

# Planning Committee

13 August 2021

Agenda item number 11

## Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan- proceeding to Regulation 16 consultation

Report by Planning Policy Officer

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### Summary

The Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan is ready for Regulation 16 consultation.

### Recommendation

To endorse the Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan for consultation.

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## 1. Introduction

- 1.1. The Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan is ready for consultation. The Plan says: 'The Neighbourhood Plan will enhance the lives of residents of all age groups in Lound, Ashby, Herringfleet and Somerleyton by protecting the rural identity, the scenic beauty, the Broads and the balance of built and natural landscape tranquillity. We will support community infrastructure, ensure future-housing provision will meet requirements generated by local needs and promote sustainable development. New homes will have been built, in accordance with the principles in our design guide, ensuring they blend into the villages by careful design and landscaping. New housing development will not have changed the distinct nature of the villages. More young people and families will be living and thriving here, with the population extending across all age ranges, with the facilities in the area supporting the community's existing inhabitants and attracting newcomers. This will ensure a continued vibrant safe and supportive community in our villages.'
- 1.2. This report seeks agreement for public consultation to go ahead. It should be noted that the Broads Authority is a key stakeholder and is able to comment on the Plan. It is likely that a report with these comments will come to a future Planning Committee for endorsement.

## 2. Consultation process

- 2.1. East Suffolk Council will write to or email those on their contact database about the consultation. The Broads Authority will also notify other stakeholders who may not be on the Council's consultee list. The final details for consultation are to be clarified, but the document will be out for consultation for at least 6 weeks.

## 3. Next steps

- 3.1. Once the consultation ends, comments will be collated and the Parish Councils may wish to submit the Plan for assessment. The Parish Councils, with the assistance of East Suffolk Council and the Broads Authority, will choose an Examiner. Examination tends to be by written representations. The Examiner may require changes to the Plan.
- 3.2. As and when the assessment stage is finished, a referendum is required to give local approval to the Plan.

Author: Natalie Beal

Date of report: 30 July 2021

Appendix 1 – Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan submission version

Appendix 2 – Supporting evidence

Appendix 3 – Consultation Statement

Appendix 4 – Masterplanning and Design Guidelines

Appendix 5 – Basic Conditions Statement



# **Lound with Ashby, Herringfleet and Somerleyton**

**Neighbourhood Plan 2014 to 2036**  
*Submission Version*

**April 2021**

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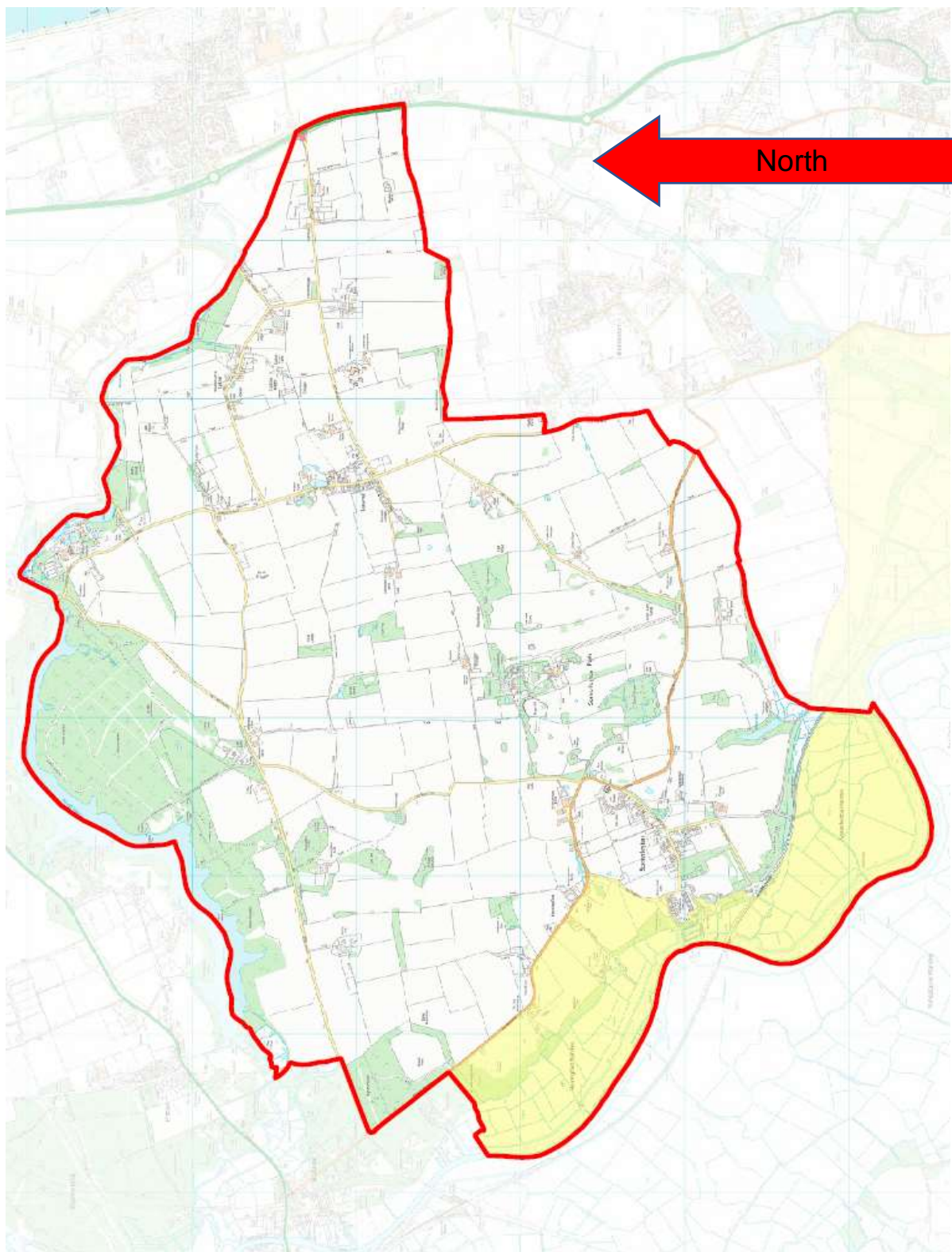
Appendix 1

Lound and Somerleyton, Suffolk, Masterplanning and Design  
Guidelines, AECOM, June 2019

## **1. Introduction**

- 1.1 Lound and Ashby, Herringfleet & Somerleyton are adjoining parishes in the north of Suffolk. The area is rural, with much of the land being used for agriculture. The main settlement areas are the villages of Somerleyton and Lound, with smaller settlements at Herringfleet and Ashby, together with some scattered farmhouses and converted farm buildings or farm workers' cottages. The two parishes have a combined area of around 2020 hectares, and a total population of around 780 (2011 census).
- 1.2 Early in 2016 the two parish councils agreed to work together to develop a joint neighbourhood plan. A steering group consisting of residents and Parish Councillors was set up to lead the work.
- 1.3 One of the initial pieces of work was to agree and gain acceptance from the former Waveney District Council (now East Suffolk Council) for the designated Neighbourhood Area. The agreed plan area includes the whole of the parish of Lound, and the whole of the parish of Ashby, Herringfleet & Somerleyton. See map on next page.
- 1.4 Local residents accept that there needs to be some development in the parishes in order to maintain the communities, but they are keen to preserve the rural image and not have the area transformed by inappropriate development.
- 1.5 The steering group arranged informal open meetings in November 2016, which were held in Lound Village Hall and in Somerleyton Village Hall. Many local residents came to these meetings to express their views and concerns about living in the area.
- 1.6 These meetings were followed by a written questionnaire which was distributed to all households in August 2017. This questionnaire probed in more detail the issues raised at our open meetings. Over 50% of the questionnaires were returned. For more details of the questionnaire responses see the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence document
- 1.7 The East Suffolk Council (Waveney) Local Plan was adopted in March 2019 and the Local Plan for the Broads was adopted in May 2019. Our Neighbourhood Plan is required to be in general conformity with the adopted Local Plan.

## **2. Map of the Neighbourhood Plan Area**



— Neighbourhood Area Boundary

■ Broads Authority Area

### **3. Profile of the Parishes**

- 3.1 The parishes of Somerleyton, Ashby, and Herringfleet were joined together to form one civil parish in 1987. This parish has a population of 427 (2011 census). The majority of the land in this parish is owned by the Somerleyton Estate.
- 3.2 The parish of Lound has a population of 359 (2011 census), and around a quarter of the land in this parish is also owned by the Somerleyton Estate.
- 3.3 These are the two most northerly parishes in Suffolk, bordered to the north by Fritton Lake, to the east by the A47 trunk road, to the south by Blundeston parish, and to the west by the river Waveney.
- 3.4 Somerleyton Hall is a popular heritage visitor attraction, surrounded by gardens and historic parkland. The Hall is a grade II\* listed building, and is the private residence of Lord Somerleyton and his family. It is also available to hire for weddings or private parties.
- 3.5 Somerleyton Hall is part of the Somerleyton Estate, which extends to a total of around 2000 hectares (some outside the plan area). The Estate also owns over 100 properties which are mainly residential houses in Somerleyton. These are let on the open market.
- 3.6 Ashby, Herringfleet, Somerleyton and Lound each have ancient Listed churches. These four churches, together with churches at Fritton and Blundeston (which are outside the Neighbourhood Plan area) are grouped together into a single benefice.
- 3.7 There is a conservation area in Somerleyton which extends from The Green down The Street to the Brickfields Cottages, including a working farm and the village pond, as well as other interesting and attractive buildings. The intention of the Conservation area is to preserve and enhance this exceptional village character.
- 3.8 All the settlements making up the two Civil Parishes have their complement of Listed Buildings, as well as traditional buildings including farmhouses and cottages of great character.
- 3.9 Somerleyton railway station is on the Southern edge of the village and has regular services to Norwich and Lowestoft. Near the Station are the remains of Somerleyton Brickyard, which at its early twentieth century peak produced around 2 million handmade bricks a year.
- 3.10 Other facilities in Somerleyton include a Primary School, a village hall, a public house and a Marina.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

- 3.11 The main part of the settlement of Lound is along The Street. This area contains the church, the public house, a cafe, the village hall, the village green and the village pond (The Mardle). The parish of Lound also contains two garden centres, a residential nursing home, and Lound water treatment works.
- 3.12 North of Lound village large freshwater lakes were dug in the late 19th and early 20th centuries to provide drinking water for Lowestoft. These lakes survive and still have the same public function today. There are extensive filtration and purification facilities at the Lound water treatment works. The lakes and surrounding grassland and woodland, owned by Essex & Suffolk Water, is designated as a County Wildlife Site. Some of this surrounding landscape area is accessible to the public via public footpaths. The site has been extensively surveyed and Suffolk Wildlife Trust advise on its management. There is a long history of nature conservation at the site due to its use as a water source, parts of the site have never been artificially fertilized.
- 3.13 Part of the area is the Broads, which are a nationally protected landscape with status equivalent to a National Park. Businesses in the area rely on the Broads and the Broads bring tourism to the area.



**Somerleyton Station**

#### **4. Our Vision for 2036**

The Neighbourhood Plan will enhance the lives of residents of all age groups in Lound, Ashby, Herringfleet and Somerleyton by protecting the rural identity, the scenic beauty, the Broads and the balance of built and natural landscape tranquillity.

We will support community infrastructure, ensure future-housing provision will meet requirements generated by local needs and promote sustainable development. New homes will have been built, in accordance with the principles in our design guide, ensuring they blend into the villages by careful design and landscaping. New housing development will not have changed the distinct nature of the villages. More young people and families will be living and thriving here, with the population extending across all age ranges, with the facilities in the area supporting the community's existing inhabitants and attracting newcomers. This will ensure a continued vibrant safe and supportive community in our villages.

#### **5. Objectives of the Neighbourhood Plan.**

Our objectives for the Neighbourhood Plan are initially defined as:

- 5.1 To protect and enhance the rural and historic qualities of the parishes.
- 5.2 To set clear guidance on future appropriate housing development whilst safeguarding the village landscape.
- 5.3 To ensure that the allocated sites in Somerleyton and Lound, as identified by the East Suffolk Council (Waveney) Local Plan and all new housing developments are developed in accordance with the independently produced design briefs. Residential moorings are allocated by and also need to meet the requirements of the Broads Authority's Local Plan.
- 5.4 To support and improve local facilities and amenities.
- 5.5 To encourage the growth of local businesses, particularly those providing facilities for leisure activities and local tourism.

These objectives were derived from responses following the open consultation meetings held on 13th November 2016. Further details of these meetings are contained in our statement of consultation document, included in our supporting evidence file.

In producing the Neighbourhood Plan we developed the five original broad objectives into a series of more specific objectives (categorised as social, environmental and economic). These detailed objectives are shown in the three

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

tables below. The tables also show the linkage between our new policies and the objectives they will address.

### Social Objectives

	Objective	Policy
Soc 1	To embrace change and the development of new homes for the long term benefit of the whole community.	1,2,3,4
Soc 2	To see our parishes and their communities grow and flourish whilst maintaining the small rural village ethos where people look out for their neighbours' welfare.	1,2,3,5,7
Soc 3	To protect and grow the current services and facilities in the villages, and in particular encourage a range of community activities based on the village halls.	7,8
Soc 4	To enable the population to grow and become more balanced in terms of age.	1,2
Soc 5	To attract younger people and families to join the community	1,7,8

### Environmental Objectives

	Objective	Policy
Env 1	To enhance the rural character of the parishes through new community environmental planting projects, additional footpaths, cycle routes and bridleways.	2,5
Env 2	To enhance access to the open countryside.	2,5
Env 3	To keep as much of our local agricultural land as possible for agriculture.	9
Env 4	To maintain our existing open countryside and rural views.	2,3,5
Env 5	To protect and maintain the existing heritage assets; the many listed buildings and the Somerleyton Conservation area.	4
Env 6	To plan for climate change, biodiversity and landscape conservation.	3,4,8,9

## **Economic Objectives**

	Objective	Policy
Econ 1	To maintain and expand our existing services.	8
Econ 2	To support existing employers in the area.	9
Econ 3	To support the diversification of suitable redundant agricultural, brownfield and previously used sites.	9
Econ 4	To make the parish an appealing location for small businesses and entrepreneurs by supporting suitable development sites for business start ups.	9
Econ 5	To support tourism and leisure businesses.	9

## **6. Policies included in this Neighbourhood Plan**

Policy LAHS 1 Housing Mix	Page 9
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Policy LAHS 8 Support of Local Community Facilities	Page 26
Policy LAHS 9 Support of Local Businesses	Page 27

## **7. Housing**

### **7.1 Housing Provision**

- 7.1.1 The Area currently consists 362 dwellings of a reasonably even mix of detached, semi-detached and terraced dwellings with a typical home described as detached with 3 bedrooms.
- 7.1.2 Most of the dwellings (59%) are owner occupied whilst 38% are rented. The residual 3% being occupied either under a shared ownership arrangement or as rent free. Somerleyton, Ashby and Herringfleet have a significantly higher proportion of privately rented dwellings compared to Lound, and to national averages.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

- 7.1.3 Future housing provision will be the major factor in promoting a measure of growth in the Area. The types of housing provided will influence the range of people attracted to live in the Area and to promote and ensure sustainable communities. There is a desire to encourage younger people and families.
- 7.1.4 Responses from the Neighbourhood Plan Questionnaire show that small homes (1-2 bedrooms) and low cost homes are favoured, followed by dwellings suitable for older people, with larger homes (4 or more bedrooms) less favoured.
- 7.1.5 Given that the movement of older people from larger underutilised homes to smaller homes serves to release the housing stock for family accommodation, the provision of homes that are adaptable and accessible, which meets the requirements for both older residents in the Area as well as younger people and families, would help encourage this movement.
- 7.1.6 Responses from the Neighbourhood Plan Questionnaire indicate a desire to maintain more independent living across all age ranges and status.

### **Policy LAHS 1 Housing Mix**

Preference will be given to the provision of smaller scale 1, 2 and 3 bed dwellings within new developments.

