drive area



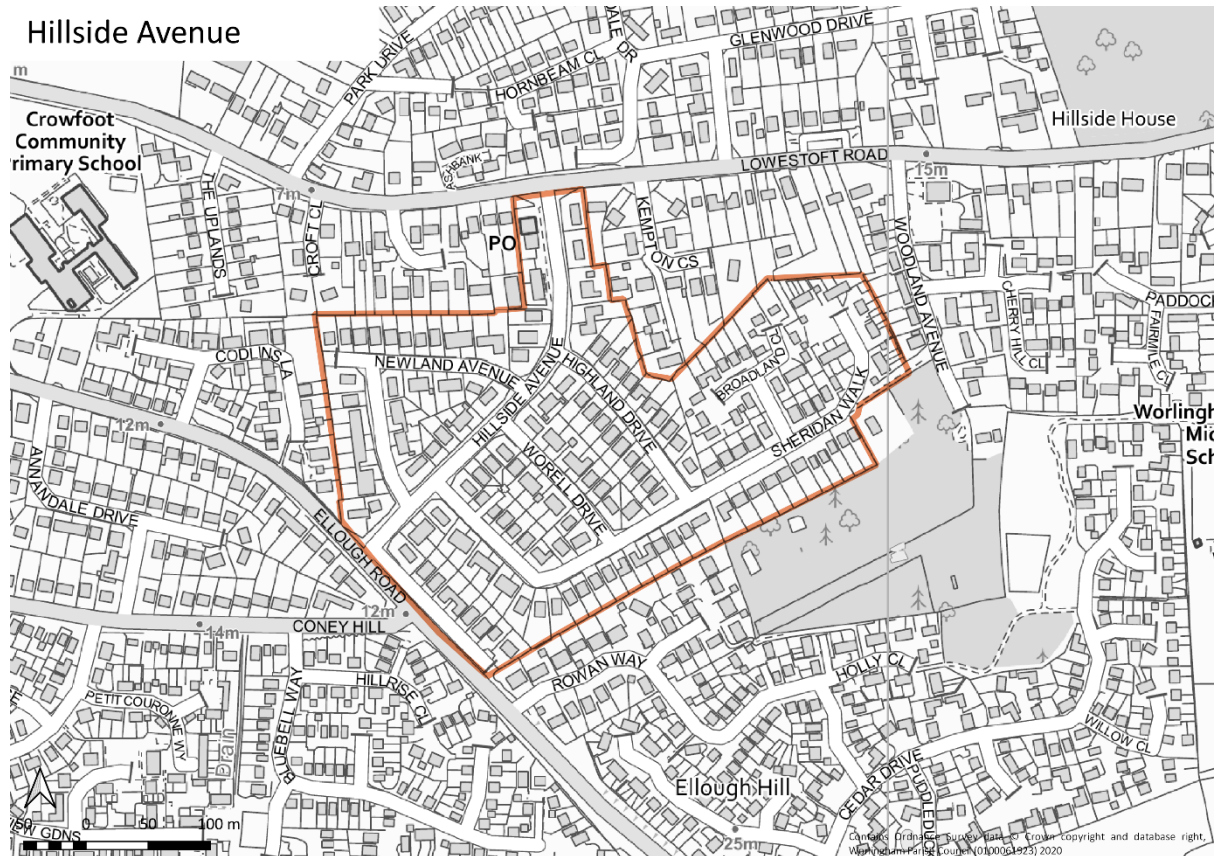
Lowestoft Road (East)



