



North of Lowestoft Garden Village

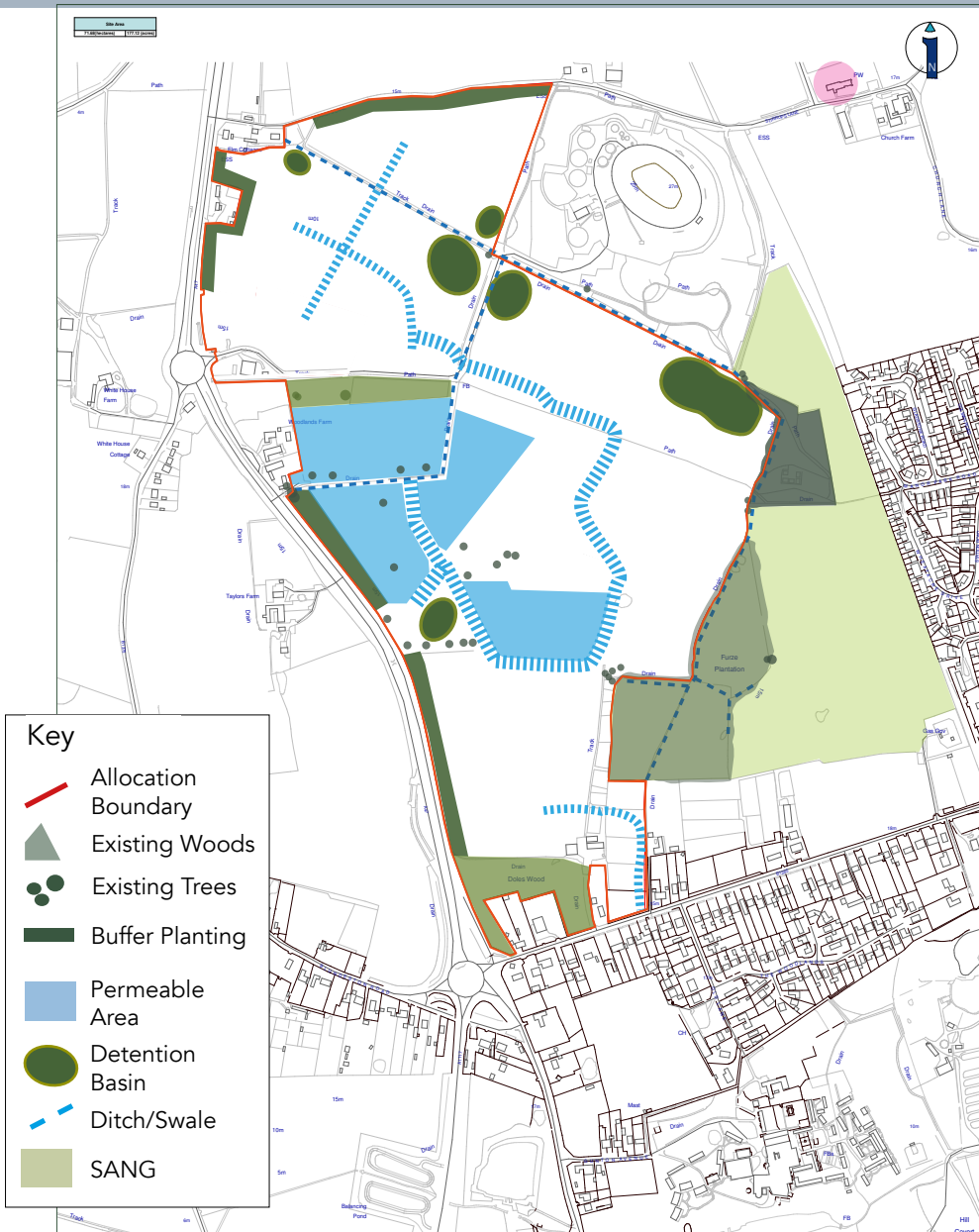
Masterplan Frameworks
06.01.2021

Developing the Masterplan Framework

These next series of presentation boards provide an indication of the guiding frameworks that represent the various layers that stack to inform the production of a Masterplan. These layers are being explored at this preliminary stage of the Masterplanning process.

These frameworks are presented to given an indication of key principles that will inform the design stages of the Masterplan and to explain how key matters, such as drainage, landscaping, ecology and transport for example could be managed through the Masterplan.

We are weeking your views regarding our preliminary guiding frameworks and encourage you to complete our consultation feedback.



Example of a part wet detention basin



Example of a dry detention basin



Example of a road side swale



Example of a green route swale

Blue Corridors (Drainage Strategy)

This board illustrates a potential drainage strategy for the site utilising Sustainable Urban Drainage Systems taking into account the site levels and features within a framework and we welcome your feedback. The drainage strategy is designed to ensure that surface water flowing from the site is directed into the water course at Flixton and the rate of flow is managed, taking into account an allowance for future climate change and ensuring wherever possible a betterment on the current situation, in accordance with best practice. To achieve this, a number of drainage measures are proposed to manage and control water flows across the site and their discharge into the exiting watercourse. These measures include on plot attenuation for the commercial land uses and school, swales (specifically designed drainage ditches) and attenuation basins (dry basins) that hold water within the site at times of heavy rainfall, with a 48HR drain rate (but are otherwise dry and useable) and enable water to be released at a steady rate.