## 7.2 Housing Development

- 7.2.1 The nature of the Area is one of well established and varied housing stock. There are only a small number of discrete developments built in recent years, and all of these are limited in size. (eg. Brickfields and Morton Peto Close in Somerleyton, and “The Green” in Lound.)
- 7.2.2 Responses from the Neighbourhood Plan Questionnaire indicate that proposals for large groups of new dwellings in excess of 10 are considered inappropriate but smaller groups of new dwellings would be accepted; this configuration is endorsed in the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019. Limiting the number of new houses will ensure that the villages are not overwhelmed by any single group or site and will assist in the integration challenges that each scheme will need to address.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

- 7.2.3 The conversion of redundant buildings to provide new residential dwellings is encouraged by the National Planning Policy Framework, and this was widely supported in the responses to our questionnaire.
- 7.2.4 Proposals for developing infill and backfill sites would be considered, although backfill is considered less appropriate in Lound. Each proposal however needs to ensure the resulting increase in density does not diverge from the stated aspiration to maintain green and open space layouts.
- 7.2.5 Future housing development must reflect open spaces and rural surroundings commensurate with the Villages' character.



**The Green, Lound**

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

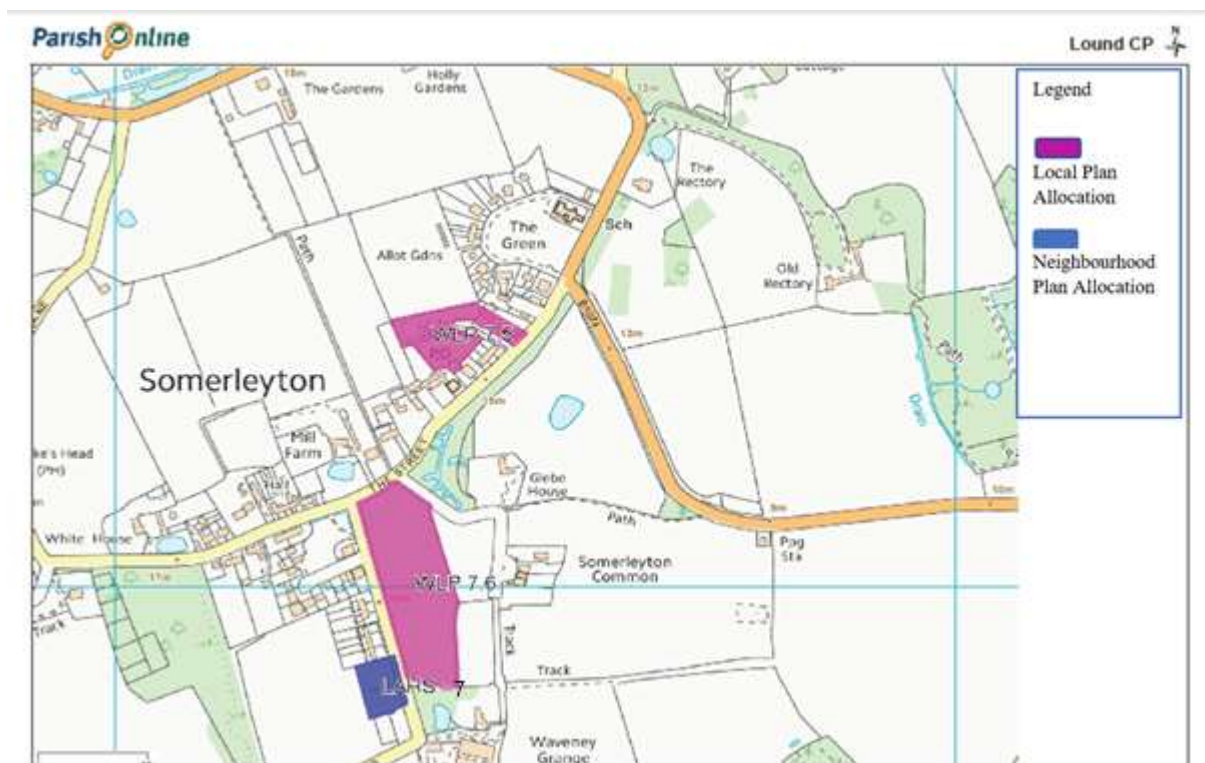
### 7.3 Sites for Development (Refer also Appendix 1, Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019)

7.3.1 Each of the allocated sites and any future proposals for other sites shall adopt the principles of the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019.

7.3.2 Two sites in Somerleyton are allocated in the East Suffolk Council (Waveney) Local Plan for housing development. They are:

- WLP7.5 Somerleyton - Land north of The Street; approximately 10 new homes
- WLP7.6 Somerleyton - Mill Farm Field; approximately 35 new homes and open space

These sites were included within the Neighbourhood Plan Questionnaire. The majority of responders to the questionnaire supported the two allocations in principle.



Somerleyton Map indicating Local Plan and Neighbourhood Plan allocation

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

7.3.3 One site in Lound is identified in the adopted East Suffolk Council (Waveney) Local Plan as suitable for housing development, and this was supported by the majority of responders to our questionnaire.

- WLP7.12 Lound - Land east of The Street; approximately 10 new homes



Lound Map indicating Local Plan allocation

### **Policy LAHS 2 Development of Allocated Sites**

Development proposals for each of the allocated sites in the East Suffolk Council (Waveney) Local Plan shall follow the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019, specifically -

- WLP7.5 Land North of The Street, Somerleyton local plan allocation should adhere to the concept masterplan in section 6.2 of the design guide and demonstrate how it has taken account of the design features in part 6.3
- WLP7.6 Mill Farm Field local plan allocation should adhere to the concept masterplan in section 6.4 of the design guide and demonstrate how it has taken account of the design features in part 6.5
- WLP7.12 Land East of The Street, Lound local plan allocation should adhere to the concept masterplan in section 5.2 of the design guide and demonstrate how it has taken account of the design features in part 5.3

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

7.3.4 Other sites were suggested either as part of the East Suffolk Council (Waveney) Local Plan process or from the Neighbourhood Plan process. However, none of these alternative sites were identified for development, and only the three sites listed in the East Suffolk Council (Waveney) Local Plan are included as residential development sites in this Neighbourhood Plan.

7.3.5 Any further sites proposed in the future will be considered on their merits within the Neighbourhood Plan area, and with reference to the policies in the East Suffolk Council (Waveney) Local Plan and the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019

7.3.6 The Broads Authority has allocated 10 marine residential moorings at Somerleyton marina, that are subject to the Broads Authority requirements, ref. “Local Plan for the Broads”.

### 7.4 Existing Building Styles and Designs

7.4.1 Somerleyton’s character is created largely by the Victorian houses and School around The Green. Deliberately designed as a “Model Village” these were intended to look good and to be memorable.

7.4.2 Other Victorian terraces along The Street share similar brick details, and are of similar scale.



**Widows Cottages, The Street Somerleyton**

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

- 7.4.3 Somerleyton is linked with the parishes of Herringfleet and Ashby for administrative purposes but each of these is very small, consisting simply of an ancient church with its adjacent farm and manor house groups of historic buildings.

Herringfleet is located along the St Olave's Road while Ashby has its church isolated in the fields with a farm group of traditional buildings to the north on Blocka Road.

- 7.4.4 In Lound the village character is clearly linear, as The Street runs north south, with a slight sinuosity. The character is created by slight variations of the historic street frontage and by the elevation of some of the houses at the southern end of the village above street eye level.

- 7.4.5 Lound also has smaller dependent settlements, but these are without churches or other dominant buildings.



**The Street, Lound**

- 7.4.6 The composition and character of Somerleyton and Lound are described in more detail in Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence document and represents the local understanding of the quality of each place. Village residents have acquired local knowledge and opinion on the development of the neighbourhood plan area. Their views should contribute towards the formulation of development schemes for their villages and should be taken into account alongside the design guidelines.

7.5 Design Styles for new residential development

7.5.1 With existing buildings dating from the mid seventeenth to the twenty first centuries there is no single style of building within the area.

7.5.2 Both Somerleyton and Lound are largely linear in character and any new buildings need to relate to the dominance of the The Street in each village.

7.5.3 The key to good design for each village, however innovative, is to be found in a correct understanding of their present shape and the traditional forms of their buildings.

7.5.4 The natural and planted landscape around and in each village is a major contributor to its character. Additions to either village will need to continue this integration.

7.5.5 The character of the two villages is not enhanced by their modern road engineering details. Wherever possible new roads and paths should be edged and paved using traditional materials and details.

7.5.6 Neighbourhood Plan Questionnaire responses indicate the importance of new developments harmonising with the existing, pleasantly varied styles and design of houses in the villages and surrounding countryside. The design of new development in the area should therefore ensure visual continuity, particularly in relation to the Somerleyton Conservation Area.

7.5.7 A detailed narrative explanation of the style, design and character of the existing villages which will guide future development proposals, is given in sections Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence document included with this Plan.

7.5.8 The Neighbourhood Plan expresses the wishes of the local community and the design principles which it has chosen to guide future appropriate development within the Neighbourhood Plan Area. These design principles are summarised from the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019. These principles consider the aspects which both settlements share. They are:

Street Patterns and Layout

Connectivity

Green Space and Public Realm

Gateways and landmark features

Land Use

Boundary Treatments

Built Form

Views

7.5.9 The allocated sites do not impact the Broads Authority, but any future development that does should take the Broads Authority requirements into account.

### Policy LAHS 3 Open Space

All new development where public open space is a policy requirement will be expected to reflect the villages' existing character. Policy LAHS 3 identifies what will be expected in terms of open space provision within new development schemes.

#### **Policy LAHS 3 Public Open Space in new Residential Developments**

Where developments include areas of public open space these shall be designed in a manner which maintain and enhance the existing villages' character.

The provision of public open green space in any new development shall incorporate appropriate native trees and planting to enhance biodiversity.

Planning applications for development which includes public open space should demonstrate how this open space will be appropriately managed and maintained.

Policy LAHS 4 Design of new Residential Developments

The Villages have a range of architectural styles as identified in Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence Section 5 – Character of existing Somerleyton village and Section 6 – Character of existing Lound village and the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019. LAHS 4 seeks to ensure that new developments reflect existing styles and enhance the character of the Villages

**Policy LAHS 4 Design of new Residential Developments**

New residential developments shall harmonise with and reflect the character of the existing housing stock and any new dwellings shall be similar in scale, type, and use similar materials to existing traditional local houses.

All new development will be expected to comply with the requirements of the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019.

The key design principles for new residential developments shall be those regarding street patterns and layout, boundary treatment and built form. All proposals shall demonstrate that these principles have been understood and incorporated into their design.

**8. Environment**

**8.1 Introduction**

The Neighbourhood plan area is rural, and our objective is to maintain and protect its tranquil and rural nature. In particular we need to protect the environmentally sensitive areas such as the River Waveney, the marshes in the Waveney valley, and the lakeside areas at Lound Waterworks. The area has high landscape value, with open views across farmland, and clumps of woodland in private ownership.

New developments will be expected to enhance biodiversity and mitigate against climate change.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

There are a number of historic listed buildings, and the Somerleyton Conservation area, which is a key feature to be preserved and enhanced.

New developments must, as a requirement of the East Suffolk (Waveney) Local Plan Policy WLP8.40, show SCC Archaeological Service requirements are met.

Residents and visitors particularly value The Mardle in Lound with its duck feeding area, Somerleyton village pond, the Lound Lakes nature area, and the village greens in Lound and Somerleyton.

Our survey showed that many residents appreciate the opportunity to take part in healthy outdoor activities, with walking, cycling, gardening, and attending allotments being particularly popular.

The area also acts as a leisure area for the wider community, with weekly cycle events being organised during the summer months, and visits by a number of walking groups.

### 8.2 Footpaths and Bridleways

The Neighbourhood Plan Area enjoys a network of public footpaths and bridleways which link the villages, settlements and landmarks. This network is ancient in origin, has evolved over many centuries and is still in the process of change.



**Snakes Lane approaching Lound**

A list of these public rights of way is included in section 16 of the supporting evidence. The map shown in section 16 is an extract from the Suffolk County Council definitive Public Rights of Way. More details can be found online at:

<https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/definitive-maps-of-public-rights-of-way>

In response to our questionnaire virtually everyone said they walk these footpaths and bridleways regularly, with 30% saying they also use them for cycling, and 10% using them for horseriding. Many people said they would like to see enhancements to this network of footpaths, with better maintenance and some additional routes.

### **Policy LAHS 5 Provision of Public Rights of Way**

Any new development must preserve existing footpaths, bridleways and cycle paths and where appropriate, include new provision on the site to connect to the existing network.

Development Proposals must also include, where appropriate to do so, the requirements of Section 4.1.2 (Connectivity) of the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, June 2019

## **8.3 Traffic and Parking**

8.3.1 In general, as car ownership has increased parking cars at existing residential addresses has become more and more problematic. This is especially true in the rural area covered by this Plan as there is limited access to public transport and alternative forms of transport such as walking or cycling are not normally viable means of commuting. New residential developments should make adequate provision for the anticipated need for car parking in these circumstances and ensure that it is an integral part of the overall design of the development.

8.3.2 The B1074 runs through Herringfleet and Somerleyton. This road carries fairly heavy commuter traffic between Lowestoft and Norwich. The recently imposed 40mph speed restriction has improved safety, although accidents caused by vehicles leaving the road at sharp corners are still common occurrences.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

- 8.3.3 Parking on The Street in Lound can be a problem, with vehicles on both sides of the road restricting its width. This has led to difficulties for wide farm machinery.
- 8.3.4 Parking on The Street in Somerleyton and at Somerleyton school is also a problem, with parked cars reducing the B1074 to a single lane at school start and finish times. Some off road parking for the school would be welcomed.
- 8.3.5 The recognition that garages provided for dwellings are often repurposed for storage or extra accommodation, additional parking space is required on site to compensate.
- 8.3.6 In addition to compliance to LAHS 6 new residential development proposals shall comply with Suffolk County Council “Suffolk Guidance for Parking 2019”.

### **Policy LAHS 6 Parking Provision for new Residential Developments**

For all new residential developments, in addition to any garages provided, the following minimum standards shall apply for the provision of off road parking

- 1 bedroom dwelling = 1 off road car parking space
- 2 bedroom dwelling = 2 off road car parking spaces
- 3 or more bedroom dwelling = number of off road car parking spaces equal to number of bedrooms minus 1

Unallocated visitor parking shall be provided in configured locations within the development at the rate of 0.25 spaces per dwelling.

## 8.4 Renewable Energy

The responses to our questionnaire showed that large scale renewable energy schemes would not be welcomed. However, the East Suffolk Council (Waveney) Local Plan provides adequate protection of the rural landscape against any unsuitable development within the parishes and for these reasons our Neighbourhood Plan does not have a policy on Renewable Energy.

## 8.5 Flooding

New developments should not result in water run-off that would add to or create surface water flooding and shall include the use of above ground open Sustainable Drainage Systems (SuDS) unless inappropriate, which could include wetland and other water features, that can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas and biodiversity benefits.

## **9. Community Facilities**

### **9.1 Existing Community Facilities in Lound**

#### **9.1.1 Lound Village Hall**

In the late 1980s it was realised that the old wooden building which had served as a meeting room for Lound for over 70 years had reached the end of its life. The meeting room also lacked basic facilities, having no toilets or kitchen. It was agreed that a new village hall was needed, and many meetings were held to discuss how to raise the necessary funds, and how to create a modern village hall that would be financially viable.

It proved difficult to raise enough money to have the hall built professionally, although there were many offers of support from local residents. It was finally agreed that the new hall would be a self-build project. As much work as possible was carried out by volunteers, with tradesmen being used as required for the specialist tasks. This enabled the community to replace its village hall without leaving a large outstanding loan to be repaid by future residents.



**Lound Village Hall**

The new village hall was opened in 1996 and is managed as a charity for the benefit of all parishioners.

There are many regular users, with classes for Yoga, Pilates, Drawing & Painting, Sewing, and Computing, together with band rehearsals and dancing classes. During the winter there are monthly film evenings. The hall is also available for private parties and meetings.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

### 9.1.2 Lound Village Green

The village green in Lound was created in 2005 between the village hall and the church. It provides an open green space in the heart of the village which can be enjoyed by everyone. It is owned and managed by the Village Hall committee.

In recent years it has been used as the site for an annual village fete, held in June.

### 9.1.3 Lound Church

The parish church in Lound is dedicated to St John the Baptist. A traditional form of worship is followed, with Sung Eucharist on the first three Sundays of each month. The grade II\* listed building has Medieval origins with many later additions and restorations. The interior was remodelled in the early 20<sup>th</sup> century by the Scottish church architect Sir Ninian Comper, and is richly gilded in the Gothic style. It is known locally as the “Golden Church”, and visitors come from far and wide to view the sumptuous interior which is unusual in a small village church.