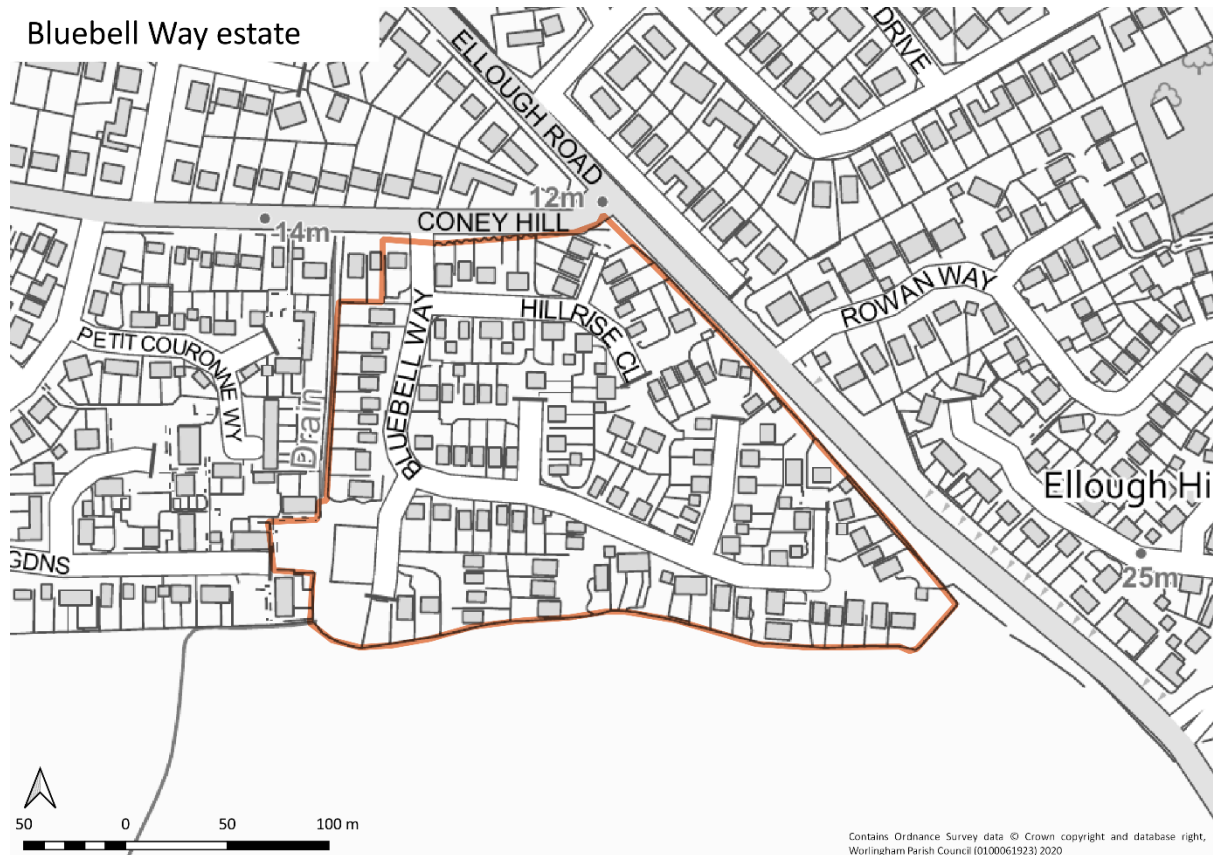
Lowestoft Road (West)