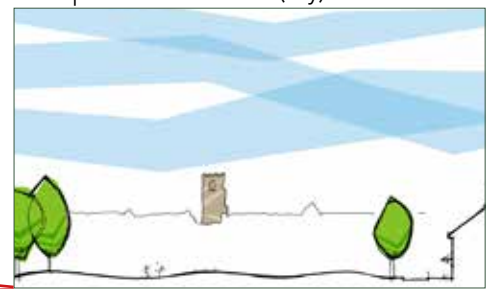
The strategy accords with the Sustainable Urban Drainage Systems Design Guide and will also include additional capacity for climate change.

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Example of SuDS basins (dry)



Long view to St Bartholomew's Church



Example of a woodland routes



Example of buffer planting along A47

Landscape

This plan illustrates a response to the landscape context and characteristics of the site and identifies an approach to integrating landscape and ecological features within a framework and your feedback will inform the evolution of the Masterplan.

The landscape structure of the site is informed by the existing vegetation, Public Rights of Way and local landmarks. The access to the site has been moved slightly north to retain the groups of trees and treelines. This creates a pair of green spaces at the entrance in the heart of the local centre. A green corridor provides a view of the church tower from this point and forms a link to the wide green space within the cordon sanitaire. This area will contain SuDS basins and playing fields and links to the east. A generous buffer zone is allowed for along the western boundary against the A47 to reinforce the existing treeline and create a wooded edge to the site. Other green routes are provided along the wooded edges of the site and along the gas main, creating an interconnected network of open spaces.

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Existing hedgerows to be retained



Potential Bat foraging to be protected



Existing trees to be retained

Ecology Framework

This plan illustrates a response to the ecological context and characteristics of the site and identifies an approach to integrating landscape and ecological features within a framework and we welcome your feedback.

The landscape framework has been designed with a focus on a living landscape that benefits all. As such, habitats of importance (specifically trees, hedge rows and woodlands) will be retained, protected and enhanced within the scheme to provide improved habitat to protected species in the long term. The drainage strategy has been designed to complement existing landscape and ecological features to provide a green/ blue corridor through the site, providing a multifunctional open space for residents and wildlife. A lasting management regime will be established to ensure that the habitats are maintained in optimum condition for protected species. The grassland areas will be managed as wildflower meadows, with scrub patches, providing habitats that are in decline elsewhere within the existing agricultural landscape.

The provision of 'Suitable Alternative Natural Green Space' known as a SANG will also form a key strategic aspect of the Masterplan's ecological framework. This is presented on the following board.

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The SANG

Suitable Accessible Natural GreenSpace

Suitable Accessible Natural Green Space

To reduce recreational impacts on internationally protected sites, the proposed development will need to be designed such that new residents of the proposed development will not need to travel to the internationally protected sites within 13km of the site, simply because there are no other equivalent green spaces available to them.

The provision of Suitably Accessible Natural Greenspace (SANG) within the Masterplan area will provide new residents with an area for recreation, exercise, and dog walking. The SANG will need to be designed such that it provides an attractive alternative to visiting protected sites, and is designed to be used routinely by new residents of the new garden village.

The provision of a SANG will mitigate any adverse effects of recreational disturbance. The SANG will be designed at the planning application stage but for the purposes of the Masterplan the framework plans illustrate that a SANG, which is well connected encouraging visitor uses, includes destination play space and promotes dog friendly facilities and access routes will be promoted. A particular requirement is provision of a circular walk of 2.3km to 2.5km around the SANG .

Further information regarding the requirements for a SANG is provided here. [■](#)