### 9.1.4 The Mardle

The village pond in Lound is known as “The Mardle”. This is a local dialect word meaning a pond, or alternatively to chat or gossip. The Mardle is owned by the Parish Council and attracts many visitors who like to sit by the water, chat with their friends, and feed the ducks.

### 9.1.5 Allotments

There are two sets of allotments in Lound; one off Earth Lane owned and managed by the Parish Council, and the other off Church Lane owned and managed by the Village Hall committee. Both sets are fully occupied with local residents enjoying the health benefits of working outside and eating fresh fruit and vegetables.

### 9.1.6 Other Lound Facilities

The Village Maid in Lound is a long-established pub and restaurant. Just along The Street is the Mardle Café. On Jay Lane there is a residential nursing home, and next to this is an East Coast College campus. There are also two garden centres in the village.

## 9.2 Existing Community Facilities in Somerleyton

### 9.2.1 Somerleyton Playing Field

The Playing Field in Somerleyton is a well-used facility providing an all weather tennis court and 5 a side football pitch. The cricket field is used regularly in the summer both for league matches and training. Currently it has very basic changing and toilet facilities housed in accommodation with only temporary planning permission. There is also a children's play area on the field which is valued by the community.

### 9.2.2 Somerleyton School

The Primary School in Somerleyton has a good reputation and serves not only the villages but attracts pupils from a wider area.

### 9.2.3 Somerleyton Green

Somerleyton Green is used by the Primary School for recreation and sport as well as more informal use by residents. The recently upgraded play equipment is suitable for a wide age range and well used at all times but particularly appreciated after school. The Green is also the setting for the Somerleyton School annual fete.



**Cricket on Somerleyton Playing Field**

#### 9.2.4 Somerleyton Village Hall

Somerleyton Village Hall is a valuable asset; it is however in need of repairs and improvements. Despite this it has a Pre-School and offers a range of activities including a badminton group, ukulele group, quiz nights, film nights, jumble sales, art exhibition and the venue for Parish Council meetings and Women's Link, all well supported by the wider community. A site for a new village hall has been identified off Station Road on the existing playing field.

#### 9.2.5 Somerleyton Community Association

Somerleyton Community Association, a registered charity, provides play facilities on the field, and manages the Village Hall.

#### 9.2.6. Parish Churches

The villages of Somerleyton, Ashby and Herringfleet each have a fine listed church. These are part of a group of six churches who share a priest.

#### 9.2.7 Other Somerleyton Facilities

There is a public house/restaurant in Somerleyton called the Dukes Head with an adjoining function room. There is also a Marina and a recently opened bicycle hire shop. Somerleyton has a railway station serving the Norwich to Lowestoft line and a weekly community bus service.

Somerleyton Hall and gardens is a heritage attraction popular with visitors and available for private hire. Somerleyton also has a railway station.

The closure of the village shop and post office in 2016 was of considerable concern and regret to the community. This facility provided a service and a community hub not only to Somerleyton but also to the surrounding villages.

There is also a well-established Bowls Club and much appreciated allotments.

### 9.3 Community Aspirations for Somerleyton and Lound

#### 9.3.1 Somerleyton Playing Field and Village Hall

Somerleyton Community Association is actively pursuing the creation of a new community centre on the playing field, immediately to the south of number 8 Station Road, to provide improved changing and village hall facilities in support of community use and enjoyment of the field, which is designated as Open Space within the East Suffolk Council (Waveney) Local Plan. A new building will permit the removal of the temporary portacabins on the field, will improve the amenity of the field in accordance with Policy WLP8.23 - Protection of Open Space and will be a replacement for the existing village hall thus improving the provision of built community facilities and enabling more activities in accordance

with Policy WLP8.22 - Built Community Services and Facilities without compromising the Open Space characteristics of the playing field.

**Policy LAHS 7 Provision of new Somerleyton Village Hall and Changing Rooms**

The proposal for a new community centre including changing facilities on the playing field will be supported subject to the provisions of the Waveney Local Plan, including Policy WLP8.29 - Design, Policy WLP8.30 – Design of Open Spaces and the general principles of the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019

**9.3.2 Somerleyton School**

A key objective of the Neighbourhood Plan is to attract and retain young people and families to the villages; improved facilities will promote this intention.

Somerleyton Primary School is also essential in this objective continuing to provide both education and a social and community hub in the future.

**9.3.3 Village Shop**

It is anticipated that the Somerleyton village shop will be re-established as a community enterprise to serve the surrounding villages, visitors and holidaymakers.

**9.3.4 Railway Station**

The regular train service to Norwich and Lowestoft is expected to be maintained for the foreseeable future.

**9.3.5 Bus Services**

No commercial bus services are provided to the Villages but community services are currently provided by volunteers.

**9.3.6 Mobile Library**

The Suffolk County Council mobile library currently provides an amenity for residents.

**9.3.7 Communications**

A good and reliable mobile phone coverage and broadband is essential to the majority of residents and businesses and this will improve.

### 9.3.8 Children's Play Equipment

There is currently no children's play area in Lound, and it is expected that a play area will be created on the village green, close to the village hall.

## 9.4 Other Facilities

### 9.4.1 Hospitals

The James Paget University Hospital is around 6 miles away in Gorleston. It provides acute care for the population of Great Yarmouth, Lowestoft and the South Waveney area, and for visitors to the area, and serves a population of approximately 230,000.

### 9.4.2 Doctor's Surgeries

There is no doctor's surgery within the Neighbourhood Plan area. Although some residents would like to see a local surgery, most accept that the villages are too small for a surgery to be viable. There are a number of surgeries within 5 miles, including surgeries at Bradwell, Gorleston, Hopton, Oulton Broad, and North Lowestoft. Most of these surgeries offer home visits for patients who are unable to travel to appointments.

### 9.4.3 Pharmacies.

There are no pharmacies within the plan area, but a number are located within a few miles. Home delivery of medication is available.

### **Policy LAHS 8 Support of Local Community Facilities**

Proposals that retain, enhance or provide local services and community facilities such as meeting places, village halls, sports venues, public houses and places of worship will be supported.

## **10. Business and Employment.**

### **10.1 Existing Businesses.**

In the 1930s farming and market gardening were the main source of employment in the area. There were many separate farms or smallholdings, and most of the working men in the village earned a living from agriculture or horticulture.

Through a process of consolidation farms have become larger, and machinery has replaced the manual labour and horses which used to work the land. Although the population of the area has not changed much over the last 80 years, most working people now have to find employment outside the villages.

Farming and Market Gardening continue to be important businesses in the area, and their activities shape the countryside we live in.

The Somerleyton Estate has a number of business interests in the area, including the Estate farms, a boatyard & marina, and Somerleyton Hall & Gardens, which is a popular heritage visitor attraction.

Other businesses in the area include the Lound Waterworks, the Lound Nursing Home, two pubs, two garden centres, a café, and a tree surgery business. There are also a number of smaller businesses based mainly at domestic addresses.

Improved broadband speeds and improved mobile phone coverage will enable more residents to work from home and will encourage an increased number of small start up businesses.

### **Policy LAHS 9 Support of Local Businesses**

Development proposals for small scale employment uses within the settlement boundaries or adjacent to the settlement boundaries, and the expansion of existing employment premises will be supported provided that:

- a) any such development must be of an appropriate scale and sensitive to the character of the area.
- b) proposals for rural tourism and other businesses that will benefit the local economy shall be in locations that are sustainable and do not harm the visual character or amenity of the Plan area.

## **11. Health**

### **11.1 Promotion of Healthy Activity.**

Our survey showed that many residents appreciate the opportunity to take part in healthy outdoor activities, with walking, cycling, gardening, and tending allotments being particularly popular.

The area also acts as a leisure area for the wider community, with weekly cycle events being organised during the summer months, and visits by a number of walking groups.

Access to green outside spaces is recognised as contributing to improvements to both physical and mental health and wellbeing for the population as a whole, including increasing the quality of life for the elderly, working age adults, and for children.



**Cyclists signing in for weekly time trial**

**Lound with Ashby, Herringfleet and Somerleyton  
Neighbourhood Plan**

**Appendix 1**

**Lound and Somerleyton, Suffolk, Masterplanning and Design  
Guidelines, AECOM, June 2019**

**Preface**

The production of the Masterplanning and Design Guidelines was a requirement of site allocations contained within East Suffolk Council (Waveney) Local Plan. It was developed on behalf the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan committee by AECOM Infrastructure and Environment Ltd. Cambridge.

The Masterplanning and Design Guidelines were well received by East Suffolk Planning officers who commented on "the very high standard of the Design Guidelines by AECOM. Its structure, analysis, approach, details and layout are clear, comprehensible and supportable. It would serve very well as a model for other Neighbourhood Plans to follow.

# **Lound with Ashby, Herringfleet and Somerleyton**

**Neighbourhood Plan 2014 to 2036**

**SUPPORTING EVIDENCE**

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan  
Supporting Evidence

**April 2021**

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# Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

## 1. Application to designate Plan Area.

# Application to designate a Neighbourhood Area

Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012

The designation of a Neighbourhood Area is the first formal stage in preparing a Neighbourhood Development Plan, Neighbourhood Development Order or Community Right to Build Order. Please read the accompanying guidance notes before completing this form. Further information can be found online at [www.waveney.gov.uk/neighbourhoodplanning](http://www.waveney.gov.uk/neighbourhoodplanning)

Please return the completed form to Waveney District Council, Planning Policy and Delivery, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EQ. If you have any questions regarding neighbourhood planning, please email [waveneylocalplan@eastssuffolk.gov.uk](mailto:waveneylocalplan@eastssuffolk.gov.uk) or call 01502 523082.

### Name of Neighbourhood Area

Please give the name by which your neighbourhood area will be formally known:

Lound with Ashby, Herringfleet and Somerleyton

### Applicant details

Title:   
First Name:   
Surname:   
Address:   
  
  
  
Postcode:   
Email:

### Additional contact (if applicable)

Title:   
First Name:   
Surname:   
Address:   
  
  
  
Postcode:   
Email:

### Relevant body

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes: ☒

Name of Parish / Town Council or Neighbourhood Forum:

No: ☐

Lound Parish Council

**2. Decision Notice from Waveney District Council**

## Neighbourhood Area Application **Decision Notice**

Neighbourhood Planning (General) Regulations 2012

### **Neighbourhood Area Approved**

**Name of Neighbourhood Area: Lound with Ashby, Herringfleet and  
Somerleyton Neighbourhood Development Plan**

**Qualifying Bodies:** Lound Parish Council and  
Ashby, Herringfleet and Somerleyton Parish Council

**Application Date:** 10<sup>th</sup> May 2016

Decision under Regulation 7 of the Neighbourhood Planning (General) Regulations 2012:

The application for the designation of the Parishes of Lound with Ashby, Herringfleet and Somerleyton as a Neighbourhood Area, for the purposes of neighbourhood planning is **approved**.

Date of Decision: 14<sup>th</sup> September 2016

Signed:



**Philip Ridley**  
Head of Planning and Coastal Management  
Suffolk Coastal and Waveney District Councils  
Town Hall  
High Street  
Lowestoft  
Suffolk  
NR32 1HS

# Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

## **3. Statement of Consultation**

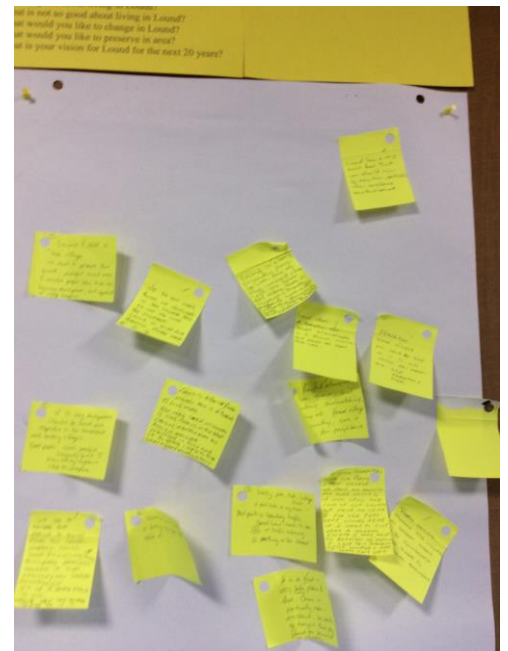
### 3.1 Consultation meetings held on 13<sup>th</sup> November 2016.

Informal open meetings were held at Somerleyton and Lound village halls. These meetings were advertised by delivering a flyer to every house in the two parishes, and by putting posters on the village notice boards and websites. A letter was also sent to all local businesses and other local organisations.

The events were well attended, with 50 people visiting Somerleyton village hall, and 28 people visiting Lound village hall



**Consultation meeting at Somerleyton**



**Post-it notes for residents' comments**

Residents were able to view maps and to comment on various local issues using "post-it" notes, which proved a very successful way of collecting their views.

At the end of the meetings 330 comments had been received, and these were analysed. A summary of the comments which was displayed on the village notice boards and websites, and is shown below:

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan  
Supporting Evidence

**NEIGHBOURHOOD PLAN**  
**CONSULTATION DAY 13<sup>TH</sup> NOVEMBER 2016**

**THE KEY ISSUES RAISED BY THE COMMUNITY WERE:**

Housing.

Avoid building new houses on some specified sites, although some acceptable sites were identified.  
The Blundeston prison site and brownfield sites in Lowestoft are more suitable.  
New development should be limited to small houses.  
Houses should be affordable / small family housing  
Houses for elderly people should be included.  
A limited number of new houses should be built on each site.  
Design of new houses should be in keeping with existing village character.  
Limit total number of new houses within the designated area.

Living in the Area.

There is good community spirit with neighbours looking out for each other's welfare.  
Residents value the traditional, rural, unspoilt feel of the villages, and they appreciate the tranquillity.  
Access to footpaths and the countryside is an important aspect of living in the area.  
Public transport is inadequate.  
Traffic through the villages is heavy, and too fast.

Environment & Heritage.

Access to countryside is important. The area is a green lung for Lowestoft and Great Yarmouth.  
Listed buildings and Conservation area are important to the character of the villages.

Community Facilities.

Somerleyton Village Hall is no longer adequate and needs to be replaced.  
The Post Office and Shop in Somerleyton are missed, and should be replaced if possible.  
Mobile phone coverage in Somerleyton is poor.  
The playing field in Somerleyton should be retained.  
The train station in Somerleyton is an important asset, and its use should be encouraged.  
Lound and Somerleyton allotments are well used and should be retained.  
Lound Village Hall and Green are great facilities for the area and help to maintain a good community spirit.

Education.

Existing schools are good, but are already full. They will not cope if more houses are built.  
Lothingland School site should be used as a school if there are additional houses in the area.  
A new school could be included in the Blundeston prison site.  
Car parking at Somerleyton School is a problem.  
Traffic speed past Somerleyton School is a problem.

Employment.

Sites, especially existing business sites, could be developed to promote employment.  
Promote Leisure and Tourism.  
More jobs could be created in the Leisure industry.

# Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

## Health.

It is difficult to access current healthcare facilities without a car.

It would be beneficial to have a health clinic and pharmacy in one of the villages.

Encourage physical activity to promote health.

**THESE KEY ISSUES WILL FORM THE BASIS FOR A QUESTIONNAIRE  
WHICH WILL BE SENT TO ALL HOUSEHOLDS IN SUMMER 2017**

The full list of responses is available at

<http://lound.onesuffolk.net/assets/Uploads/Neighbourhood-Planning/Final-Lound+-Somerleyton-Comments.pdf>

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

### 3.2 Questionnaire - August 2017.

A written questionnaire was drawn up to probe in more detail the issues raised at our informal open meetings. Waveney District Council published the first draft of their emerging Local Plan in July 2017, and our questionnaire was adjusted before distribution to include details of the potential development sites WDC had included in their draft plan.

The final questionnaire can be found on the Lound parish council website at:  
<http://lound.onesuffolk.net/assets/Uploads/Neighbourhood-Planning/Neighbourhood-Plan-Questionnaire-for-Lound-with-Ashby-Herringfleet-and-Somerleyton.pdf>

The questionnaire was distributed by hand to all houses and businesses in the parishes at the end of August 2017. Residents were encouraged to complete the questionnaire by widespread publicity on notice boards, parish websites, the parish magazine, and local press. Completed questionnaires were collected by revisiting each house, with repeat visits being made in some cases.

There was a good response, with just over 50% of the questionnaires being completed and returned. We collected the views of over 394 people out of a total population of around 780 (2011 census figure).