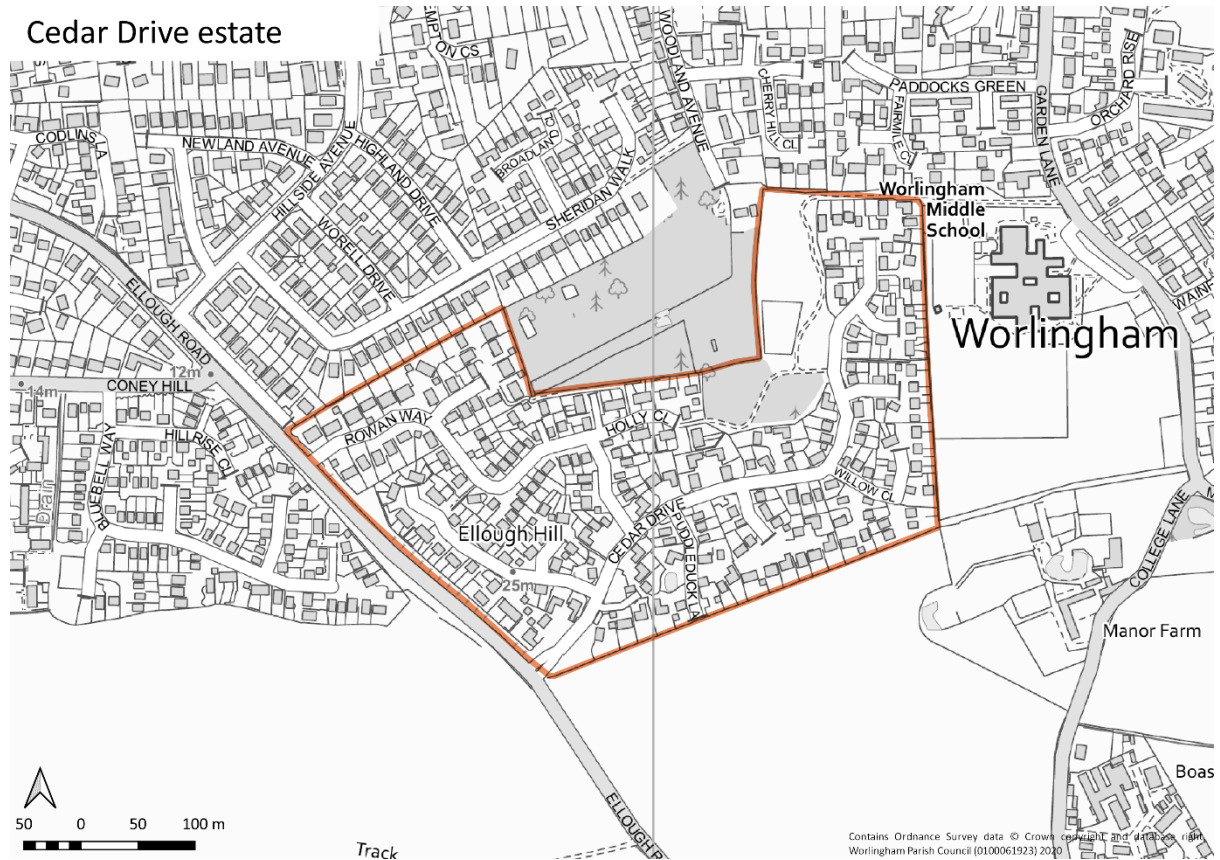
Hillside Avenue



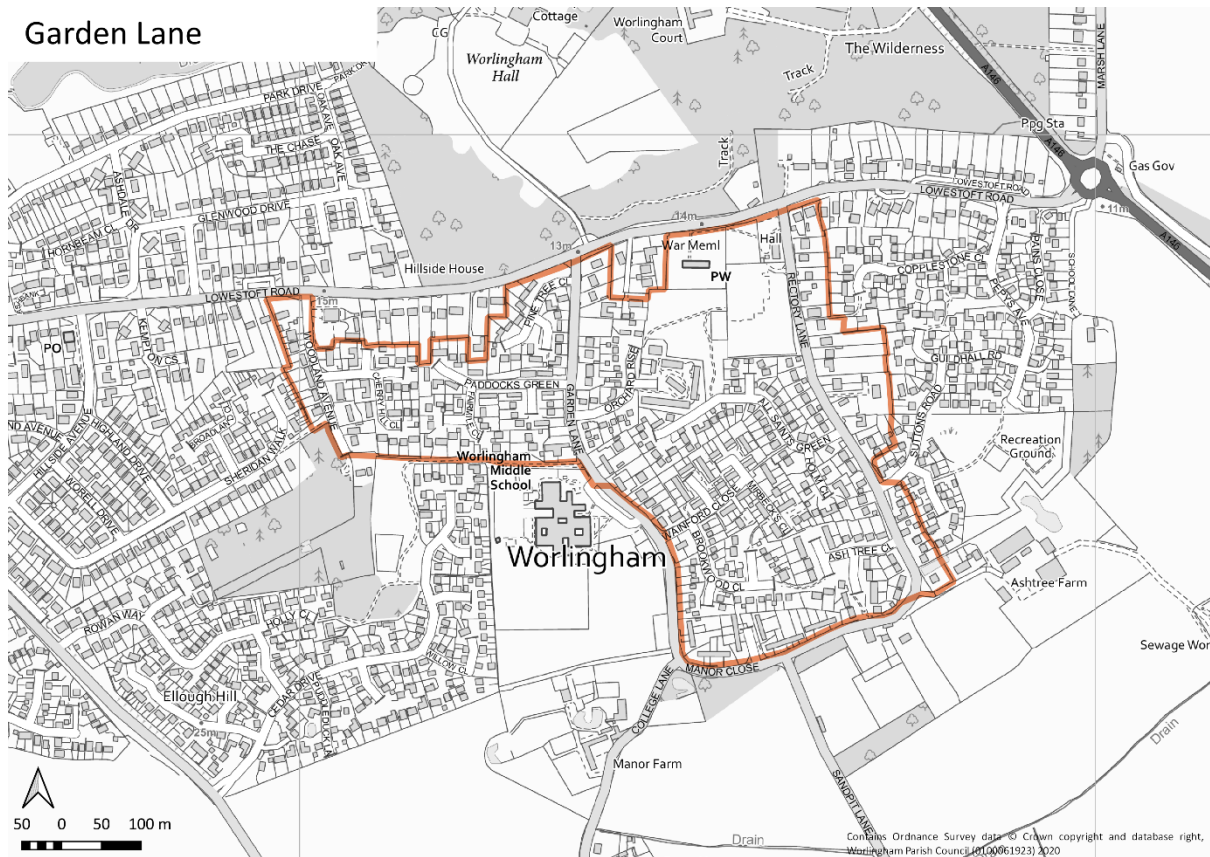