Gravel paths and rural boundary fence



Natural landscape features



Dog walking routes

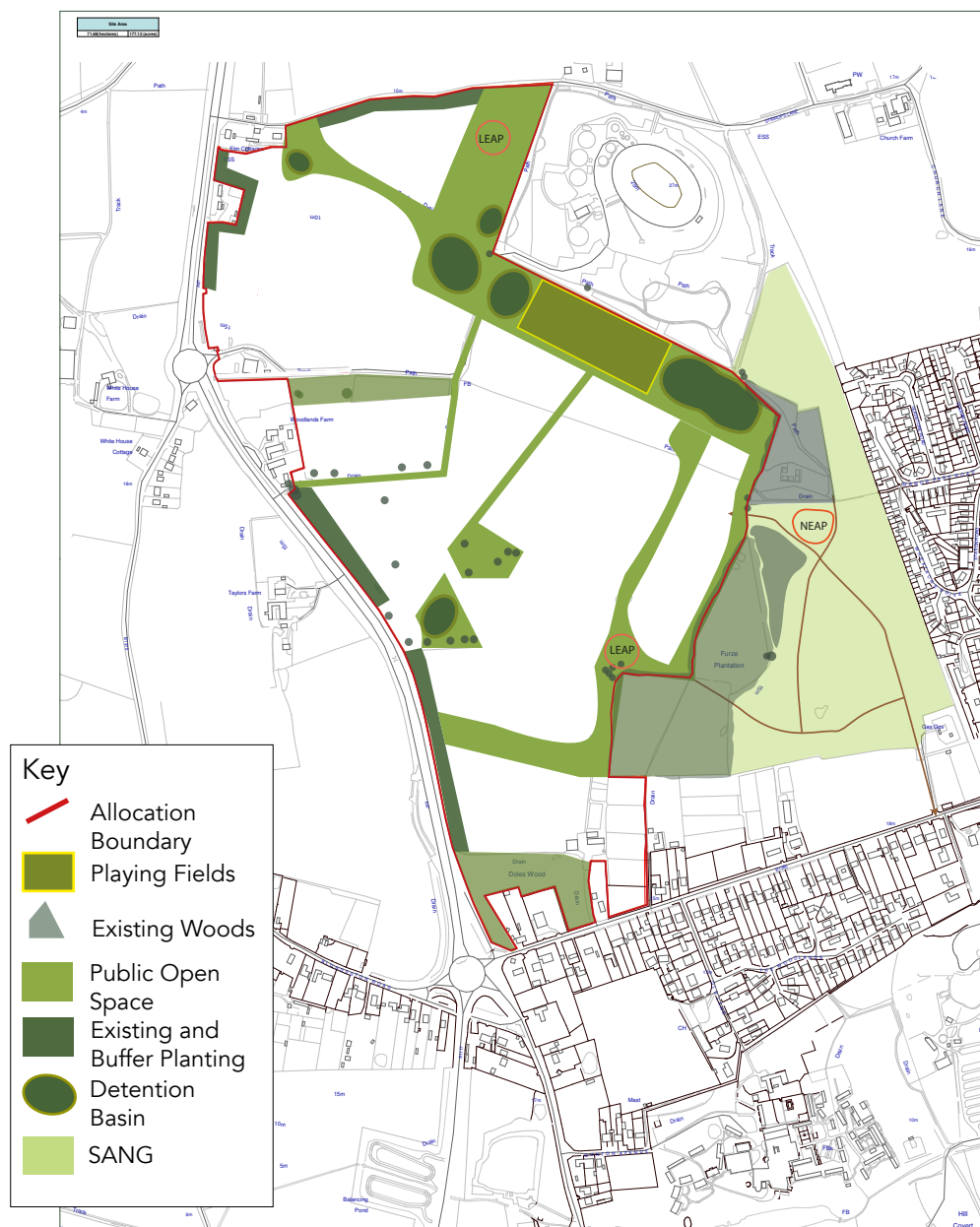


Areas of meadow planting

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Open Space



Informal Open Space



Formal Open Space



Playing Fields



Play Space

Open Space

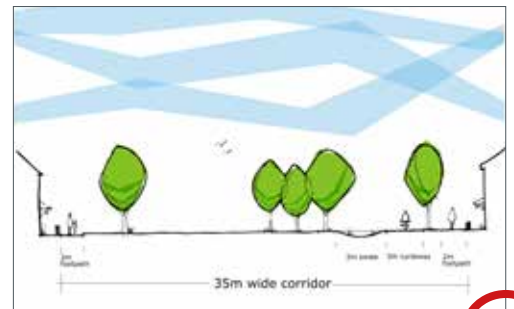
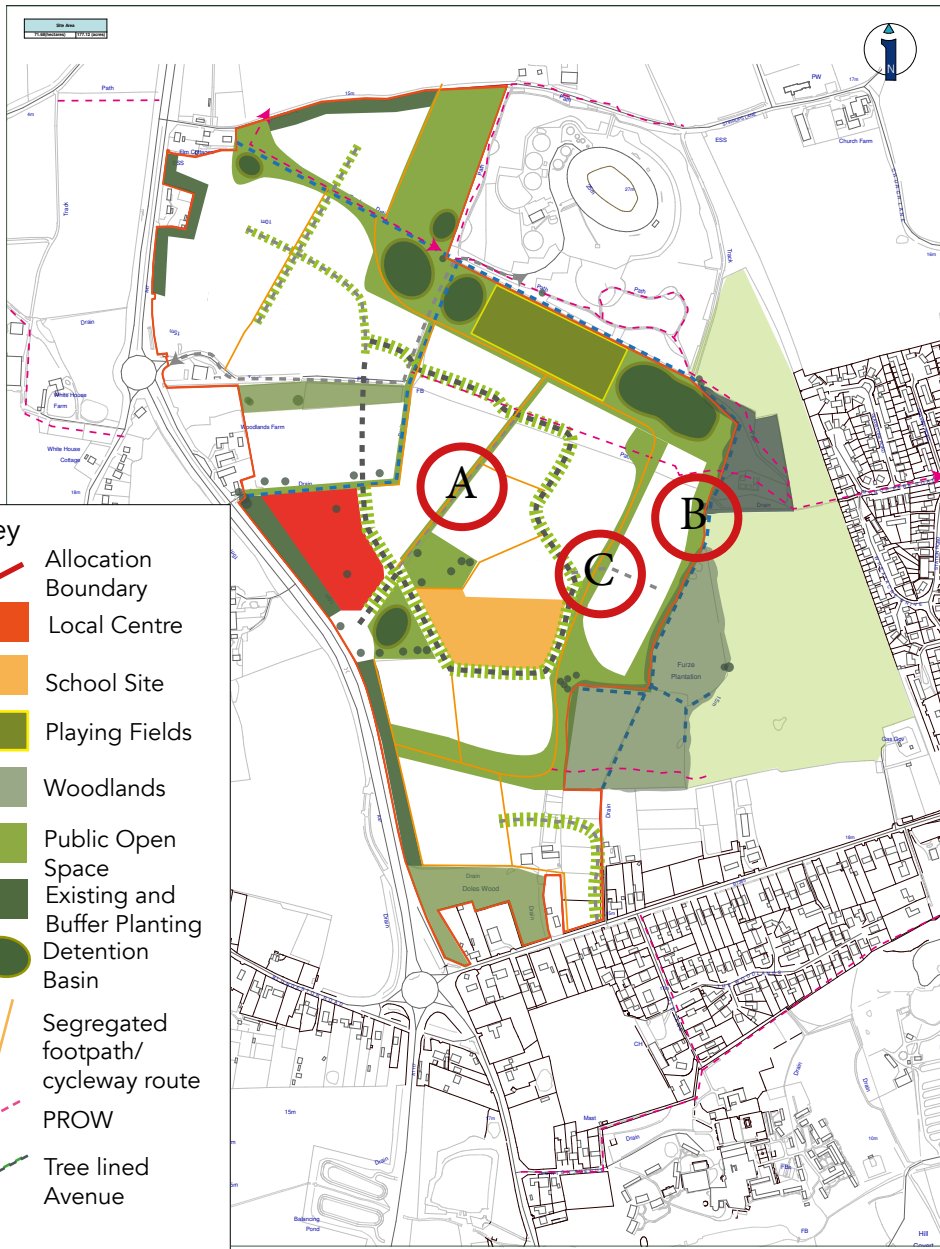
Recreation and other forms of open space, such as allotments, parks, sports pitches, will be delivered as supporting infrastructure alongside the provision of new homes. This plan illustrates how recreation and open spaces could be provided and integrated within the wider landscape framework and your feedback will inform the evolution of the Masterplan. The Masterplan provides a well-connected network of multi-functional open spaces and formal provision exceeding 12 hectares of open space in addition to the SANG provision. Play spaces, known as Local Equipped Areas of Play (LEAP) and larger Neighbourhood Equipped Areas of Play (NEAP), are proposed to be evenly distributed throughout the Masterplan to give good access to land north and south and form part of larger multi-functional open spaces. A destination play space providing natural play is included within the SANG. Provision for allotments is made and sports pitches can be found along the eastern boundary.

