

North of Lowestoft Garden Village

Residential development, employment development, primary school and local shops

- 2.82 This broad area of land comprising approximately 71 hectares sits to the east of the A47 (formerly A12) to the north of Lowestoft within the parish of Corton. The development of this area is a longer term ambition of the Local Plan and development is not expected to start until after 2026. The site is allocated for approximately 1,300 new homes and 8 hectares of employment land together with community facilities, including a 2 form entry primary school, open space and a local shopping centre. During the life of this Local Plan (2014-2036) it is expected that approximately 740 homes will be delivered with the remainder being constructed between 2036 and 2044.
- 2.83 Out of all the areas north of Lowestoft with the potential for future major development, this area of land will likely have the most limited impact on the landscape. The site is mostly flat with the A47 to the west and the water treatment works to the north which undermines the existing quality of landscape in this location. The site has access to the strategic road network which provides regular bus services between Lowestoft and Great Yarmouth. The development is of a scale that can provide most services to cater for day-to-day needs. It is also of a scale which can deliver a significant amount of land for new businesses which can provide employment for future residents on the site and further afield in Lowestoft and Great Yarmouth.
- 2.84 It may be possible to access initial phases of development from Corton Long Lane. However, longer term there will be a need for a new or improved access from the A47 trunk road. The addition of an extra junction on to the A47 may cause increased safety issues along the trunk road. Therefore, mitigation would be required to increase safety elsewhere along the stretch of road.
- 2.85 Community facilities including the primary school and local shopping centre should be provided within a central location on the site.
- 2.86 Waveney has an ageing population and the Strategic Housing Market Assessment (2017) identified a significant need for new sheltered and extra care housing and new care homes. This large site, which will likely be delivered by a number of developers provides an opportunity to deliver a retirement community comprising a care home and/or a proportion of extra care/sheltered dwellings. These will form part of the total housing allocated on the site. The development should be designed utilising dementia friendly design principles (see Policy WLP8.31 on Lifetime Design).
- 2.87 Delivery of new employment development can often be challenging due to the financial viability of development. Housing development on the site should help facilitate the delivery of employment development.

- 2.88 The site should be designed using garden city principles⁵ with significant amounts of landscaping, tree planting and green infrastructure. The development of the area should exhibit exceptional urban design. It should score particularly well against Building for Life criteria (see Policy WLP8.29). Developers are encouraged to seek Built for Life Quality Mark for housing development on the site. The site should be designed to ensure the identity of the existing village of Corton is maintained. This should involve leaving an area of the site to the south near Corton Long Lane, including Doles Wood, undeveloped.
- 2.89 A detailed masterplan will need to be prepared to guide the development of this site. The masterplan will need to set out how the scheme will meet garden city principles and exhibit excellent urban design. The masterplan will need to set out detailed proposals for access, phasing, the distribution of land-uses across the site and the approach to infrastructure delivery. This should be prepared either as part of a Neighbourhood Plan or as a Supplementary Planning Document. No development will be permitted on the site until the masterplan has been prepared.
- 2.90 The site has a high potential for archaeology and any planning applications must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts. The site may be the home of the former medieval village of Thorpe. It is suggested that this may have been located to the north of Doles Wood to the south of the site. As such some archaeological work should be undertaken to inform the masterplan. This could involve, field walking and metal detecting, geophysical survey and possibly trenching.
- 2.91 The site should help facilitate an off-road pedestrian and cycle link between the built up area of Lowestoft and Hopton to the north. There is extensive movement of commuters between Great Yarmouth and Lowestoft and the provision of a continuous off-road cycle link will help encourage modal shift.



⁵ Information on garden city principles can be found in the glossary and at <http://www.tcpa.org.uk/pages/garden-cities.html>

Policy WLP2.13 – North of Lowestoft Garden Village

Land comprising the North of Lowestoft Garden Village (approximately 71 hectares) as defined on the Policies Map is allocated for a comprehensive mixed use development including:

- Approximately 1,300 new dwellings;
- Retirement community comprising a care home / nursing home and extra care and/or sheltered dwellings;
- 2 form entry primary school and a pre-school setting (2.2 hectares);
- A local shopping centre comprising a convenience store, cafés, a pre-school setting, community centre and other local services;
- Playing field, play areas and green infrastructure; and
- 8 hectares of employment development (falling under use classes B1, B2 and B8)

A masterplan should be prepared and adopted as either a Supplementary Planning Document or as part of a Neighbourhood Plan. No development will be permitted on this site until the masterplan has been prepared.

The masterplan should:

- Set out detailed arrangements for access on to the site.
- Set out the distribution of land-uses across the site. The primary school, local shopping centre and retirement community should be located centrally on the site.
- Ensure the identity of the existing village of Corton is maintained.
- Ensure there is no adverse effect on the operation of the water treatment works.
- Set out the approach to phasing of development across the site.
- Set out detailed urban design guidance and demonstrate how the principles of garden city developments can be met on the site.
- Include an assessment of ecology and identify key ecological networks and habitats to be preserved and enhanced through the development.
- Be informed by evidence of archaeology.
- Set out the approach to infrastructure delivery on the site.

Housing development on the site should help facilitate the delivery of the employment land.

On-site infrastructure and specific site related infrastructure, including the primary school, pre-school provision, community centre and open space will be secured and funded through Section 106 planning obligations. More details are in Appendix 1.