A summary of the key responses to the questionnaire is included in this table.

For each question the responses with the highest percentages are included.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

Question	Responses	Where addressed in proposed Neighbourhood Plan
<b><u>The Local Area</u></b> What is important to you about living in the area?	Answered by 394 people 82% said quiet, tranquil villages. 68% said easy access to countryside. 57% said attractive village atmosphere. 55% said being part of a small community.	
<b><u>Housing</u></b> Which type of housing development is appropriate?	Answered by 380 people 64% said conversion of redundant buildings. 59% said small groups of new dwellings. 27% said infill between existing houses 26% said single new dwellings.	Included at section 7.2.3 Included at section 7.2.2 Included at section 7.2.4 Included at section 7.2.2
<b><u>New Sites</u></b> Which sites do you consider suitable for new housing development?	Answered by 345 people 49% said Somerleyton former forge & garage site. 38% said former Lothingland School site in Lound.  33% said Mill Farm field, Somerleyton. 26% said sites close to Somerleyton railway station.  18% said land north of Lound village green.	Included at section 7.3.2 Not included as not in WDC Local Plan. Included at section 7.3.2 Not included as not in WDC Local Plan. Included at section 7.3.3
<b><u>Existing Housing</u></b> What features of existing houses contribute to the character of the villages?	Answered by 379 people 79% said houses with green spaces and trees nearby. 57% said a variety of house shapes and sizes. 42% said a mixture of traditional roofing materials. 41% said a village composed mostly of small houses.	Policy LAHS 3 Policy LAHS 4 Policy LAHS 4 Policy LAHS 1
<b><u>Housing Design</u></b> What is important in the design of new houses?	Answered by 385 people 87% said it was important that new houses harmonised with existing houses. 81% said it was important to include off street parking.	Policy LAHS 4  Policy LAHS 6
<b><u>Footpaths</u></b> Do you regularly use local footpaths?	Answered by 369 people 99% said they walked local footpaths. 30% said they also used bridleways for cycling. 11% said they used bridleways for horse riding.	Policy LAHS 5
<b><u>Local Facilities</u></b> Which local facilities are important to you?	Answered by 393 people 85% said mobile phone coverage 83% said broadband availability and speed. 83% said footpaths and bridleways. 77% said Somerleyton railway station. 74% said the Lound Lakes nature reserve. 70% said village halls. 70% said a local shop and post office.	Policy LAHS 9 Policy LAHS 9 Policy LAHS 5 Included at section 9.3.4 Included at section 3.12 Policy LAHS 7 Included at section 9.3.3
<b><u>Business</u></b> Would you welcome the promotion of leisure and tourism?	Answered by 344 people 70% said we should promote tourism and leisure to create more jobs in the area.	Policy LAHS 9
<b><u>Health</u></b> Is it important to encourage physical activity?	Answered by 369 people 67% said it was important for health to encourage physical activity.	Included at section 11.1

# Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

## Supporting Evidence

### 3.3 Regulation 14 Consultation

#### 3.3.1 Neighbourhood Plan Development Process

From August 2017 until November 2020 the Neighbourhood Plan Committee developed the Neighbourhood Plan and its attendant documents.

After analysing the results from the questionnaires to reveal the concerns, wishes and aspirations of the community (see 3.2 above), some topics were identified that could not be directly addressed by the Neighbourhood Planning process and these were passed to stakeholders that could take ownership of the feedback (eg Parish Councils).

An independent planning Consultant was employed to help guide the development of the policies, to ensure that they did not repeat or in contradict the East Suffolk Council (Waveney) Local Plan policies and could be effectively applied.

The Masterplanning and Design Guidelines was commissioned to provide the next developmental step of the three allocated sites within the Neighbourhood Plan area, as required by the East Suffolk Council (Waveney) Local Plan. This document also serves to provide detailed guidance to any further development proposals that may arise within the life span of the Neighbourhood Plan.

It is self evident that the Neighbourhood Plan has taken significant time to develop and complete, and this is a reflection of the complexity of the issues, the consideration of comments from the iteration of informal consultations and the limited time resource that constrain voluntary efforts.

#### 3.3.2 Consultation Process

Upon its completion the Neighbourhood Plan was offered up to the community for consultation as required by Regulation 14. The minimum period of consultation is 6 weeks but, because of COVID constraints and Christmas/New Year holidays the consultation period commenced 27<sup>th</sup> November 2020 and ceased 26<sup>th</sup> February 2021 which is 13 calendar weeks.

Using posters and pamphlets delivered to every household, the community was invited to access the Neighbourhood Plan either online or by requesting a hard copy. Feedback was accepted online, by post or at either of the two community Zoom meetings held within the consultation period. Stakeholders were also engaged and invited to review the Neighbourhood Plan and associated documents and proffer comment.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

The feedback was collated and each point discussed, the outcome recorded and actions arising addressed to finalise the Neighbourhood Plan for formal submission to East Suffolk Council.

The full suite of documents are:

- Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan 2014 to 2036 with Appendix 1 Masterplanning and Design Guidelines
- Basic Conditions Statement
- Supporting Evidence
- Regulation 14 Consultation Feedback Responses and Action Plan

All of the above are available at the following link –

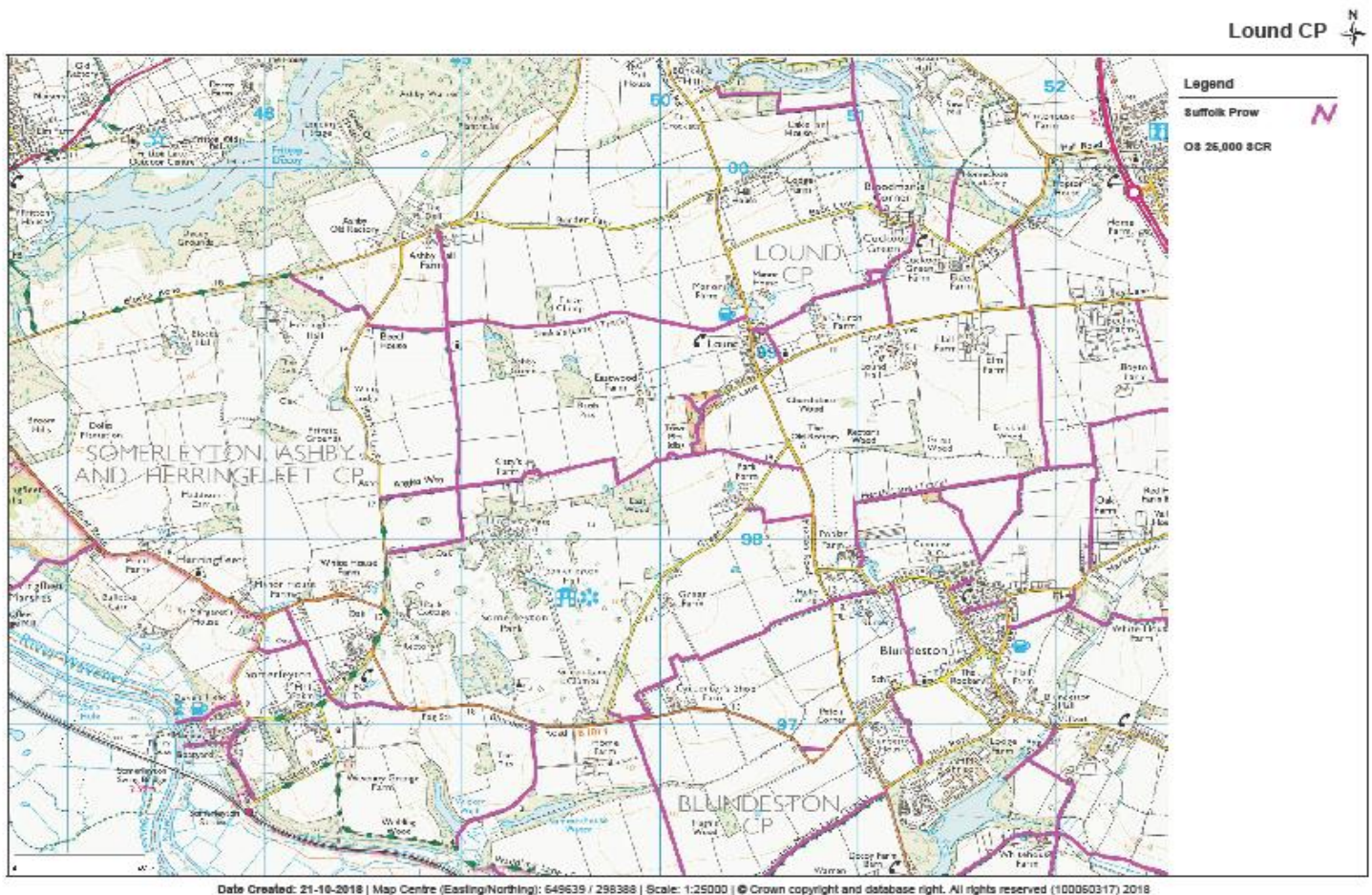
[Neighbourhood Plan Regulation 15 Documents » Lound Village \(onesuffolk.net\)](https://onesuffolk.net/Neighbourhood-Plan-Regulation-15/Documents/Lound-Village)

Also included are the questionnaire, community posters and pamphlets used to disseminate information within the community

# Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

## 4. Existing Public Rights of Way

The Neighbourhood Plan Area enjoys a network of public footpaths, which link the villages, settlements and landmarks, which make up the local landscape. This network is ancient in origin, has evolved over many centuries and is still in the process of change. The legislation regulating them and their use is combined with that for vehicular roads under the general category of Public Rights of Way. Four types of Public Right of Way exist within the Area. These are: Footpaths proper, Bridleways, Restricted Byways, Byways Open to All Traffic. A further category exists within the area, Permissive Footpaths; these are footpaths where walkers are allowed permission to pass by landowners, at their own discretion.



### 4.1.1 Ashby Public Rights of Way - numbered from 1 to 6.

4.1.1.1 Footpath **No. 1** leads south east from a point east of Herringfleet Hall Lodge on Blocka Road to Breck Farm on Market Lane.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

4.1.1.2 Footpath **No 2** leads from Breck Farm to a footpath crossroads a few metres north of St Mary's church in mid fields.

4.1.1.3 Footpath **No 3** is both footpath and bridleway and leads from this crossroads north to Ashby Hall Farm on Blocka Road. From this point No 3 continues south as footpath alone as far as the Somerleyton parish boundary.

4.1.1.4 Footpath **No 4** is also both footpath and bridleway and leads from the crossroads north of St Mary's eastward to the parish boundary with Lound. Here it becomes Lound No1 footpath and bridleway, leading to the village.

4.1.1.5 Footpath **No 5** starts from a point some 200 metres north of the Thatched Lodge on Market Lane and leads east along a farm road to Kitty's Farm. From there it continues east to a point about 250 metres west of the Lound parish boundary. There it turns south as far as the Somerleyton parish boundary, which it then follows to the boundary with Lound parish, where it becomes Lound's No 14 footpath.

4.1.1.6 Footpath **No 6** footpath in Ashby leads from the Thatched Lodge on Market Lane and runs east to the southern end of footpath No 3, which leads north to St Mary's church.

**4.1.2 Herringfleet Public Rights of Way** – are 3 in total; numbered 3, 4 and 14.

4.1.2.1 Footpath **No 3** starts from a point 100m east of the junction of St Olave's Road and Slug's Lane and leads south east to the Somerleyton parish boundary.

4.1.2.2 Footpath **No 4** leads from a point 250m south of the junction of Slug's Lane and St Olave's Road and runs along the Somerleyton parish boundary to join No 3 footpath as it crosses into that parish.

4.1.2.3 Footpath **No 14** runs southwest from Sunnybank Cottages on St Olave's Road to Herringfleet Drainage Pump on the northern floodbank of the River Waveney. From there a Permissive Path runs southeast along the bank top to the staithe at Somerleyton,

**4.1.3 Somerleyton Public Rights of Way** - 10 in all. The definitive map shows successive alterations to their network and extent, with much evidence of their suppression in some places in the recent past.

4.1.3.1 Footpath **No 1** starts from the corner of the Street close to Brickfields Cottages and curves from there round to the south east to join Station Road at Station Cottages.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

4.1.3.2 Footpath **No 3** starts from the Duke's Head pub and leads west along Staithe Lane to join the River Waveney floodbank at The Staithe.

4.1.3.3 Footpath **No 4** starts on The Street at appoint just east of Mill Farm and runs straight north to join Herringfleet's No 3 footpath as it crosses the parish boundary.

4.1.3.4 Footpath **No 5** starts opposite the junction of footpath No 4 and The Street. Here it follows the park wall as it curves round to the east, passing north of the cottages on The Common. It follows the wall, and runs east until it reaches the modern B1047 road as it turns north into the village.

4.1.3.5 Footpath **No 8** Leads east from Park Farm on Green Lane, then south to terminate some 100 metres on and become **No 9**. This then continues east to terminate at its junction with Flixton Road.

4.1.3.6 Footpath **No 10**. From Green Farm Lane and the north eastern end of No 11 it runs north east to Holly Cottages on Flixton Road and the Blundeston CP boundary.

4.1.3.7 Footpath **No 11** From Green Lane, a few metres east of South Lodge, it leads south east to the Park Wall, which it then runs inside, to a small copse west of Carpenter's Shop farm. It then turns north west to the copse edge and runs north east, zigzagging north easterly to reach Green Farm Lane. At this point it becomes No 27 for at least five metres running south east, then turns into footpath No 10

4.1.3.8 Footpath **No 12** Leads from a point on Blundeston Road some metres east of South Lodge and then runs south to the Blundeston CP boundary, where it becomes Blundeston FP no 15.

4.1.3.9 Footpath **No 16** From a point on Blundeston Road south of St Mary's church it curves south west to Wicker Well Cottage, past the Well to meet the Waddling Wayclose to the Blundeston CP boundary as it runs south to Watchhouse Dyke.

### 4.1.4 Lound Public Rights of Way - 14 in number.

4.1.4.1 Footpath and Bridleway **No 1** Snake's Lane, leading from the Village Maid public house west to the Ashby CP boundary.

4.1.4.2 Footpath **No 2** Leading from former chapel at bunkers Hill to Hopton CP boundary at causeway over Lound Lakes reservoir, Blue Doors Loke.

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4.1.4.3 Footpath **No 3**. Leading from the turn of FP No 2 at Blue Doors Loke, past Park Lodge Farm to Bloodman's Corner.

4.1.4.4 Footpath **No 4** Leading from the Hopton CP boundary at Hopton Run to Back Lane at Elder Farm.

4.1.4.5 Footpath **No 5** Leading from Dorking Road south west of cottage row opposite Homeclose Shrubbery, south to Jay Lane west of the nursery.

4.1.4.6 Footpath **No 6** Boyton Lane, leading from Beehive Farm on Jay Lane to a point east of Boyton Farm on Boyton Farm's drive.

4.1.4.7 Footpath **No 7** From a point east of Boyton Farm to Lowestoft Road north of St Winfreda.

4.1.4.8 Footpath **No 8** From a point on Jay Lane east of and opposite Footpath 5, this leads south to the Blundeston CP boundary close to Brickhill Wood, this leads on to Blundeston Footpath 5.

4.1.4.9 Footpath **No 9** Leads from Back Lane at Bloodman's Corner eastern end, via Cuckoo Green to Church Lane opposite Lound Hall entrance. No 9a leads from Cuckoo Green Farm via The Bungalow to Cuckoo Green Cottages.

4.1.4.10 Footpath **No 10** Leads from Cuckoo Green to The Street, Lound, opposite the former Post Office.

4.1.4.11 Footpath **No 11** Church Alley Path, from St Celia to Church Lane at Lound Parish Church.

4.1.4.12 Footpath **No 12A** From Flixton Road opposite the old rectory to Green Lane north east of Park Farm. **No 12B** leads from Green Lane north east of Park Farm to the south west corner of the Town Pits.

4.1.4.13 Footpath **No 13** Leads from the south west corner of the Town Pits north through the Pits to Earth Lane. **No 13A** Leads from Earth Lane at Allotment Gardens north west to Eastwood Farm drive.

4.1.4.14 Footpath **No 14** Leads from the south west corner of Town Pits west to Ashby CP boundary, near the north east corner of East Wood.