It is proposed to make these spaces well connected to the existing settlement through walking and cycling networks boosting recreation provision across the town.

Please provide us with your feedback concerning this information here

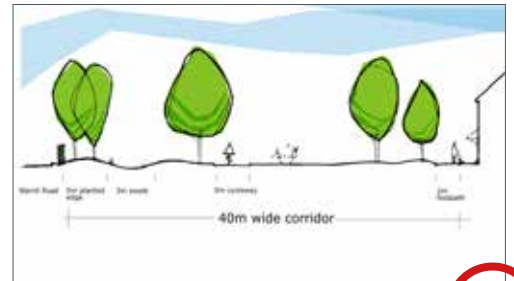
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Green Routes



Illustrative section showing Green Route through central green Spine

A



Illustrative section showing Green Routes on western boundary and northern green corridor

B



Illustrative section showing Green Route with view to church

C

Green Routes and Corridors

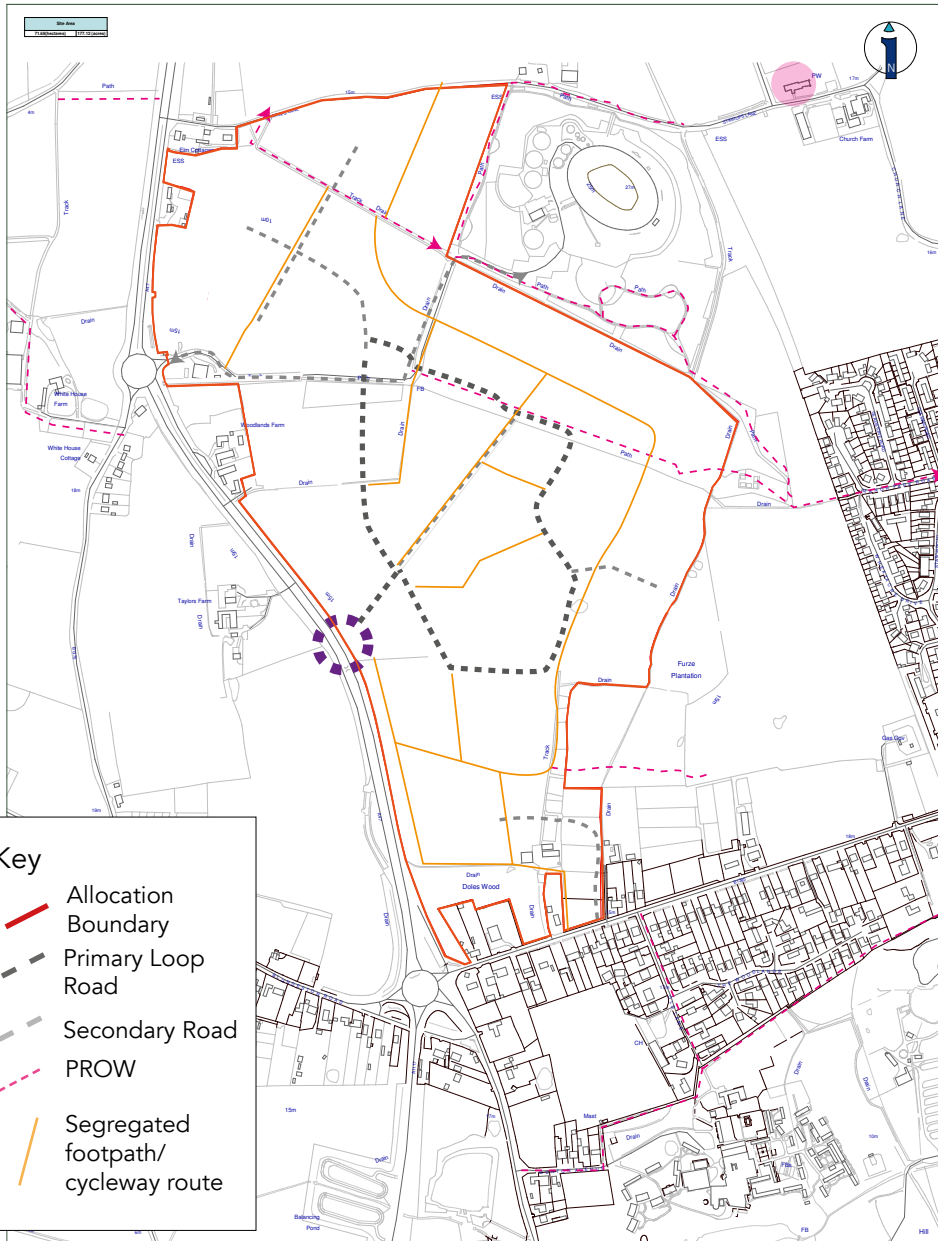
This plan illustrates how green routes could be provided and integrated within the wider landscape framework and we welcome your feedback.

The purpose of the green corridors is to provide a series of walking and cycling routes through a network of accessible natural green space soft landscaped corridors which will also visually integrate this development into the existing landscape and break up the built form.

The green corridors will integrate the new communities north and south of the Masterplan area providing recreation and commuting for pedestrian and cyclists (rather than being solely dependent on the highway network) and provide direct connections around the site and beyond in an east-west corridor through to the SANG and beyond to Corton, and south through to Gunton and towards Lowestoft town centre. The green routes link to existing public rights of way connecting with surrounding villages. For further information please see here.

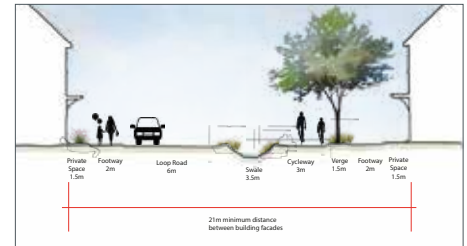
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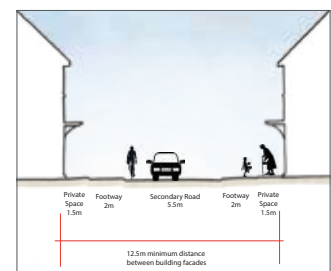


Key

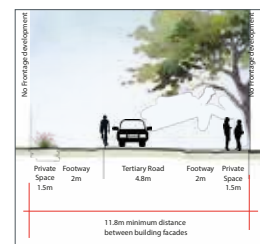
- Allocation Boundary
- - - Primary Loop Road
- - - Secondary Road
- - - PROW
- Segregated footpath/cycleway route