Bluebell Way estate



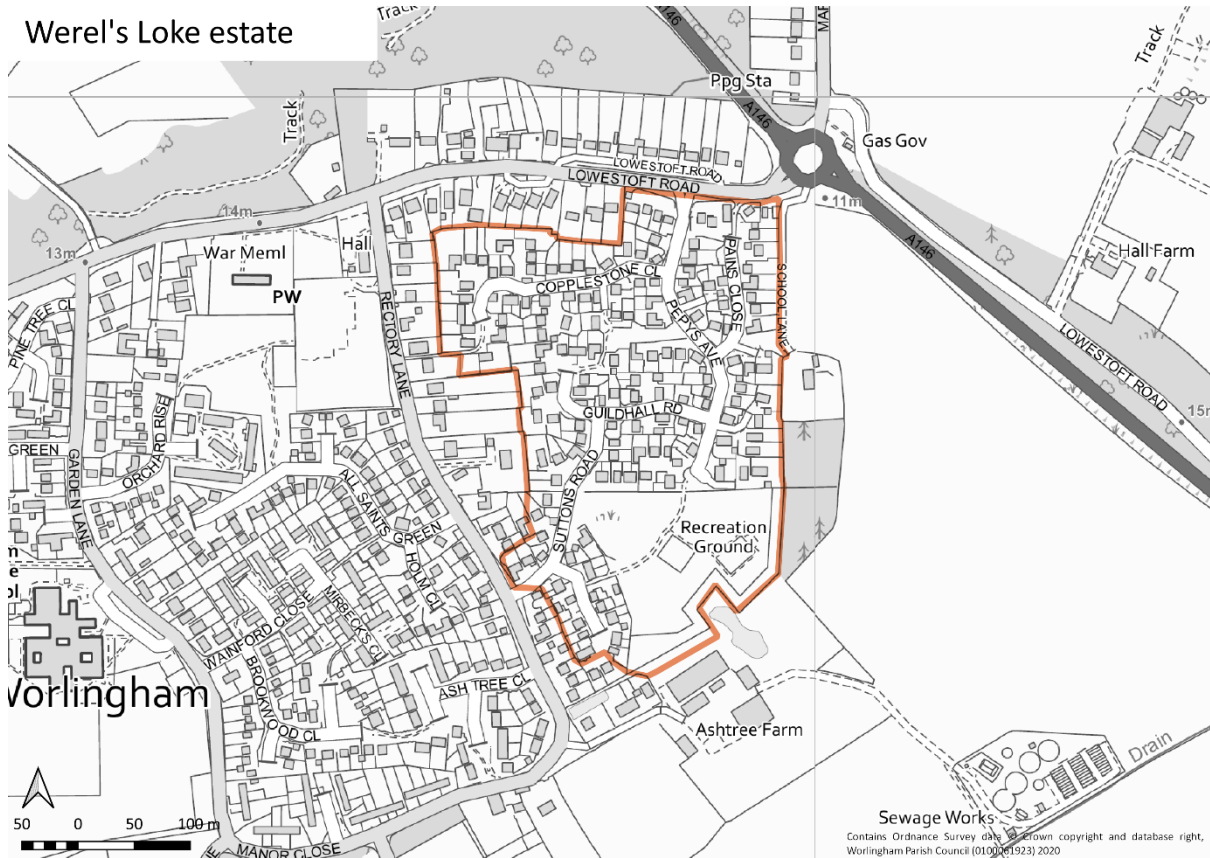
Cedar Drive estate



