

BECCLES AND PARISHES NEIGHBOURHOOD PLAN

OPERATIONAL GROUP MEETING

Notes from presentation from Larkfleet Home

Monday 24 April 2017

10am

Beccles Library

Introduction from Elfrede.

Neil Osborne DLP Planning for Larkfleet

Mark Mann, Planning Director, Larkfleet

Kelly LeMay, Athneny, Communications

Neil Osborne

The Larkfleet proposals are "Facing" the District Local Plan review rather than Neighbourhood Plans

The "Preferred Options" document for the new WDC Local Plan is due in the summer

Their site falls largely within Worlingham Parish

They staged a public exhibition last year.

Their proposal is for about 1000 dwellings, a retiring care community, a primary school, health care provision, open space etc.

It may also include employment (WDC have requested this).

It could have access onto the Beccles Southern Relief Road

Environmental Impact Assessment is needed and this is being scoped right now

Significant impacts are deemed to be highways, air quality, drainage, natural environment, biodiversity and socio economic impacts on the host community

Questions

1. David Goldstone

Sustainability traffic projections. 1000 houses 2000 people working. Where are those jobs?

This drives the traffic impact. And do you revisit the traffic projections later?

2. Graham Catchpole

How many homes? 1000 homes to build primary school

When is infrastructure provided.

School SCC want land straight away.

3. Graham Elliott The Larkfleet proposals are ahead of the Local Plan process. Why don't they wait with other developers and have a "Plan led" system with democratic accountability.

4. Paul Fletcher

He stated that he was against direct access from BSRR.

He stated that the traffic assessment misses out the Blyburgate/Ingate/Peddars Lane junction.

5. Worlingham resident. No capacity at schools. Who will build schools? Need for school at Day 1

6. Heather Sexton

SJLHS full. Partly as children come in from Lowestoft. Secondary education is a concern.

7. Chris Scott

Pressure on health facilities is unbelievable **now**. There will not be a health facility on the site as the CCG do not want one. A financial contribution towards expanding existing health centre in Beccles is what the CCG want.

8. Only providing land for school, shops, care home ... if not wanted will gaps be filled by more homes?

9. Alan Keeley

He asked if the Suffolk Police "secure by design" could be used.

Need to consider demands on policing from night-time economy perspective and also permeability issues of new development.

10. Rosemary

How many affordable houses will be provided?

11. Pat

We have already got playing fields and shops and a new community centre will open soon. The biodigester stinks and there are no jobs at the solar farm.

12. Who will provide social housing?

13. How will affordable housing be allocated? Will it be for local people?

14. Josi

What housing mix will be provided?

Pat Read thanks to Elfrede for facilitating the meeting.