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### **5. Character of existing Somerleyton village**

- 5.1 Somerleyton is a linear village, extending from the Staithe at its lower end, uphill and along The Street to its northwestern extremity at White House Farm. The pattern of settlement along the line of The Street is not continuous but alternates from one side of the highway to the other, with open views and enclosed woodland punctuating the groups of buildings. This has created a singular, well loved character to the place.
- 5.2 A sprinkling of Listed Buildings informs the quality and character of the village. Most notable of these is the group of mid nineteenth century Model Village cottages and school around The Green; which form one of the best known examples of this celebrated English Picturesque architectural genre. The whole of the village and some open fields, lanes and woodland around it form the Somerleyton Conservation Area which is fully mapped, described and appraised in Suffolk County Council's list of conservation areas (ref. [www.suffolk.gov.uk](http://www.suffolk.gov.uk) Listed Buildings and Conservation. Planning Portal). It does not contain any Listed Landscape, but Somerleyton Green and other spaces adjacent to the Listed Buildings of the village enjoy the benefit of forming part of their settings. They are protected as a result, from any unsympathetic or inappropriate development.
- 5.3 The distinct groups of houses, which form the “beads” on the string of The Street, are of contrasting kinds and include some non-domestic uses. This makes the village immediately visually interesting to walk through. This appraisal therefore follows such a walk, from south west to north east along the Street.
- 5.4 At the foot of the hill, above the river, Victorian brickworkers’ dwellings form the first group of dwellings. This has a distinctly architectural character. Twin terraces of these houses are arranged at right angles to each other, each with similar and unusual buff and redbrick decorative details and inset loggias. The space around them is partially enclosed by the rows themselves and partly by their modern garages and gardens to the south east. These additions were designed by Tayler and Green, who were world famous mid twentieth century English domestic architects. Their work graces the surrounding district. *See Note 1*
- 5.5 Around the terraces are mature plantings of trees and traditional hedgerows, some of large size. To the rear of the terrace houses is a tree and hedge enclosed communal green, forming spatial enclosure around them to the north.
- 5.6 Immediately north of Brickfield Cottages a modern terrace of dwellings, designed by Tayler and Green, runs parallel with them and now forms part of the whole group. These newer additions are notable in the

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landscape, as they run along the brow of the hill above the ancient Staithe Lane.

- 5.7 They are built with low pitched, modern pantiled roofs in a variety of brown and buff brick types. The terrace effect is formed by linking each individual house to its neighbour, with single storey dependent rooms, so forming a continuous façade. The houses step down the brow of the hill as it slopes towards the Waveney valley. The whole group, now mature in its garden setting, is an excellent example of modern, landscape driven domestic design.
- 5.8 Next along the Street is one of the periodic Somerleyton open views, here to the northwest over the Herringfleet hills and the Waveney Valley. At the foot of the slope the pantiled roof of the redbrick Duke's Head Pub enhances the sense of local character. In the distance the ancient round tower of St Margaret's Church Herringfleet is visible in the wooded landscape. At the top of the slope the White House stands in contrast, with its symmetrical white sash windowed front beneath a pantiled mansard roof. The eastern side of the Street is thickly wooded at this point, with forest sized trees filling the deep former brickpit and creating enclosure of the scene.
- 5.9 The pattern of development changes at the top of the slope and is marked by the presence of the village pond and a short row of cottages facing south across it. Here a listed pair of cottages face an appropriate modern neighbour, designed to enhance the Conservation Area. The surroundings of the pond are gardened to a high degree of horticulture by local volunteers, thus creating a botanic garden effect. With the White House and its courtyard wall to the west and north of the pond, the tall dense woodland to the south and Pond cottages to the east, this creates an enclosed space of singular character.
- 5.10 From here the pattern of development changes again, with individual large dwellings forming the street enclosure on either side. These have interesting brick details and face the Street with symmetrical Victorian façades. The house fronts have paired sash windows on either side of central front doors, railed or hedged gardens and are all of two storeys. Contrast is given by one half-timbered gable and open porch facing the Street at the cottage and its semi detached neighbour. Opposite Brisbane House is a late Victorian double bay red brick house with characteristic sash window details and slated roofs. Holly Lodge and Crown House, with similar symmetrical sash windowed facades and contrasting coloured brick details complete this group. The former is symmetrically fronted with its Victorian greenhouse offset and stands behind behind a broad lawn with trees.
- 5.11 The Village Hall marks the border between the individual houses described and a terrace of cottages, Widows Row. This change of house type is characteristic in the Somerleyton "streetscape". The Village Hall stands at

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the end of a short, gravel paved lode and is the result of the successful mid twentieth conversion of an older building. The architects were Tayler and Green, the design having details characteristic of their style. In this case an open flat roofed porch with a steep gable behind had integral planting boxes and patterned brickwork. The adjacent gable of Widows' Row forms the spatial enclosure of the group of houses just described.

- 5.12 Opposite the Village Hall two houses of the Morton Peto Close group are visible. (The others remain concealed from view by the tree planting of the amenity area, which is included in the Conservation Area.) These two houses on the Street are spectacular and semi detached, one with an apsidal end carrying free flying timber struts. They have plain tiled roofs with diminutive chimneys and are designed to attract attention. Moreton Peto Close forms a separate spatial grouping of houses and lies outside the Conservation Area, as do the two houses described above.
- 5.13 Widows Row, a Grade II Listed Building, lines nos 1-7 The Street opposite this pair of houses. It comprises six dwellings, within the same length of frontage as their modern neighbours opposite. The terrace is characteristic of Somerleyton Estate architecture, with simple buff brick detailing, timber porches, steep plain tiled roofs and prominent brick chimneys. Each cottage in the Row has its own low evergreen hedge, now picturesquely irregular with the passage of time, and having a characteristic Somerleyton Estate cottage gate. These have robust hardwood frames echoing the Crossley coat of arms. The Row concludes with the former village reading room. This is a later Victorian single storey building, with attractive terracotta details, lately converted successfully to a single storey dwelling.
- 5.14 Beyond this group lies a section of The Street open to both west and east, with the village bowling green standing opposite the Station Road junction. Here traditional thorn hedges flank the footpath on the north and the grassed road edge on the south. The traditional red brick and pantiled group of Mill Farm with its paddock, pond and outbuildings are visible behind the hedges on the northern side. Mill Farmhouse is a symmetrical early nineteenth century redbrick dwelling, with recently sympathetically detailed timber replacement windows. It has fossil gables, twin gable stacks and red pantiled roof. The whole ensemble is included in the Conservation Area, no doubt for its strong, traditional, local character.
- 5.15 Opposite Mill Farm a thorn hedged and ditched rectangular open field with grassed road verges stands between The Street, the lane to the Common and Station Road, terminating to the south at the wooded edge of Waveney Grange Farm. This field has been designated one of the two Development Sites for Somerleyton in the Waveney Local Plan. (WLP7.6) A small part of the northeast corner of this land lies within the Somerleyton Conservation Area. The rest lies adjacent to and visible from the Conservation Area.

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Station Road includes housing groups outside the Conservation area. The first of these is Morton Peto Close, a late twentieth century housing development grouped formally around a tree planted green, with integral garages forming a closely spaced composition of individual houses. Each of these has similar architectural details with sweeping red plain tiled roofs, buff brick walls and an absence of chimneys. The houses are planned with single storey large garages forming links between them, giving a strong sense of enclosure to the whole. Individual houses have some variation in their striking details. The whole has integrity and character, though whether this is consistent with the character of the existing village is debateable.

- 5.16 Further along Station road are a group consisting of two rows of terraced former rural council houses. They follow the conventions of design dictated at the time of their construction in the postwar period, by building materials shortages, standardised plans and design details. They are large in scale and sturdily built. As a result they do not contribute to the character of the village to any great extent.
- 5.17 At the southern extremity of the field designated as a development site (WLP7.6) and the right angled bend in Station Road stands Waveney Grange Farm, a traditional farm group with red brick farmhouse standing in its own wooded grounds. The group contributes traditional character to this corner of Somerleyton.
- 5.18 At Somerleyton Station the original station building, a row of former railway company cottages and one modern building, make an informal group. Standing at the edge of the marsh next to the line these create a miniature railway settlement, an outlier to the village. They contribute character by virtue of their woodland and marsh edge landscape setting, and their attractive nineteenth century details. The station has slated roofs with projecting parapets and a Tudor baronial terracotta chimney to the former first class waiting room. The cottage row has robust brick details and slated roofs with dark brick walls below. The modern house behind them is admirably modest in design and suits its woodland edge site at the top of the hill. It is of rendered brick with a second storey tucked under an extension of the roof slope, with views over the Waveney below.
- 5.19 At its junction with Station Road the Street changes character once more. On the northwest side the footpath adjacent to Mill Farmhouse joins it at a large oak. Facing this is the gravelled roadway leading to The Common, lined on the north-eastern side by the Park Wall. This is a characteristic feature of the village and here curves round a wood of mature oak and sycamore to form one side of the sinuous Street. The wall is of red brick, is five feet high and dates from the late eighteenth and early nineteenth century. It has a chamfered brick base, English bonded brickwork and a coping of large semicircular bricks laid over a canted weathering course.

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- 5.20 Opposite the Park Wall, from the footpath to the Rosery, the Street has a tall hedge on its northwest side, so as to obscure the traditional cottages and their gardens. It affords only glimpses of the sash windowed, two storey detached redbrick cottages. The dwellings so concealed are: Oak Cottage, The Retreat, Laurel House, The Haven and the Coach House. These all date from before the Model Village, thus from late eighteenth to the early nineteenth centuries. Then Floral Loke opens to the left between a pair of brick gate piers, providing a glimpse of a group of traditional buildings and The Cottage at its far end.
- 5.21 Floral Loke is screened from the next property on the Street, The Rosery, by a brick and flint flank wall. The Rosery has a special character, which is recognised by its Grade II Listing. The flank wall runs to support the southwestern part of the house's symmetrical, sash windowed façade. An opening in the southwestern end of the façade provides a way through to the courtyard at the rear of the house. The front garden of the Rosery is screened from the Street by an evergreen hedge growing above and behind the railed front garden wall. The whole composition and the formal front garden, with dwarf fruit trees is visible from the pavement through the wrought iron gate with its brick piers. The presence of this house is further enhanced by a white flagpole with Union Flag, which is visible above the hedge and flanking walls as you walk along the Street.
- 5.22 The next property is contrasting in character but consistent in scale. This is the Victorian former village Post Office, shop and tearooms. The design follows the Somerleyton Victorian estate style, with plain tiled steeply pitched roofs, prominent decorated brick chimneys and lattice paned casement windows in brick walls. The façade is symmetrical, with paired cottage bay windows and a central door below a canopy. Some of the Victorian signage and shopfront details have recently been lost, thus diminishing the character of the Conservation Area.
- 5.23 Japonica and The Nook stand next door and are built in the same style as the former Post Office. This semi-detached pair of two storeyed, estate cottages also contrast with their neighbour, as they are asymmetrically designed and thatch roofed. They stand free as a single building within their surrounding cottage gardens. Their architectural details are similar to those of Widows Row, described earlier in this perambulation.
- 5.24 An open vista separates the pair of cottages from their neighbours along The Street, a terrace of mid twentieth century bungalows. These old persons' houses follow the village tradition by being set back from the street, with carefully tended front gardens and low hedges with garden gates. They are modest in design, having a single continuous lowpitched, tiled roof and white pvcu window frames. Each is provided with a simple chimneystack

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and inset porch. They are separated from the Forge Garage, their next visible neighbour, by a high evergreen hedge.

- 5.25 The Former Forge Garage, a single storey, pantiled and gabled redbrick building has an extended, gabled canopy and stands free within its surrounding tarmac apron. It has an attractive raised brick flowerbed in front of it. To its left Blacksmith's Loke leads to a substantial paved rear yard, with a row of outbuildings and a gate to the former oil distribution site behind. This and other land to the rear of the Street properties comprise one of the two Development sites for Somerleyton, delineated in the emerging Waveney Local Plan.(WLP7.5) This backland site lies entirely within the Somerleyton Conservation Area but contributes little to its character since it is at present largely invisible from the Street.
- 5.26 Next along The Street lies the garden of Forge House, with evergreen hedges. At the street front the hedgeline rises to meet the taller evergreens around No.3 The Street. This is a simple, single storey, redbrick early nineteenth century, pantiled, pavilion roofed cottage. The surrounding hedging conceals another straight access lane, Policeman's Loke. Lined by tall hedges on either side, this loke reveals a glimpse of Appletree Cottage at its far end, a later building with traditional details. These glimpses at the end of lokes contribute character to the Conservation Area by virtue of their element of surprise.
- 5.27 From this point on the character of the cottages along The Street conforms strictly to the Model Village aesthetic of Somerleyton Green. This is identical to the architectural vocabulary of Japonica and The Nook, seen earlier. Numbers 2a and 2 The Street form a pair of semi detached cottages very similar to the previously seen semi detached pair. They are set back from the Street pavement behind low evergreen hedges, with characteristic Somerleyton cottage gates.
- 5.28 Opposite the sequence of houses and buildings just pictured on the north side of The Street stands the Park Wall. This describes a subtle, gentle curve, to sweep around the Hovercraft Monument at its northern end. This is opposite The Green and at the junction of The Street and the B1047. The Wall encloses mature mixed woodland and several ponds. Wall and trees screen the Common from view and protect an informal wildlife sanctuary within.
- 5.29 Somerleyton Green is the climax of the walk this description takes through the village and Conservation Area. It is a deliberately designed and executed piece of rural landscape architecture, combining both the enclosure of green space and the design of the cottages and their gardens around it. It is thus the defining element in the character of the village as whole. Since the Estate has been able to control the design of most buildings in the village for the past two centuries that character is strongly visible and unifying.

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- 5.30 The Village Green starts with No 1 The Street, a large semi detached thatched cottage built back to back with No 23 The Green. This pair of dwellings consist of two storeys, with intricate thatch details, decorative terracotta chimneys and half timbered first floor walls. The ground floor is built of buff brick and the pair are planned so as to turn the corner and lead the eye of an observer towards the Green. Casements in both houses are latticed and there is a degree of oversailing of their upper storeys.
- 5.31 The pair of cottages make an eye catching marker building at the south-western edge of The Green's architectural composition. Nine other domestic buildings compose the picturesque arrangement of cottages, combining together to create this celebrated architectural design. They are arranged around a roughly semicircular green and are served by a gravelled roadway around its perimeter. Each garden fronts the Green and is delineated by a low evergreen hedge, with the characteristic Somerleyton gate, described earlier in this perambulation.
- 5.32 Nine more domestic buildings, comprising single, paired, tripled and quadrupled houses are arranged informally around the Green. The precise size of each and their relation with their neighbours is carefully judged. So are the materials and the details from which each is constructed. The apparent informality of the whole composition is in fact the result of methodical design. The individual buildings have either thatched or plain tiled roofs and have their walls built of red or buff brick, with upper storeys sometimes timber framed and elsewhere of brick. All the houses have large chimneys, which create an animated skyline, particularly noticeable when they are silhouetted at dusk.