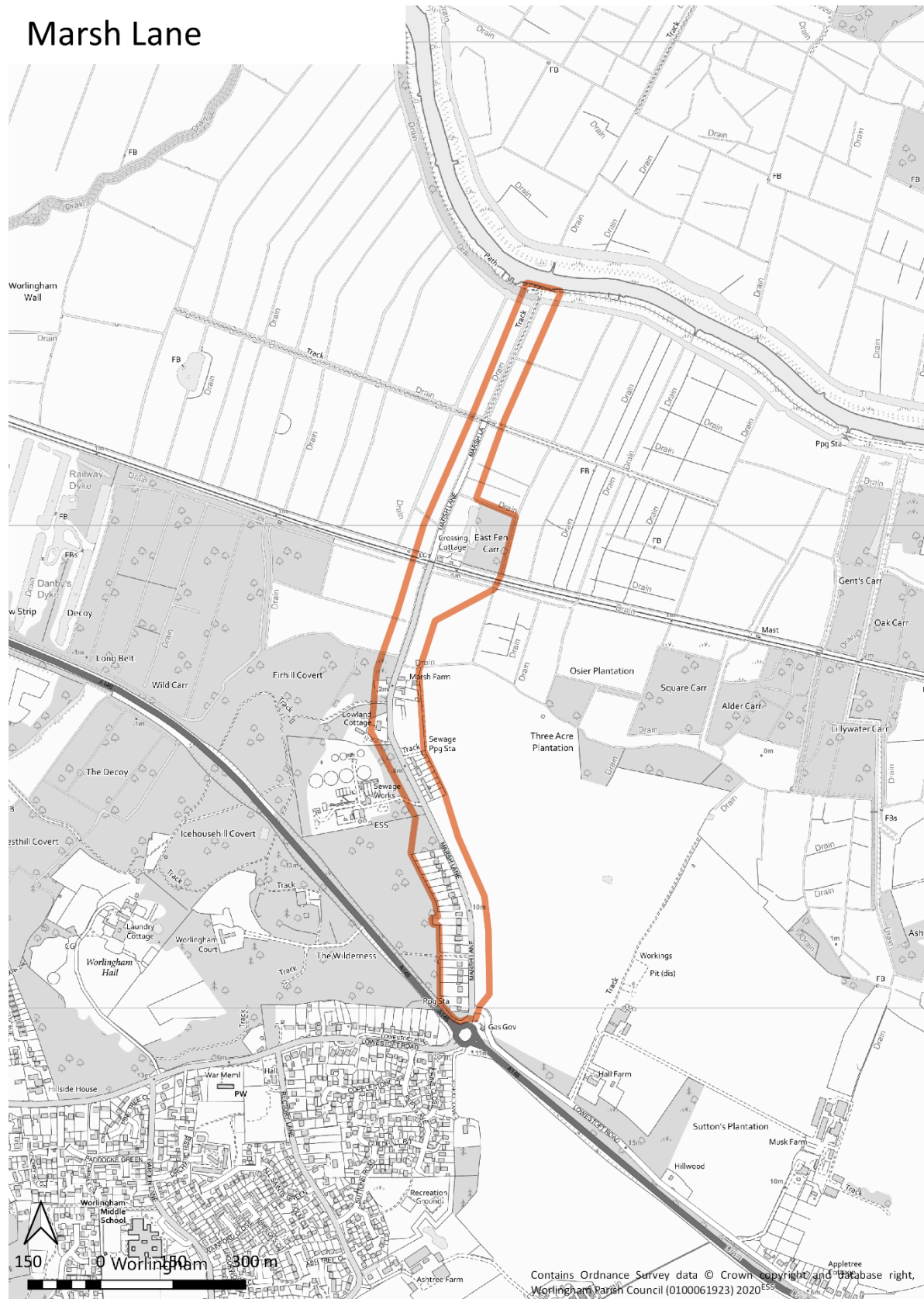
Garden Lane



Werel's Loke estate