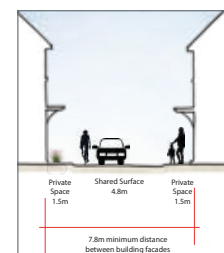
Primary Loop Road



Secondary Road



Tertiary Road



Mews

Movement Framework

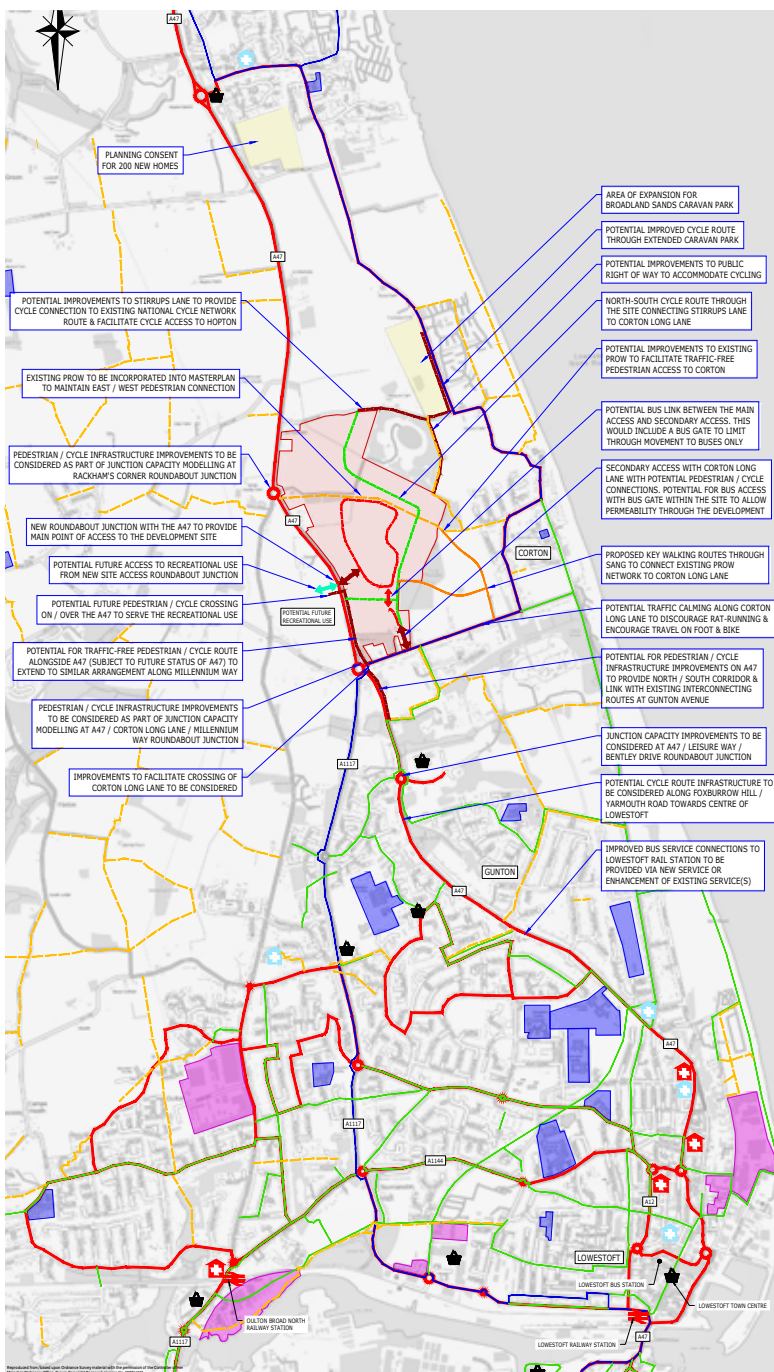
This plan illustrates at a strategic high level where the main movement infrastructure (pedestrian, cycle and vehicular) could be designed and integrated within the town and we welcome your feedback.

Illustrative sections of the minimum widths of the type of road networks that will serve the development (in addition to the green routes) is shown for information.

Transport Infrastructure

Whilst this stage of the Masterplan is to provide a visioning framework until detailed design and infrastructure planning is undertaken to inform a planning application consideration has been given to the potential transport infrastructure that could be required as a result of this mixed use development. This information is illustrative at this stage until detailed design and assessment work is undertaken at later stages of the process. There will be a requirement for further transport infrastructure to accommodate this level of development within the locality and potential improvement strategies are shown on this plan. Your feedback will inform the final Masterplan.

For further information please refer to our Frequently Asked Questions page.



KEY:

- THE SITE
- BUS ROUTE
- NATIONAL CYCLE ROUTE
- SIGNED CYCLE ROUTE
- EDUCATION FACILITIES
- EMPLOYMENT AREA
- RETAIL FACILITIES / SHOPPING PARADES
- HOSPITAL
- DOCTORS
- DENTIST
- RAILWAY STATION
- PUBLIC RIGHT OF WAY FOOTPATH / BRIDLEWAY / BYWAY
- POTENTIAL INFRASTRUCTURE IMPROVEMENT
- PRIMARY ON-SITE CYCLE LINKS
- KEY WALKING ROUTES THROUGH SANG
- POTENTIAL ON-SITE BUS LINK

Please use the magnifying tool to zoom into the adjacent plan

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Climate Change

The masterplan sets out a commitment to addressing climate change challenges through design. Both East Suffolk District Council and Suffolk County Council have declared a climate emergency, and policy changes in response to this. The following key principles will be considered through the masterplan and planning process.

Urban Design

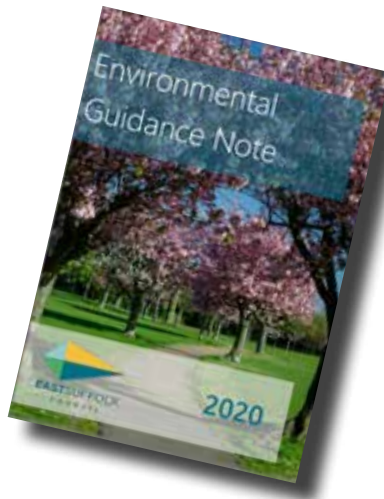
- Pedestrian and cycle friendly urban designs that encourage non car use
- Connections to existing PROWs and creation of new PROWs
- New connections to public transport routes beyond the allocated site
- Strategic integration of SUDS into masterplan
- Green corridors and green infrastructure throughout the site

Housing Design & Build Standards

- Low carbon heating systems
- Fabric first construction principles and energy efficient design
- Orientation and thermal comfort considered as part of design
- On site generation
- Energy infrastructure to allow for electrical vehicle charging and peak demand management
- Water efficiency on site through low flow fittings