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- 5.33 One older building, a former farmhouse, was incorporated into the composition of the Green. This stands at its northern edge and is of two storeys with a characteristic catslide roof, a local feature of domestic buildings, starting in the late mediaeval period. It is now white washed, with pantiled roof and prominent chimney. It forms a striking contrast to its neighbours.
- 5.34 The School concludes the picturesque composition of The Green, and is the largest building here. This is a virtuoso design in thatch, terracotta and red brick, with lattice casements in timber framed walls and a red brick perimeter wall. Its architecture “piles up well”, with the central lantern and its chimney forming the high point of the composition. It has an Edwardian extension carefully designed to accord in character with the original building. With its surrounding mature trees the School forms the architectural focus of the Green and defines its overall character.
- 5.35 The landscape treatment of the open space of the Green is as subtle in design as the cottages and school around it. A series of small fruit trees line the southwestern edge of the grassed space, punctuated by twin mature horse chestnuts at either end of the row. All these trees have been chosen for their spring blossom, a luminous pink in the case of the chestnuts. In the northern sector of the grass perimeter a single mature tree complements them. Around the school wall an unexpected stand of old Scots Pine trees shade and overtop the school and its walled playground. Next to them a younger but lofty cut leafed maple produces a vivid red autumn show at the start of the school year.
- 5.36 The Green is also graced by the presence of other, manmade landmarks. Next to the pavement of the busy B1074, is the village sign. This is a carved polychrome celebration of Somerled, the founding, supposedly Viking father of the settlement. He stands with an array of finely wrought iron around him. On the southwestern perimeter is the former village pump, signed in cast iron by its maker, Mr Ransome of Ipswich. This is a reminder of the Victorian philanthropy which drove the creation of the whole “Model Village” project.
- 5.37 Across the Street, on the corner of the Common stands the late twentieth century monument to the Hovercraft and its inventor. This takes the form of an elegant turned sandstone column with curved base. The cylinder is inscribed with the citation in correct Roman lettering and cursive flourishes. It is surmounted by a bronze model of an early version of the hovercraft. The monument and its neighbours are also contributors to the unique visual character of the village

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- 5.38 Behind the school and to its northeast, the perimeter road around the Green rejoins the B1074 to complete its circuit. North east of this and adjacent to it the former village police house remains, now in private ownership. This appears to date from the 1950's but has lost its original County Constabulary plaque. It has a suitably baronial overdoor, broken pediment, with Baroque scrolls. The house is otherwise modest, with dark red brick walls, leaded casements and plain tiled roof. An appropriately designed rear extension is at present under construction (Feb. 2018).
- 5.39 Between the former Police House and White House Farm the Conservation Area includes, to the northwest of the road, a tract of open farmland with traditional field boundary thorn hedges. On the south east of the road it includes the tree lined Park edge but avoids the nineteen sixties Rectory in favour of the Park Wall, which here continues straight as far as the drive to Park Cottage.
- 5.40 At the junction of the B1074 with Market Lane the Conservation Area takes in an acreage of farmland associated with White House Farm, standing to the north of the road junction. The Farm, its outbuildings and ponds, are also included. The farmhouse itself is now divided into two smaller dwellings, but retains its features. It has simple wooden casement windows beneath brick relieving arches, plain white painted walls and a plaintiled roof. Its adjacent farm buildings include some older, brick and pantiled structures as well as several large-scale modern, metal-framed sheds. Fragments of perimeter walls remain in some places.
- 5.41 To the west of the Farm the Conservation Area takes in the modern Village Gateway, a white fenced affair, before including Holly Gardens, with its pond and garden. The cottage is an attractive, probably late eighteenth century, unlisted white painted building with a thatched roof. It has contiguous outbuildings, which form a three sided courtyard with it. With White House farm the cottage and its garden form a group marking the entrance to the village. Their character is modest but they contribute to the traditional appearance of the whole.
- 5.42 West of Holly Gardens the Conservation Area runs for some metres and becomes only a few metres wide over the road verge, in order to reach numbers 21 to 24 St Olave's Road. These are an unspoiled row of eighteenth century red brick estate cottages with a single, hipped roof of black glazed pantiles. The cottages retain their leaded casements and close boarded painted doors, as well as their white paling front fences and traditional gardens. Next to them to the east the former pit and its stand of mixed woodland are included in the Conservation Area. This group form the extremity of the Conservation Area along the Herringfleet Road. Their contribution to the character of the Conservation Area lies in their unspoiled

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eighteenth century appearance, complete with their original cottage garden details.

- 5.43 Along Market Lane the Conservation Area includes the Park Wall to the east as well as a strip of its adjacent woodland, as far as West Lodge. Here it includes the Lodge itself and a part of the hedgerow and woodland along the west drive to Somerleyton Hall.
- 5.44 West Lodge is an example of a "Cottage Ornee" a single storey house type favoured by the landscape architects of the late eighteenth and early nineteenth centuries, for its picturesque qualities. Here West Lodge has the required elaborate thatched roofs, the L shaped ground plan, dramatic chimneys, rustic porch timbers and bay windows. Together with its garden, evergreen hedges and black painted metal park railings it is an unspoiled, high quality example of aristocratic rural architecture. As such it may be seen as a precedent for the Model Village itself. Although located remotely outside the village proper, it contributes strongly to the character of the village and Conservation Area by virtue of its high quality of design.

***Note 1** (See [openlibrary.org/books/OL18598189M/Tayler\\_and...](http://openlibrary.org/books/OL18598189M/Tayler_and...) **Tayler and Green**, Architects 1938 - 1973 by Elain Harwood, 1998, Prince of Wales's Institute of Architecture edition, in English*

### **6. Character of existing Lound village**

- 6.1 Lound is a compact linear village lying north-south along its single Street. Its buildings are arranged in a subtle but clearly defined group of successive spaces. Each of these is enclosed by a combination of houses, trees, banks, hedges or walls. The character of the village is created by the interplay of all these elements, with the traditional terraces of cottages at its core setting the tone for everything else that has been added.
- 6.2 Mardle House and its extensive traditional barns and farm buildings mark the northern extremity of the settlement. This is a three storey listed building of character, with sash windows on its southern front. The house is surrounded by tall, mature trees which make it a striking start to a walk through the village.
- 6.3 The Mardle village pond creates the first enclosure of space within the village, close to its northern extremity. The space is largely defined by the native trees growing around its edge and across the Street on its western side. This creates a special rural character involving water, reflections and seasonally changing colours.

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- 6.4 The car park access to the north of the Village Maid public house leads to Snake's Lane, an unspoiled, traditional country footpath, lined on either side by ancient oaks standing in thorn hedges. This leads through partly wooded countryside to the ancient church at Ashby, then beyond to Somerleyton and Blocka Hall. Links to the local footpath network are strong in Lound and contribute greatly to its special character.
- 6.5 The Village Maid public house compliments the space around the pond and forms part of its southwestern enclosure. It has a traditional grey painted render and is part of a row of long and low buildings along the Street's western edge. The pub itself is of two storeys, with sash windows and a hipped, pantiled roof, with a generous central chimneystack. Retention of a traditional pub is a strong asset for a village of this size and creates part of its attractive character.
- 6.6 The second enclosed space is created by two terrace rows of cottages, one of them old and the other recent. This is the Green, an open grassed area with flowering trees and a low railing protecting it from vehicles. On its northern side a pair of cottages in pavilion form create enclosure together with their hedge and fence line.
- 6.7 Along the eastern side of the Green is a short access road, serving a row of modern cottages with traditional details. These have framed porches and pantiled, pitched roofs below a single ridge, with a returned gable wall at their northern end. This composition is balanced by the presence of a pyramidal roofed garage at the southern end of the terrace.
- 6.8 The Green borders the eastern side of the Street and faces an older group of cottages on the other, western side. These are in the shape of a traditional informal two storey terrace. They have a roof consisting of a single plane slope, but having different ridgelines and roofing tiles and colours belonging to each property within. Their street elevation shows that the cottages were built piecemeal. They include one very narrow frontage. The group is enhanced by the return of a gabled end at its northern extremity. This echoes the modern gable across the Street, and together they form a pleasant sense of enclosure. The southern end of this informal terrace is punctuated by a former farmhouse with a black pantiled roof. The form of the Green as whole gives a strong sense of the traditions of the village continuing to be observed. This small modern green with houses well designed now forms part of the integrated character of the village.
- 6.9 The next spatial group lies a foot or two below the level of the Street on its eastern side. Blacksmith's Loke, an ancient, gravelled side lane, is lined on its southern edge by a row of old colour washed cottages with tiled roofs. A thorn hedge, the back of the pyramid roofed garage building facing the Green, the gable wall of the Green terrace and an electricity substation wall successively enclose the space on its northern side.

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- 6.10 The Loke is characterised by the row of buildings on its southern side. These consist of, first Forge House, a pyramidal roofed nineteenth century building on the corner of the Street. This is followed by a modern metal framed building on the site of the former blacksmith's forge yard, followed by five much older cottages. The first of these is Victorian and of two storeys. The centre pair of cottages are older and of one build, with a lower roof ridge. The whole row is picturesque in its irregularity of roofline and scale, with the smallest house being scarcely one and a half storeys high.
- 6.11 At the end of the Loke the space is partially closed by two houses built together, Saint Celia's. They face west and the mature planting of their gardens largely obscures them from view. The pair have been much altered since their construction, but have an older origin than their present appearance suggests. To the south of these the remaining, unbuilt eastern end of Blacksmith's Loke gives a glimpse of open country beyond the village enclosure.
- 6.12 Blacksmith's Loke gives access to the rich pattern of footpaths, old and new, which give Lound its attractive pedestrian links. One of these leads to the Parish Church via Church Alley Passage, a narrow footpath between thorn hedges. Others lead to the Village Green and Village Hall, the outlying hamlets of Cuckoo Green, Bloodman's Corner and ultimately to Hopton Village and the sea. The Loke itself contributes the sense of being in an ancient place connected to its hinterland. This is the essence of rural settlement character.
- 6.13 The next distinct enclosure of space within the village envelope is formed by two rows of traditional cottages and houses, some of them showing distinct Somerleyton Estate origins. The western enclosure of this space is made by a terrace cottage row at the southern end of the group being turned at right angles to the Street. This projection of a gable wall out from the frontage is similar to that made opposite the Green. Enclosure to the east is made by the double line of the front garden walls and the terrace front itself. Planting in these gardens makes the sense of enclosure less harsh than that opposite.
- 6.14 Numbers 41 to 51 The Street make an informal row of cottages, mostly built in red brick with tiled roofs. The row starts at its northern end with the Mardle Café, (the former post office and shop, still having the village postbox in its wall). The Café has recently become a central, community focus for the village and draws visitors from a wide hinterland. Like the Café the rest of this row have narrow front garden strips, fenced or walled from the road. Black pantiled roofs cover the Mardle and its adjacent red brick cottage with small modern addition (originally a pair). These are followed going south by a nineteenth century cottage built in buff bricks, with detailing reminiscent of the Somerleyton Brickfields houses. These terraces

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

form the central spine of traditional buildings which give the village its special character.

- 6.15 Numbers 44 to 58 The Street form a row of heterogeneous older cottages, making a continuous terrace. Some have dated Somerleyton estate insignia and all of them have variety of detail and character, being in the main colour washed. They are separated from The Street by front gardens with low fences and walls and have shrubs and trees, which add to the sense of enclosure and location. Together with the narrow front gardens of the cottages opposite they complete the spatial enclosure of this part of The Street and village. Part of the character of the village lies in its history within the Somerleyton Estate and the visible evidence is clear at this point on The Street.
- 6.16 South of this group Numbers 40 and 42 The Street lie within a short loke. No 42 at the eastern end closes the space the loke forms. Both houses appear to be of recent construction and lie adjacent to the designated Development site in the village (WLP7.14). The eastern of the two is in fact a much older building encased in recent additions, while its neighbour is entirely recent and not of the same scale as the rest of this part of The Street. There is little contribution to the character of the village here.
- 6.17 To the south of these houses lies WLP7.14, the Designated Housing Development Site. This is L shaped, with a frontage onto The Street. Development of this important frontage will make or break the existing coherent, high quality character of the village street described above. The entrance to the site lies above street level by a metre or so and will require a sloping approach road and vision splay. The use of thickset hedging and other traditional details to shape the visual intrusion into the streetscape of Lound will be essential for successful design here. To the eastern, back of the site the Church Alley Passage footpath runs between its thorn hedges, Any development of the site will have the opportunity to link with this and the Street by means of a new footpath across it. This may be a means for the new development to contribute to the village character.
- 6.18 Back on the Street Numbers 25 to 39 The Street form a modern terrace of houses, built originally as Local Authority housing. This is set above street level, behind its own front garden green space. The character is one of solid, simple brick architecture, with tiled roofs and plain chimneys.
- 6.19 Numbers 21, 21a and 23 The Street have an interesting plan form, alternating larger units of single storey accommodation with lower roofed elements. The details are plain with modern pressed pantiled, monopitch roofs of a single slope. The bricks are dark brown and the whole is set above and behind a mature traditional hedge at the top of the roadside bank. Consequently, this group has little effect on the character of the Street.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

- 6.20 Opposite these the Street on its eastern side is edged with a grass bank, behind which a single, hedged paddock lies. This has planning permission for an underground house. North of that is a footpath entrance to the Village Green. The Green is a conspicuous community asset in the village, located centrally, provided with a shelter and a network of footpaths linked to the ancient system. In particular it benefits from excellently planted and maintained quickset hedging, a strong character creating feature of the village.
- 6.21 Numbers 1 to 7, 9 and 11 and 13 to 19 The Street are all nineteen fifties council house terraces. They too are set above street level, behind front garden green space, with a connecting footpath inside the hedge above the bank along the Street. Their height and volume do affect The Street's character, being taller and more bulky in appearance than the traditional cottage forms. They have a solid, simple brick architecture, however, with plain tiled roofs, simple chimneys and a generous scale.
- 6.22 No 2 The Street forms an end enclosure of Street at the crossroads with its opposite neighbours. The building is the former late 19th century village school, now virtually invisible behind an overgrown thorn hedge. The building also fronts Church Lane and with its former teacher's house, now altered, creates a companion to the modern Village Hall. The latter is single storey with an attic meeting room. It has a modern pressed tile pavilion roof. The Hall was built, by parishioners themselves over a period of several years. It is as a result much used and cherished as a community asset and its contribution to the character of the village is very significant. The modest gravelled car park around the building is separated from the Village Green behind by mature quickset hedges; through these an opening to the footpath network links it with the parish church, Village Green and the village beyond.
- 6.23 The Grade I Listed Parish Church of St John the Baptist stands to the east of the Village Hall and Green. It is a striking mediaeval building with flint round tower and spectacular twentieth century interior fittings, much visited by enthusiasts. It is visible with its ancient trees from the Street footpath entrance to the Green, the crossroads and the start of village street.
- 6.24 To the west of the crossroads at the southern end of the Street, Earth Lane leads out of the village envelope towards the former marlpits which now are managed as a wildlife and picnic area, another community asset. Earth Lane has some nineteen sixties houses and a small Tayler and Green old persons' housing development arranged around a green and stepping northwards downhill in two short terraces. This is the sole character element contributed to the village along Earth Lane. Beyond stands a pair of postwar, semi-detached Somerleyton estate house in their own gardens.

# **Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan**

## **Regulation 14 Consultation Statement**

The following Consultation Statement comprises a compilation of all the feedback received from the community and stakeholders from the Regulation 14 consultation process.

Feedback was received a number of ways (online, open meetings, letters etc) and is collated here. The feedback was discussed by the Neighbourhood Plan committee and its response and/or action agreed to each point is recorded here.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

### Regulation 14 Consultation Feedback - Responses and Action Plan

Comment responses – Red

Comment responses resulting in an action – Green

Numbers in parenthesis denote date that NP Committee discussed comment.