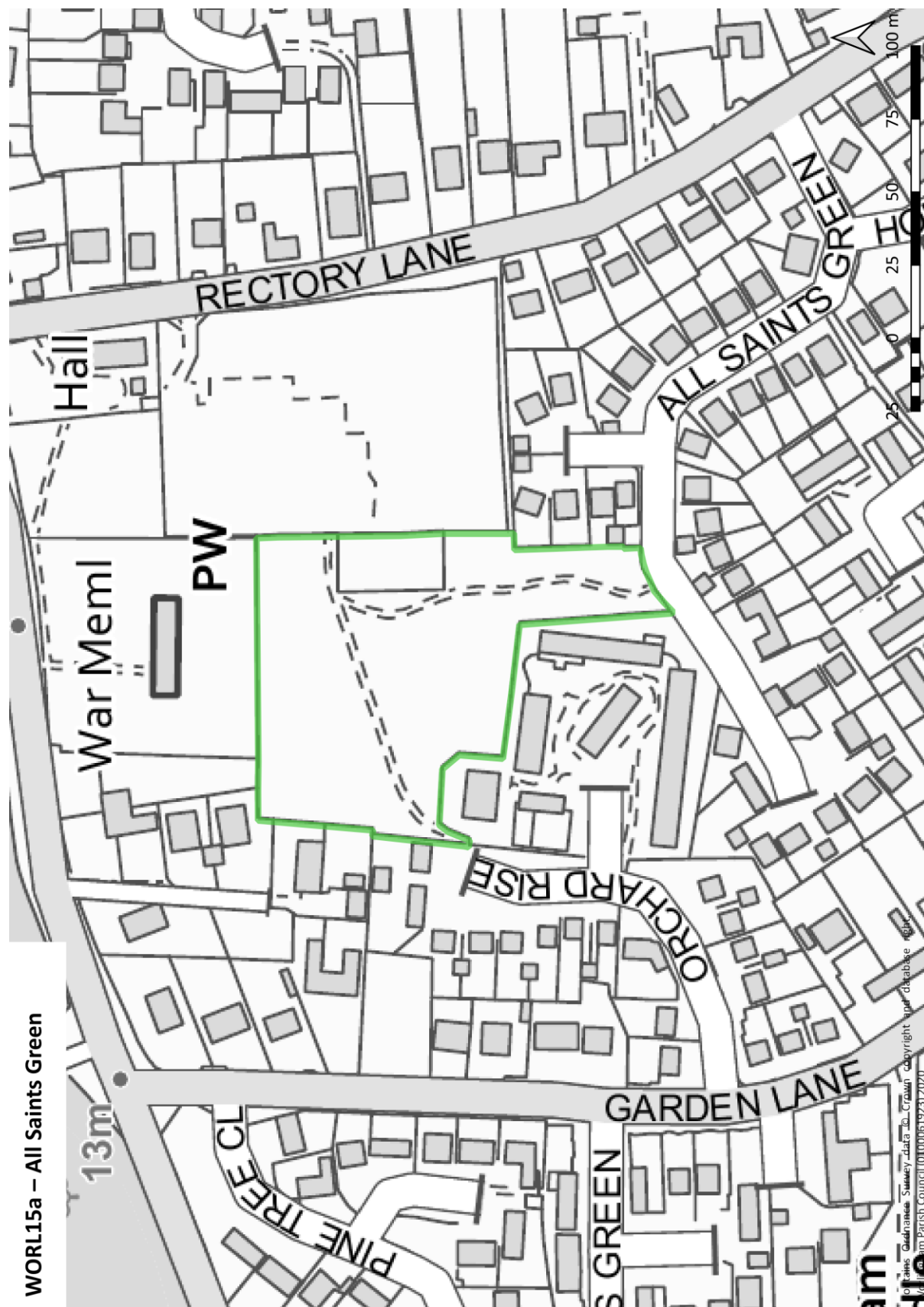


Marsh Lane