Materials and waste

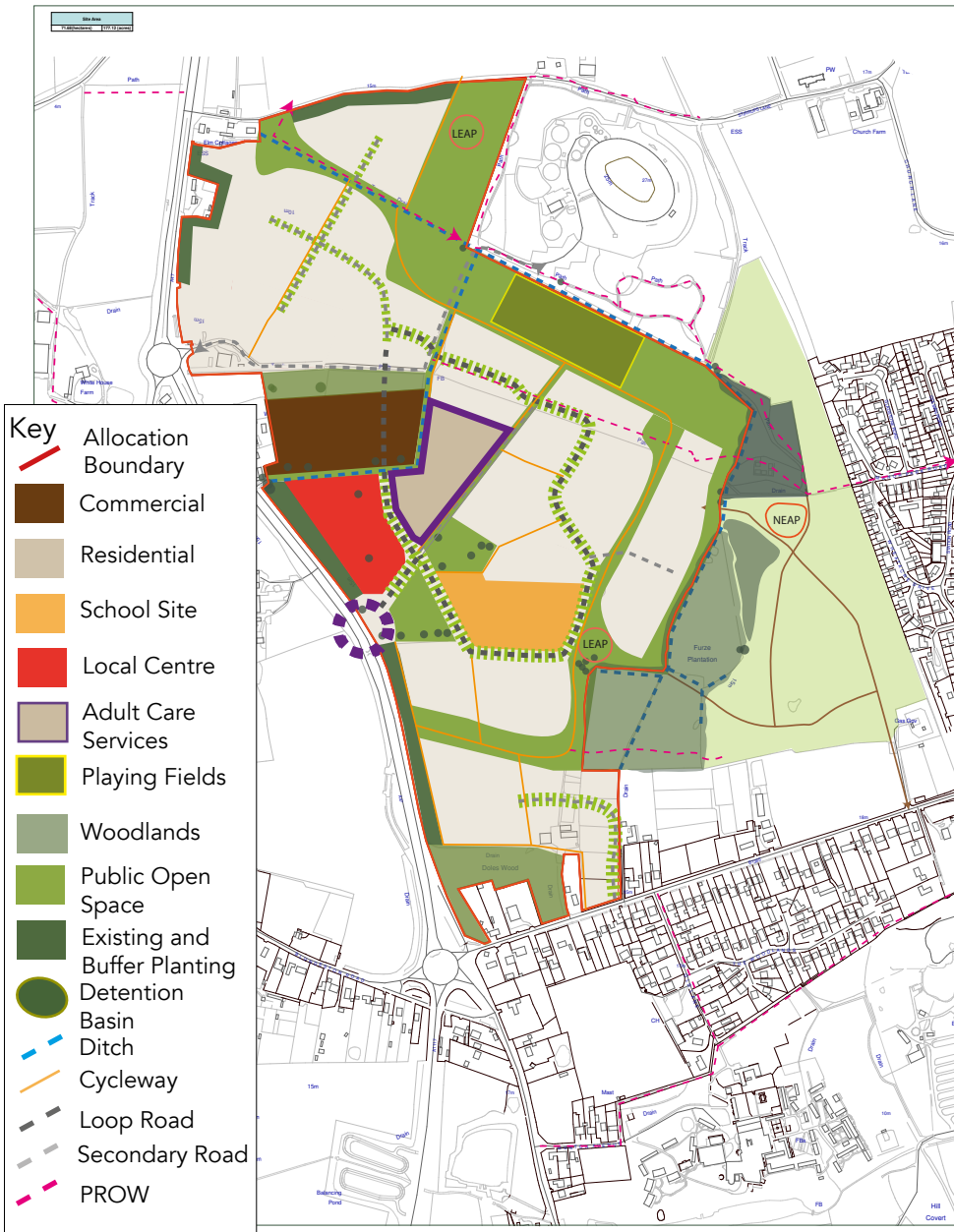
- Reduced Embodied carbon through local sourcing of materials and reduction of waste where possible



A number of national and local initiatives are in flight regarding sustainable development. The masterplan and subsequent planning applications will take account of these and seek to adopt these emerging standards as soon as possible.

The construction and operation of housing contributes 20-25% of total UK carbon emissions*.

*Source Committee on Climate Change UK Housing Fit for Future Feb 2019



Artist's impression of commercial



Artist's impression of local centre



Artist's impression of school



Artist's impression of a residential area

Land Use Framework

This initial land use plan has been informed by the preceding constraint mapping and guiding frameworks and is being tested in this consultation. The land use plan above identifies the potential development areas and land use but there are alternatives. We welcome your feedback, including what alternatives you would like us to consider.