Comment	Originator Medium	Action/Comment
Thank you so much for all your hard and diligent work in producing our Neighbourhood Plan.  It reads well, reflects nicely the results of the 2017 questionnaires and conforms well with Waveney's Local Plan.  Looking forward to the next and final stages	Gerda Gibbs Webpage	No action (09/03)
If any social housing built could be bungalows it would be amazing as I live in the village but due to declining health I need a bungalow 2 bedrooms as my grandson lives with us and I really don't want leave the village	Theresa Rudrum Webpage	Policy LAHS1 supports smaller homes  The need for single storey dwellings should be drawn out at the Planning Application stage for a specific design proposal. Public consultation on the proposal will enable a need for bungalows to be included to be considered by the Planning

		Committee, if none are included in the design. (09/03)
I read the neighbourhood plan with interest as I live opposite the proposed plot for the new properties in Lound. I was pleased and relieved to see how much thought has gone into this, especially with regard to the planting of shrubs and trees, and the requirement that new properties maintain the feel of the village. This will enhance the area beautifully. I know how much time and work went into this neighbourhood plan, and this shows in the finished product. I look forward to watching it all develop over the course of time.	Jill Brown Webpage	No action (09/03)
Can we be given assurance that the property Jernigan will be left with a garden area to the rear of the property? At the moment the plans show the land is to be used up to the border of the outbuildings. It is would be unfair that it would be the only property in the village to not have a rear garden.	Jean Lindsay Webpage	Not applicable to NP  This issue is one that can be raised at the Planning Application stage.  A lack of garden space that results from the proposal can then be raised and discussed by the District Council Planning Committee. They can require an amended design to retain garden space if the proposal reduces it unnecessarily. (09/03)
Natural England does not have any specific comments on this draft neighbourhood plan.	Natural England  Email	No Action (09/03)

<p>1) There is no discussion regarding the provision of school places for the larger number of children who will be living in the neighbourhood.</p> <p>2) With additional inhabitants, the village could benefit from, and support, a convenience store/post office. I'm surprised to see that no mention is made of this.</p>	<p>Sue Cox Email</p>	<p>(1) SCC have, based on current forecasting, confirmed that Somerleyton School has sufficient capacity (09/03)</p> <p>(2) LAHS 9 supports local businesses, and a proposal for a shop and/or Post Office would therefore gain Planning support and, recent village initiatives have commenced with a view to providing a community village shop. (09/03)</p>
<p>Many thanks for the recent update on the Neighbourhood Plan for Lound with Ashby, Herringfleet and Somerleyton. It is extremely detailed and thorough. I am pleased with the attention to our natural environment, the historical importance of the area and the desire that the new properties will reflect those already built and should 'fit in', providing as well the types of dwellings that people need, not just desire. The pedestrian and cycle route suggested through the Mill Farm Field in Somerleyton is a great suggestion for so many reasons.</p> <p>I look forward to seeing more detailed building plans but feel it is very important that we ensure the Design Guidelines for each site are adhered to, as they seem very much to reflect what people need and deserve.</p>	<p>Julie Reynolds Email</p>	<p>No Action (09/03)</p> <p>The Design Guidelines forms part of the NP once it is adopted. The NP then becomes part of the Local Plan and its requirements must be followed by any planning proposal. (09/03)</p>

<p>Policy LAHS 2 Development of Allocated Sites</p> <p>We note that it is proposed to allocate sites for residential development including a site which currently appear in the Local Plan. Anglian Water has no objection to the principle of residential development on the sites identified in the Neighbourhood Plan.</p> <p>The adopted Waveney Local Plan includes district wide policy relating to sewerage, sewage treatment and the use of Sustainable Drainage Systems to manage surface water (Policy WLP1.3 - Infrastructure and Policy 8.24 - Flood Risk)</p> <p>As the Development Plan is intended to be read as a whole it is not considered necessary to include similar requirement in Policy LAHS2 the Neighbourhood Plan.</p>	<p>Essex and Suffolk Water</p>	<p>No Action (09/03)</p>
<p><b>Neighbourhood Plan</b></p> <ul style="list-style-type: none"> <li>• 1.3 – and the Broads Authority.</li> <li>• Objectives – should landscape and the Broads be mentioned in the objectives? They are mentioned in the vision.</li> <li>• LAHS1 only includes numbers of bedrooms, but 7.1.7 implies that it endorses design elements – but the policy does not say that. You may wish to clarify 7.1.7 and LAHS1.</li> <li>• LAHS1 Housing Mix. What does ‘preference’ really mean? As a developer do I need to just say ‘I can make more money on one 5 bed house’ and that will be accepted as ok? Do you want a more</li> </ul>	<p>Broads Authority</p> <p>Email</p>	<p>Text added</p> <p>New objective added: To protect and enhance the rural, and historic qualities, the scenic beauty of the upland countryside and its margins with the Broads.</p> <p>The emphasis on the design principles would be better placed preceding LAHS4 and the NP will be revised accordingly. (09/03) Action taken 7.1.7 deleted, LAHS 4 already has preceding ref to Design Guide.</p> <p>Preference means ‘supported’ in this context. The policy articulates the community’s aspirations.</p>

<p>formal sequential approach? Do you want a more robust approach?</p> <ul style="list-style-type: none"> <li>7.2.2 – what about the fact that with less than 10 dwellings there is likely to be no affordable housing. Does that contradict the objectives and vision? Especially the social objectives.</li> <li>7.2 and 7.5 and 9.2 part of 9.3 and 9.4 – there is no policy. So, is this section just commentary? How would Development Management Officers at the LPAs be expected to use this section? Can its status be clarified? Is it just background?</li> <li>The photo on page 10 – what is that linked to? Is it meant to show the green space, parking or homes?</li> <li>Should section 7.3 refer to the allocation for residential moorings at Somerleyton Marina in the Local Plan for the Broads? The design principles may not apply, but reference to that might be prudent to show that the NP acknowledges various types of housing need.</li> <li>7.3.5 – and the Local Plan for the Broads.</li> <li>The para after 7.4.3, 7.5.8 may need a number?</li> <li>LAHS3 – it would be prudent for the supporting text to refer to the open space policies in the Waveney Local Plan and Local Plan for the Broads. It could be stated that LAHS3 expands on those.</li> </ul>		<p>7.2.2 No, it is accepted that affordable housing will be incorporated in line with Waveney Local Plan policies, however LAHS1 supports smaller dwellings. (09/03)</p> <p>This section is commentary and background information for readers of the plan.</p> <p>This is an example of an attractive local housing development for illustration.</p> <p>Reference added</p> <p>Reference added</p> <p>Paragraph numbering updated</p> <p>Reference added</p>
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<ul style="list-style-type: none"> <li>• 8.1 para 2- what about mitigating climate change – reducing emissions in the first place? This section talks of adapting to a changing climate and not reducing emissions.</li> <li>• 8.1 we suggest this change ‘New developments will be expected to take into account the impacts on enhance biodiversity and climate change’ needs to be updated to keep step with new biodiversity gain requirements.</li> <li>• 8.1 does not mention the Broads.</li> <li>• 8.1 we suggest this change ‘New developments will be expected to take into account the impacts on enhance biodiversity and climate change’ needs to be updated to keep step with new biodiversity gain requirements.</li> <li>• 8.3.4 – is there scope for a community project to tackle this? Perhaps a school travel plan?</li> <li>• 8.4 – and the Local Plan for the Broads.</li> <li>• LAHS6 – have you liaised with Suffolk County Council Highways about this? Also, with East Suffolk?</li> <li>• Map on page 11 shows a Neighbourhood Plan allocation. I think it is called LAHS4, but it is not clear on the map. LAHS4 however is a design policy. Is the Neighbourhood Plan allocating the land shown as blue on the map on page 11, and if so, where is the policy?</li> <li>• The Plan is lacking in detail on Objective Env 6 ‘To plan for climate change, biodiversity and landscape conservation’. The mechanism for the creation of the plan and proposals where action could be lacking are missing.</li> </ul>		<p>8.1 This point is agreed and the text is changed to “New developments will be expected to enhance biodiversity and mitigate against climate change” (09/03) (17/06 ESC correction)</p> <p>This has been addressed within the NP documents</p> <p>Reference added</p> <p>Text updated</p> <p>Text updated to reflect this.</p> <p>Text updated</p> <p>ESC and SCC have been consulted on the plan</p> <p>Correct observation. The reference LAHS4 will be revised to LAHS7 (09/03)</p> <p>Any residential development within the NP (excluding the Broads) will be expected to adhere to the Design Guide/Masterplan</p> <p>This objective has been removed.</p>
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<p>Could the plan set out where and how enhanced provision of biodiversity is going to be provided. This could be around the school, green, church, parish hall and the mardle (pond).</p> <p>Other elements to add that are missing:</p> <ul style="list-style-type: none"> <li>o Reference to the published aspirations of landowners to enhance biodiversity. WildEast - A Movement of People, For Nature, Forever In East Anglia</li> <li>o Any aspirations or proposals for first time rural sewage provision to reduce the nutrient input into the waterways via the groundwater and thus protecting biodiversity</li> </ul>		
<p><b>The Design Guide</b></p> <ul style="list-style-type: none"> <li>• The design guide does not adequately reflect the Broads. There are many comments made on the design guide below. The issue is that what is in the design guide is effectively made policy by policies in the Neighbourhood Plan. The design guide needs to be amended to reflect the Broads and related documents and our comments.</li> </ul>	<p>Broads Authority</p> <p>Email</p>	<p>The plan has been amended so that the design guide will only apply to the East Suffolk part of the neighbourhood area and not the part in the Broads.</p> <p>Any development that is within or abuts the BA area will be subject to the BA planning requirements, however all other developments are not compelled to do so.</p> <p>In recognition of the above the following is added as 7.5.9 to LAHS4 preamble – “The allocated sites do not impact the Broads Authority, but any future development that does should take the Broads Authority requirements into account” (09/03)</p>

<p>Design Guide</p> <ul style="list-style-type: none"> <li>• In terms of the special qualities of the Somerleyton village itself, you would say that one of the most distinctive things about it is the cottages presumably built by the estate and giving it almost the appearance of an 'Estate village'. I can understand why they have therefore focussed on that in terms of their policies / design guide for the main village itself. However, the village is on the edge of the Broads and the western edge is within the BA area so this does need to be considered.</li> <li>• Page 7 talks of three allocations. See comment previously about the NP map showing one allocation with no policy. Can this situation be clarified please?</li> <li>• Page 7 – last set of bullet points. Why have no Broads Authority documents been considered/assessed/mentioned?</li> </ul>	<p>Broads Authority</p> <p>E-Mail</p>	<p>See above</p> <p>A map of Somerleyton which has two site allocations, and the third allocation is shown on the Lound map both of which can be found in the NP (09/03)</p> <p>Reference to BA planning requirements has been included into the LAHS4 preamble (09/03)</p>
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<ul style="list-style-type: none"> <li>• 3.2.2 – Parts of Somerleyton fall within the BA Executive Area and we therefore perform the role of LPA in this area. Need to include relevant policies from the BA Local Plan and other relevant docs re moorings / waterside buildings and ‘Keeping the Broads Special’ etc. This does not mention the adopted Local Plan for the Broads and it needs to.</li> <li>• Figure 5, page 10-11 – don’t forget that there is an allocation for residential moorings at Somerleyton Marina – see Local Plan for the Broads.</li> <li>• Pages 13 can the Marina allocation be shown on the Somerleyton Plan?</li> <li>• Page 14 – make reference to the ‘wooded ridge’ which runs along the eastern edge of the Herringfleet Marshes and forms quite a local landscape feature? The differentiation in height is clear from the plan.</li> <li>• Page 14 – for planning purposes, the Broads is not a National Park. The Broads has a status equivalent to a National Park.</li> <li>• 3.2.5 says: ‘The large grade II* listed was originally Tudor-Jacobean but what you see today is largely Victorian’. Seems that there is a word like ‘building’ missing.</li> </ul>		<p>Somerleyton enjoys. (09/03)</p> <p>The NP references the Local Plan for the Broads and is referenced in Objectives 5.3, affording it significant prominence (09/03)</p> <p>See above, referenced in 7.3.6 (09/03)</p> <p>Additional plans are being assessed and will be added</p> <p>We have no facility to revise this plan, but as reference to the Local Plan for the Broads is made, details are signposted (09/03)</p> <p>As stated, we have no facility to revise this document (09/03)</p> <p>Apologies on behalf of the author, but the error is not material, given the equivalence. (09/03)</p> <p>Agree an error, but does not detract (09/03)</p>
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<ul style="list-style-type: none"> <li>• 3.2.5 – this needs vast improvement. Somerleyton is partly within the Broads. As this section is about culture, there is much to say about the culture of the Broads. The paragraph might be ok, but the reference to the Broads Plan should be removed. Perhaps replace with 'Broads' and go on to say the cultural aspects of the Broads.</li> <li>• Page 15 last para – the Conservation Area is part in the Broads and part in ESC areas. The Broads itself is a landscape designation and this section needs to say that. The Broads is not split – it covers Norfolk and Suffolk, but it is the Broads. Somerleyton falls within the Broads, not Broads Plan. As such, the settlement has strong cultural traditions linked to the wider Broads area.</li> <li>• Page 15 – grade II* listed Smock Mill at Somerleyton (Herringfleet mill) as well. I'm not sure that I would agree with the statement that the CA designation gives protection to all of the buildings and would suggest this is removed. They could say that 'buildings within the CA have some different permitted development rights and development is expected to enhance the conservation area'.</li> <li>• Section 3.2.7 needs to mention and assess our Landscape Character Assessment.</li> </ul>		<p>3.2.5 This provides a high-level overview and is not intended to provide great detail of any specific element that makes up the area. Arguably, Somerleyton Hall dominates the public image of the area, but it only commands one paragraph, barely larger than the Broads. (09/03)</p> <p>Apologies on behalf of the author, but the error is not considered material. (09/03)</p> <p>The point is not material to the NP as developments within Conservation Areas will, by default, have to comply with those requirements that protect them. (09/03)</p> <p>This is a Broads Authority requirement that is not mentioned in the NP, because like all other Planning requirements, the NP does not seek to repeat them. (09/03)</p>
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<ul style="list-style-type: none"> <li>• Page 18 – mention of Somerleyton (do they mean Herringfleet?) Mill and engine house at the east of the area – do they mean west?</li> <li>• Page 23 says ‘In Lound the public footpath leads east from Blacksmith’s Loke where it splits and heads east to Hopton-on – Sea or south towards Church of St John the Baptist on Church Lane should be retained and enhanced in future development’; I don’t think this makes sense. It needs a read and re-wording.</li> <li>• Page 23. What is ‘River Waveney Special Area’? Could they just say should link to public footpaths along the river, if that is what they mean?</li> <li>• Page 23 ends with an ‘and’.</li> <li>• 4.1.5 bullet 2 – Broads Plan or Local Plan for the Broads? Probably the latter.</li> <li>• Page 27 – The Broads Local Plan, not Broads Plan. Proposals within the BA Exec area need to comply with all of the Local Plan policies, in particular those on character and landscapesensitivity are of relevance to the Design Guide.</li> <li>• Page 31 – bullet point 3 – ‘The existing character must be appreciated.’ – would it be better to remove this sentence which does not really mean anything – (how would a developer show they appreciate the existing character?) and just say ‘Architectural</li> </ul>		<p>Apologies on behalf of the author, but the error is not material. (09/03)</p> <p>Apologies on behalf of the author for syntax, but the statement is essentially correct. (09/03)</p> <p>Apologies on behalf of the author, but the error is not material. (09/03)</p> <p>Apologies on behalf of the author, but the error is not material. (09/03)</p> <p>Apologies on behalf of the author, but the error is not material. (09/03)</p> <p>This is a Broads Authority requirement that is not mentioned in the NP, because like all other Planning requirements, the NP does not seek to repeat them. (09/03)</p> <p>The selection of the word “appreciated” is deliberate and is considered appropriate in this context. The following sentence explains this point with precision. (09/03)</p>
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<p>design should reflect the local character and the rural setting but should not stifle innovation’?</p> <ul style="list-style-type: none"> <li>• Page 31 bullet 5 ‘Buildings should be spaced to allow glimpsed views of the surrounding countryside’?</li> <li>• Page 31 bullet point 6 – do they really mean 2.5 storeys? They have stated on the two previous pages that maximum heights are two storeys and a lot of the buildings in the villages appear to be 1.5 storeys (eg all three buildings shown in the photo on this page). I would think a maximum height of 2 storeys would be a more appropriate scale for new development.</li> <li>• Page 31, 7th and 10th bullet - complement rather than compliment?</li> <li>• Page 31, bullet point 8 – support, but you may want to mention the dark skies in the Broads and the work we did and our policy.</li> <li>• Page 31, penultimate bullet – locating cycle parking in discrete locations implies there will be a lack of natural surveillance or they could be located with the bins, which often happens. Please rethink what you have written.</li> <li>• Page 33 4.1.9 Design checklist – I wonder if some of this needs to be checked as some of the Design Elements and Descriptions don’t quite seem to go together or reflect what has</li> </ul>		<p>Not an unreasonable statement, to provide rural aspects within a development (09/03)</p> <p>Somerleyton and Lound both have a few examples of two and a half storeys and thus future developments may consider them appropriate, depending on situation. (09/03)</p> <p>Apologies on behalf of the author, but the error is not material. (09/03)</p> <p>Unable to revise the document and not sufficiently material to insert mention in NP. (09/03)</p> <p>Disagree the implication and furthermore community, parish council and district planners will review proposals for these (and other details) upon submission of development proposals (09/03)</p>
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<p>been discussed in the Design Guide eg Buildings Heights and Rooflines’ description is about historic materials and architectural detailing – should it not be about height, roof form and chimneys? Connectivity talks about the linear pattern of development but should it not be about footpaths and access?</p> <ul style="list-style-type: none"> <li>• Page 33 4.2 typo ‘influence’</li> <li>• 4.1.9 – is the checklist for the Local Planning Authority or the developer? If for the developer, did you want a yes or no answer, or did you want some explanation? If explanation, could the wording be ‘how do you...?’</li> <li>• How has the Conservation Area appraisal been used to inform this work?</li> <li>• 4.3 – is this for the LPA or the applicant? Also, this seems generic rather than area-specific, which might be fine, but is there scope to reference local things, like the Broads?</li> </ul>		<p>The document has been accepted by the NP committee (and ESC has reviewed and commended it). Connectivity, in this context, is taken to be visual connectivity (09/03)</p> <p>Apologies on behalf of the author, but the error is not material. (09/03)</p> <p>This is a guiding checklist, for the design aspects to be considered and for those reviewing, determining that the elements have been considered. How well the checklist is delivered is not a binary outcome, but rather an objective view by those who review each development proposal. (09/03) This is just what it says a brief checklist with detailed design advice elsewhere in the guide.</p> <p>Page 51 Section 8 references Waveney District Council (March 2011). Somerleyton Conservation Area. Suffolk: Waveney District Council. Pages 1 – 48. (09/03)</p> <p>The purpose is to assist and prompt the designer to consider the range of elements that will make up the development proposal. Special requirements of BA will reside in the BA Local Plan, which will be consulted</p>
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<ul style="list-style-type: none"> <li>• Section 6 – do you have any thoughts about design associated with the residential moorings allocation? You may not, but that allocation is not mentioned in this document.</li> <li>• Building for a healthy life has been released. Should this be reflected in the Design Guide?</li> <li>• There seems to be no reference to local plan policies on design from the Local Plan for the Broads.</li> <li>• Page 49 Will there be a 'Concept Masterplan' for the Somerleyton Marina site allocation?</li> <li>• Page 51 References – I would suggest that the National Design Guide should be a reference, as should the Local Plan for the Broads, 2019.</li> </ul>		<p>in the event that the development proposal site is within or abuts BA jurisdiction. (09/03)</p> <p>See above, referenced in 7.3.6 (09/03)</p> <p>The document was released after publication, so it cannot be included at this stage. (09/03)</p> <p>This is a Broads Authority requirement that is not mentioned, because like all other Planning requirements, the NP does not seek to repeat them. (09/03)</p> <p>It is not a requirement to satisfy the NP, however other agencies, eg ESC, BA, Environment Agency, may have a requirement for the production of a Masterplan. (09/03)</p> <p>The Masterplanning and Design Guidelines was published ahead of these documents (09/03)</p>
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<p>Supporting Evidence</p> <ul style="list-style-type: none"> <li>Section 5 – Character of Existing Somerleyton Village</li> <li>Page 13 plan – I was unsure whether the key is correct? The yellow is shown on the key as being ‘Registered landscaped within the Conservation Area’ by which I assume they mean parts of the Registered Park and Garden of Somerleyton Hall? But it appears to show quite a large number of houses in yellow which wouldn’t come under this designation.</li> <li>Page 13e plan – should the BA Executive Area be shown on here too?</li> </ul>	<p>Broads Authority</p> <p>Email</p>	<p>The NPG agree that this is lengthy but it “sets the scene” of the villages and we and presumably other authorities are happy with it. However, we acknowledge this comment. The comment is not understood (09/03)</p> <p>Agreed that the map is somewhat ambiguous and that a simple explanation can be substituted to overcome any potential inaccuracy or confusion (13/04)</p> <p>Plans are undergoing some modifications and will be clarified</p> <p>The map is specifically provided to identify the Listed building and Conservation Areas, not BA or other designations (09/03) also see comment above</p>
<p>Reinstate the Village Shops and Post Office</p> <p>Cycling in the village is difficult with on street parking making overtaking difficult</p>	<p>Mrs M Greer Walker</p> <p>Handwritten on paper</p>	<p>LAHS 9 supports local businesses, and a proposal for a shop and/or Post Office would therefore gain Planning support. At the time of writing referred to AHS Parish Council (23/3)</p> <p>On street parking is recognised as an existing problem. The NP cannot influence the current situation (an issue to be pursued by Parish Councils) but LAHS 6 aims to reduce</p>