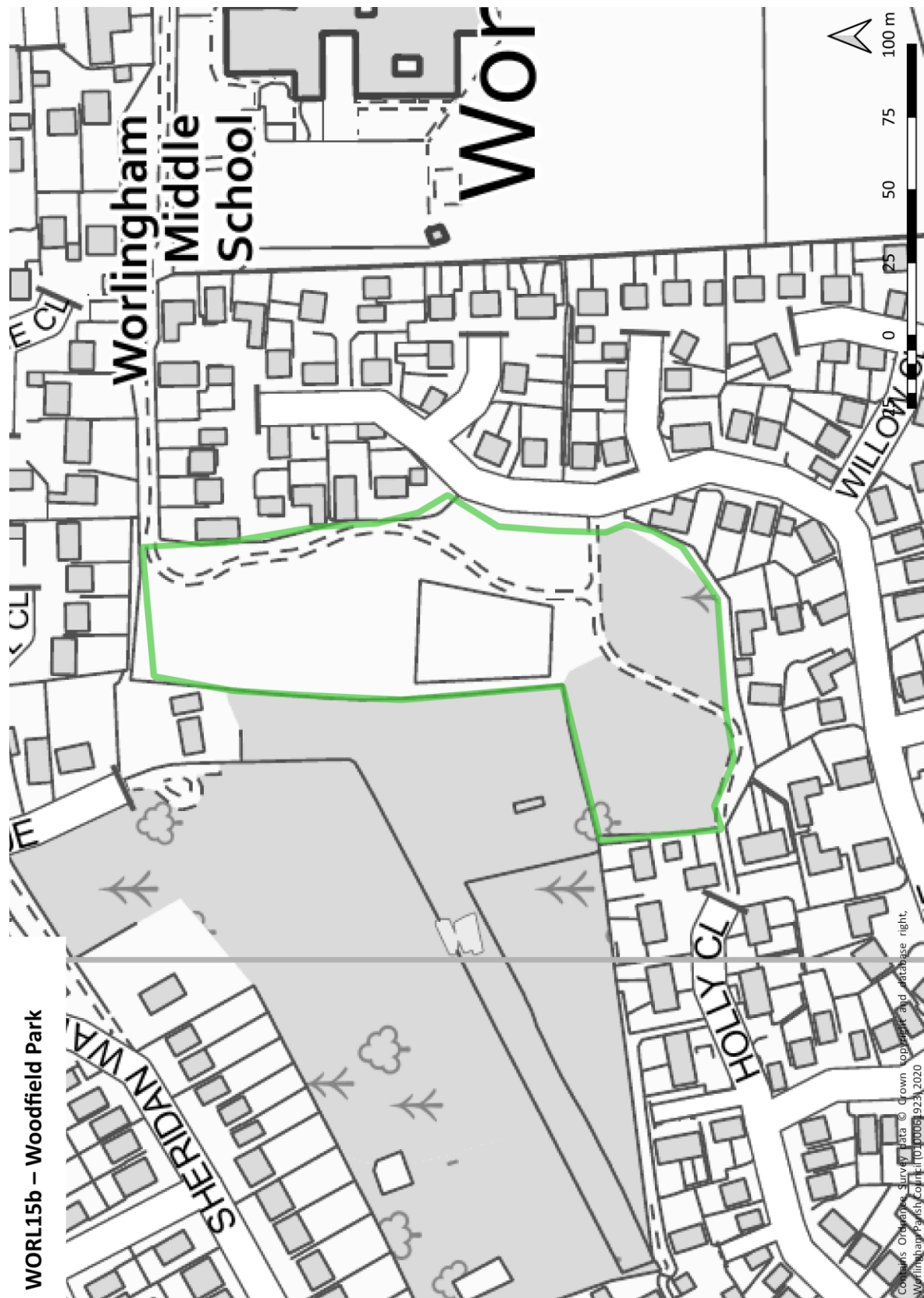


Appendix 4. Local Green Spaces

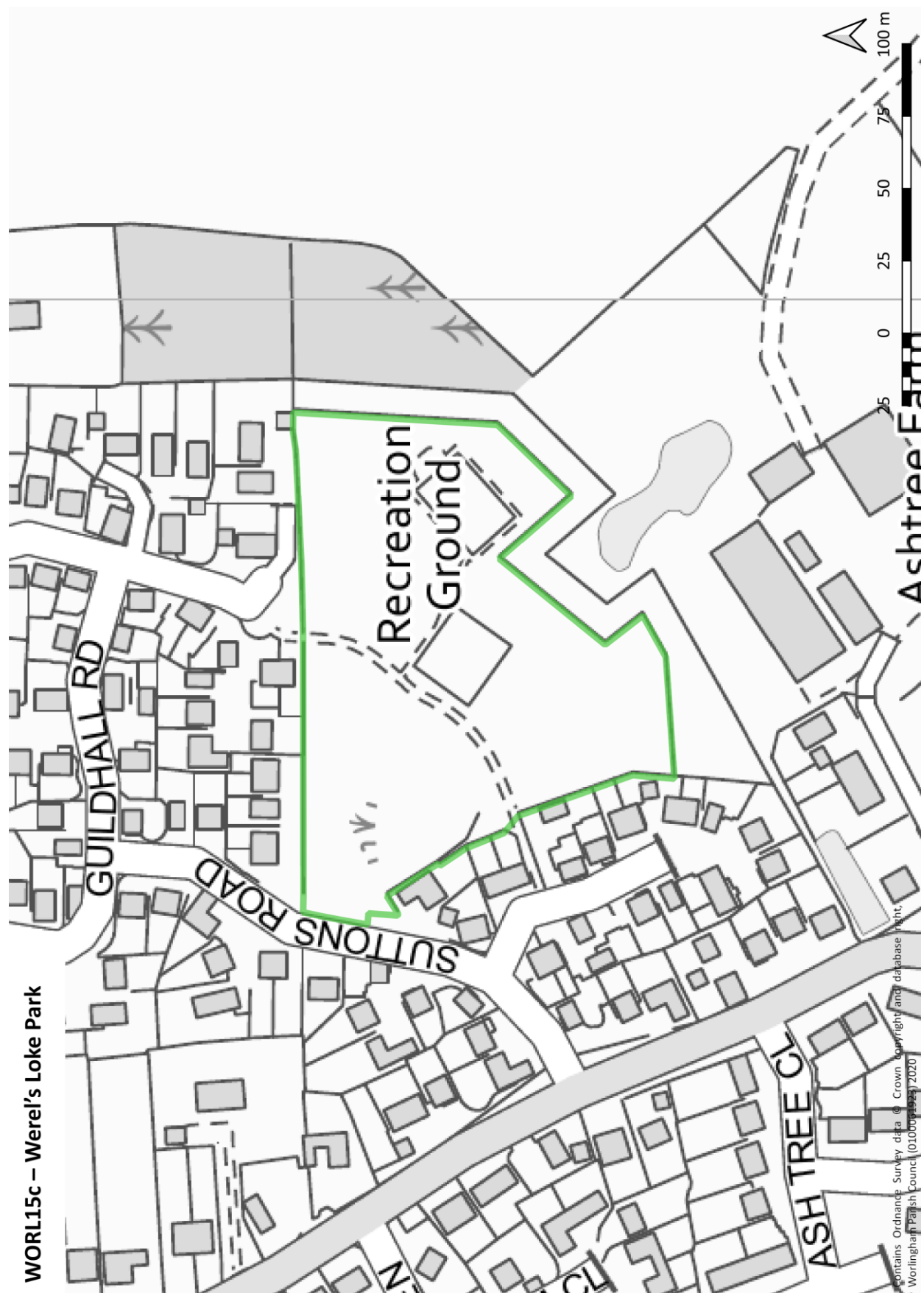












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