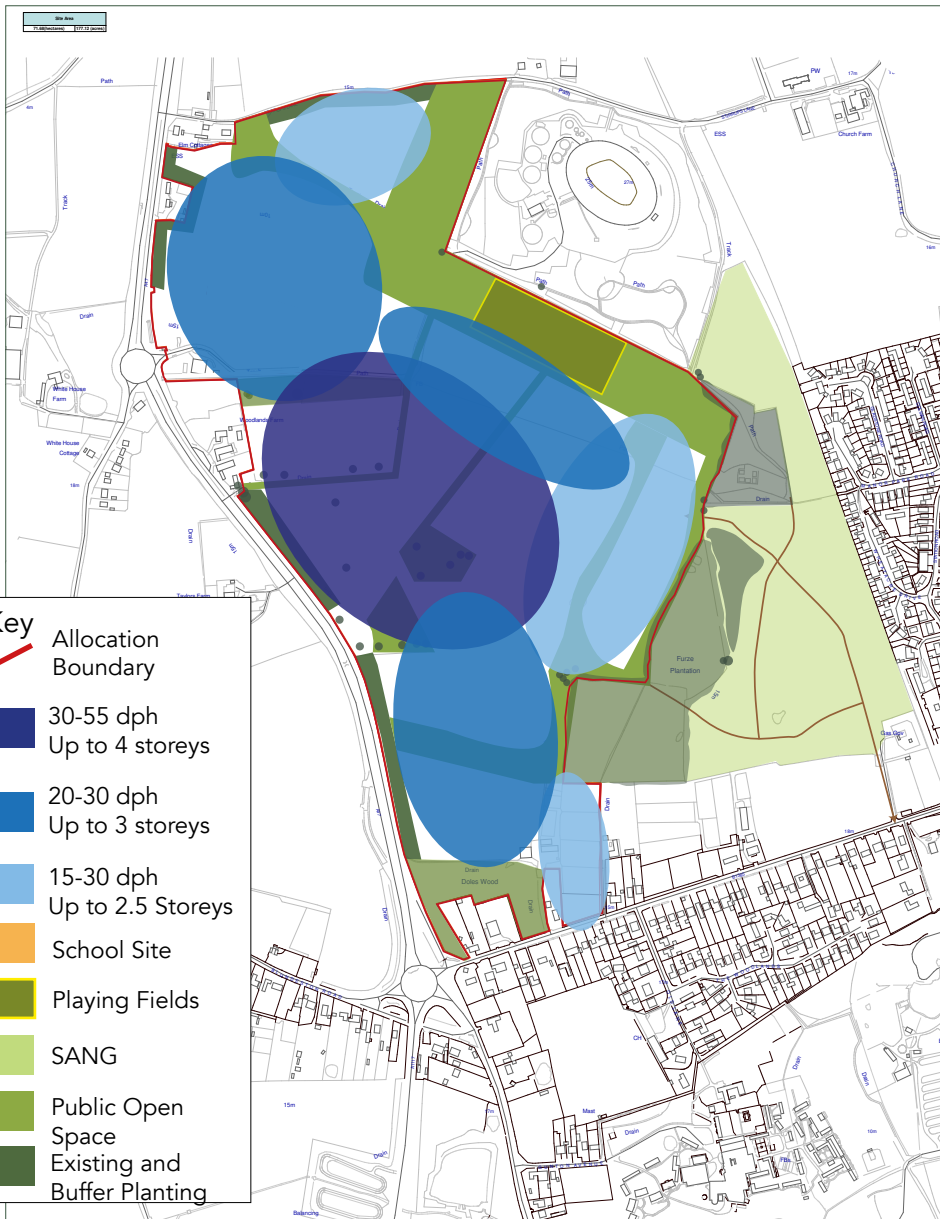
The majority of the land use within the Masterplan is residential in accordance with the primary objective of the Local Plan allocation to create a new settlement in the form of a garden village which aims to deliver aspirational homes supported by high quality green infrastructure. Please note that a detailed housing layout and design will be determined through future planning applications that will follow completion of the Masterplanning process. A number of supporting non-residential uses are also proposed within the Masterplan in order to meet the objectives set out in the Local Plan for the site and deliver a sustainable garden village.

Please click [here](#) for further information concerning the land uses.

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Density and Heights



Residential density is measured by the number of dwellings per hectare, also referred to as 'dph'

- High
30-55 Dwellings Per Hectare
- Medium
20-30 Dwellings Per Hectare
- Low
15-30 Dwellings Per Hectare

- Key**
- Allocation Boundary
 - 30-55 dph
Up to 4 storeys
 - 20-30 dph
Up to 3 storeys
 - 15-30 dph
Up to 2.5 Storeys
 - School Site
 - Playing Fields
 - SANG
 - Public Open Space
 - Existing and Buffer Planting

Density and Heights

This Density and Heights Framework Plan illustrates an initial assessment of potential density and storey height bands that could be considered appropriate for the site. This is the starting point of the three dimensional design work that will follow as the Masterplan is developed and we welcome your feedback.

The most dense part of the site could be around the local centre and retirement community where elderly and supported housing will be provided, which could be up to four storey (three storey apartments with under croft parking). The lowest density part of the site could be on the eastern edge at the interface with the proposed SANG and strategic gap between Corton. Here buildings will generally be two storey. The remainder of the site will be a medium density, to match the existing character of Gunton, with buildings generally at 2 storeys but with the potential to have some three storey in key locations or as landmark buildings.

We have identified local examples of the different density bands we are considering, from within the local area. To access more information regarding the potential character of these densities please select from the boxes above for each density band. It is also important to read the density and storey heights plan in conjunction with our initial exploration of character zones located here [\[link\]](#) and your feedback will inform the final Masterplan.

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