<p>A green space between Waveney Cottage and any development is necessary</p> <p>Density of housing is unacceptable on the Mill Field. Traffic on Station Road causes problems already because of access to the farms and the British Rail Depot at the bottom of Station Road.</p> <p>Why so many exits onto Station Road?</p> <p>There should be a mixture of housing including some that is affordable for local people.</p>		<p>the problem being exacerbated by new developments. (23/3)</p> <p>Development proposals shall include open spaces in line with East Suffolk Local Plan Policies and LAHS 3 seeks to ensure that where provided they shall be appropriately landscaped. (23/3)</p> <p>This site is included in the NP and addressed in Masterplanning and Design Guidelines. Traffic impacts are addressed by SCC Highways (23/3)</p> <p>See above (23/3)</p> <p>LAHS 1 supports 1,2 and 3 bedroomed houses and the overarching East Suffolk (Waveney) Local Plan Policy WLP8.1 – Housing Mix requires 35% of housing in developments of 10 or more to be affordable. (23/3)</p>
<p>Having read through the policies we essentially support the proposals made. We would like to see the return of a shop in the village that would sell local produce and perhaps local crafts. We</p>	<p>Christine and Steve Tull</p>	<p>LAHS 9 supports local businesses, and a proposal for a shop and/or Post Office would therefore gain Planning</p>

<p>also feel the village would be able to support a tea room/café that would be used by locals and holidaymakers.</p> <p>We agree that to maintain a community in the area we need to attract young people.</p>	Handwritten	<p>support. At the time of writing referred to AHS Parish Council (23/3)</p> <p>Noted (23/3)</p>
<p><b>27 Jan 2021 15 Attendees Miles Thomas, Paul Strowlger, Jenni Livingstone, Ben Goodwin, Chris Morris, David Cook, E Goodwin, Jason Wharton, Jean Lindsay , Jenny Ozinel, Julia Griffith, Julie Reynolds , Sophie Lozach, Julia Reynolds</b></p>	<p><b>Zoom Consultation</b></p> <p><b>27 Jan 2021 19.00</b></p>	
<p>19.17 LAHS 1 Housing Mix - Have you assessed demand for 1 bedroom?</p>	19.19 Julia Griffith	<p>This is a preference rather than a requirement, as determined from the Community questionnaire (23/3)</p>
<p>19.25 LAHS 2</p> <p>Explanation of Allocation</p> <p>When did the allocation request go out?</p> <p>How many houses on sites? Design Guides?</p>	<p>19.26 David Cook</p> <p>19.27 Jean</p> <p>19.29 Chris Lozach</p>	<p>Stakeholders appeal for site (23/3)</p> <p>2015/6 (23/3)</p> <p>Clusters of 10 houses not large estate. From questionnaire (23/3)</p>

<p>19.34 LAHS3 Open Space</p> <p>Is there a guideline on open space as a percentage? Jenni Developer discuss with PC. checking trees as some are protected in the area.</p> <p>Trees at the end of Mill Lane are in a conservation area. Chris Firmin suggested that replacement should be with equivalent plants.</p>	<p>19.35 Julie Reynolds</p> <p>19.35 Jean Lindsay</p> <p>19.36 Julie</p>	<p>Mike said we fit in with local plan development (23/3)</p> <p>Noted (23/3)</p>
<p>19.39 LAHS 4</p> <p>No questions</p>		
<p>19.41 LAHS 5</p> <p>Mike explained footpaths will be maintained</p> <p>Like to see more of footpaths joined up to avoid roads</p>	<p>19.43 Jenny Ozinel</p>	<p>Not part of NP but footpaths reorganisation coming from central government. (23/3)</p> <p>Green and Environmental Groups in AHS and Lound PC currently reviewing footpaths to make recommendations to SCC rights of way (23/3)</p>
<p>19.46 LAHS 6 Parking</p>	<p>19.48 David Cook</p>	<p>Set by other guidelines - Suffolk County Council (23/3)</p>

Issue in Somerleyton. Paul concurred from Lound		
19.50 LAHS 7 New village hall Somerleyton  No questions		
19.51 LAHS 8 Community Facilities Village Shop  45 new families community shop. Start planning for this now. Site available Old Petrol Station. Discussed by PC visited Thurlton. Pass this onto the PC and talk to the Estate. Jean from Cycling Shop Survey 6 folks have asked for milk in 4 years possibly unsustainable. Drifted into Somerleyton ways and means.	19.52 Julia Griffiths	Issues for AHS PC (currently addressing) (23/3)
20.02 LAHS 9  Jean needs to clear up when the development happens related to her cycle business. This is for the developer possibly not the neighbourhood plan. Long discussion on plans for Somerleyton	20.03 Jean Lindsay	Planning Permission discussion between leasee and landlord (23/3)
20.11 Any questions.		

<p>Julia compliments the process. Areas that can be pushed through PC .</p> <p>20.14</p> <p>David Cook raised the issue of access to the 3 sites by vehicles.</p>	<p>20.12 Julia</p>	<p>PC receives all formal planning applications and then can consider with reference to the NP. (23/3)</p> <p>Parking and access issues will be addressed in planning application (23/3)</p>
<p>20.19 Summary</p>		<p>No action (23/3)</p>
<p>Dear Miles</p> <p>Thank you for consulting Norfolk County Council (NCC) on your Neighbourhood Plan. I can confirm that NCC has no comments to make.</p> <p>Best wishes,</p> <p>Naomi</p>	<p>Norfolk County Council</p> <p>Email</p>	<p>No action (23/3)</p>

<b>17 Feb 2021 13 Attendees Miles Thomas, Paul Strowlger, Jenni Livingstone, Mike Brackenbury, Christine Saddington, David Barker, Judith Hobbs, Carlolyn Greer Walker, Michael Wright, David Cook, Jennifer Ozinel, Chris Reynolds, Jason Wharton</b>	<b>Zoom Meeting</b> <b>19.00 onwards</b>	
19.15 LAHS 1 Housing Mix  No questions		No action (23/3)
19.17 LAHS 2 Development of Sites  No questions		No action (23/3)
19.18 LAHS 3 Public Open Spaces  Who looks after open spaces Morton Peto as example. No one responsible	Carolyn Greer Walker	Open space maintenance addressed in LAHS 4 (23/3)
19.21 LAHS4 Design of new residential developments  Mike explains how this will be used.  No questions		No actions (23/3)

<p>19.23 LAHS 5 Provision of Footpaths</p> <p>Where would they plan the cycle paths?</p>	<p>Carolyn Greer Walker</p>	<p>Suffolk Highways (23/3)</p>
<p>19.25 LAHS 6 Parking Provisions</p> <p>How do you enforce parking plan.?</p> <p>Bus routes. must be appealing. This impacts on car usage</p>	<p>Michael Wright</p> <p>Jennifer Ozinel</p>	<p>Planning tries to promote certain behaviours but cannot guarantee it. (23/3)</p> <p>Suffolk Highways dept. must be consulted (23/3)</p> <p>Noted and an ambition to resolve but not within the remit of NP (23/3)</p>
<p>19.39 LAHS 7 New village hall Somerleyton</p> <p>No questions</p>		<p>No action (23/3)</p>
<p>19.40 LAHS 8 Community Facilities Village Shop</p> <p>Return to Bus routes. Lack of cooperation of Somerleyton Estate</p>	<p>Michael Wright</p>	<p>As above the Neighbourhood plan can support but not operate this. AHS PC noted (23/3)</p>

19.46 LAHS 9 Support of Local Businesses  No questions		No action (23/3)
19.47 Any questions.  19.55 Michael Wright Conflict How to ensure that development complies  19.55 David Cook Wrong designation of Size of Village  20.05 Michael Wright Change in needs.  20.09 Carolyn Greer Walker support of the plan.	Video breaking up.	Proposals are assessed against the NP alongside WLP policies by PC and ESC. (23/3)  Somerleyton designation as larger village by East Suffolk (Waveney) Local Plan (23/3)  Recommended take issue with District Council. Future development and infrastructure Michael Wright will contact East Suffolk (23/3)
The Design Guide generally provides good guidance but will East Suffolk Planning Department adhere to this document or choose to ignore it if it suits them?  Comments and observations:	Graham Kennedy  Website	The Masterplanning and Design Guidelines are illustrative rather than definitive and any development proposal will be subject to the input of Suffolk Highways. Further detail will need to be provided by the prospective developer (23/3)

The Somerleyton Concept Masterplan shown on Figure 33 and the Proposed hierarchy of routes in Somerleyton shown on Fig 13 contradict each other. There appears to be an option to have vehicular access from The Street on Fig 13 and this is also mentioned in the narrative. On Fig 33 the vehicular access is only off Station Road. To have 4 new junctions into the proposed site is excessive and does not follow normal Highways Design practice, one entrance should be sufficient with a maximum of two.

The layout of the dwellings shown on Fig 13 does not marry up with the indicative road layout shown on Fig 33. Apart from the positions and orientations of the dwellings facing the open spaces, the road layouts on Fig 33 shown winding about the site indicates that the dwellings too will be spread out unlike the terraces shown on Fig 13.

The hedgerows along the site boundary on both The Street and Station Road should be retained or most likely replaced. A proper pavement should be provided along the site boundary on both roads.

The open space indicated adjacent to The Street and total area specified in the guide is disproportionately small compared to the open area provided next to Morton Peto Close and The Street. Initial proposals a few years ago showed a larger area adjacent to The Street and Station Road.

Master Planning and Design  
Guidelines 6.4.1 state Existing mature vegetation along eastern and western boundaries need to be maintained and enhanced (23/3)

Open space will need to comply with  
(East Suffolk Council (Waveney) Local Plan (23/3)

<p>NEIGHBOURHOOD PLAN – CONSULTATION PHASE 26 Jan '21 Ref your “an opportunity for you to comment” booklet please find my comment. I welcome your offer and intent to gather further comment and to incorporate into the proposed developments. It must be said that looking at the documentation so far not much of the village comment has had any effect on the very prescriptive regulations and consent and the overall plans. 1. Most of the work done has been to adopting local, regional, and national directives and regulations with little site and/or village specific studies/ surveys. 2. Fundamentals such as need, best locations, infrastructure and the impact of the extensive and rapid area developments are not addressed. No vision for the village for the next 50 years has been published. 3. Belief that East Suffolk Council and Westminster knows what is best for Somerleyton is too easily accepted and the impact of village comments are likely to be superficial. 4. Do the recent change in the Government approach to Green belt development have impact? The consequences of 1. 2. and 3. are the main causes of the high number of disgruntled and frustrated villagers. Village Specific. It seems reasonable to review and learn from the developments carried out in the village during the last 50 years with a view to avoid repeating errors and improve future development. This would include the Council Houses, refurbished Brickyard Cottages, Marsh Lane, Saville Lea, Morton Peto, the Marina and Somerleyton Staithe. There is no evidence that that this has been addressed or considered. Fundamentals. It is assumed and implied that there is a need for additional housing generated from within the village, no studies have been carried out to support this nor a vision which addresses this aspect compiled. The need for housing is external</p>	<p>Tony Cole Email</p>	<p>Response to Tony Cole regarding need to comply with National and Local Plan Policies and benefits of Neighbourhood Plan on file (23/3)</p>
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and is generated without regard or consideration of “Somerleyton”, merely to comply with directives and area and national KPI’s of those far removed from the village. This does not mean that additional housing would necessarily be detrimental to Somerleyton but must be inline with the vision and based solely what is good for the village now and in the future. The location of any major development is crucial to preserving character, to enhance village living and to ensure the result will be a village that future generations will be proud of. There is no evidence that the locations have been assessed and the impact. No indication of infrastructure improvements for the foreseeable future have been published for the village, the B 1074 and none for the proposed sites. Somerleyton Street is saturated and is not suitable for current traffic let alone any additional traffic. It must be acknowledged that the current A 1074 road presents a considerable hazard to villagers and no data or surveys are available to predict the impact the huge building programmes currently being executed and planned for North Lowestoft and beyond will have on the A 1074 and subsequently on the village. The A 1074 and traffic generated by population and development within the village threatens its future and will dictate the quality of life for the foreseeable future. Affordable housing is not defined and its not acknowledged that an large proportion of housing in the village will most likely fall into that category. Housing densities greater that the village norm has been accepted but not justified. What is best for Somerleyton. A vision or statement of this is not yet available and will require considerable input and thought from several sources including the East Suffolk Council and Westminster for the regional and national developments that will impact or influence life in Somerleyton. However, the voice of Somerleyton must be the governing factor and based on the

<p>preservation of the village, its heritage, quality of life, and designed with future generations in mind. The source of employment for the increase in residents is not addressed. The challenge of how “Somerleyton” can be best represented and by whom has been addressed by the Neighbourhood and much effort and work done. However, it is difficult to see how and extremely unlikely that any meaningful impact can be made on the decision taking bodies, they control and hold the power, are in a self-fulfilling situation, removed from the village with little reason why “Somerleyton” should influence their decision taking and are rapidly enforcing their own point of no return. I apologise for these rather negative and late comments and hope that its proven wrong and in fact that studies, surveys and adequate groundwork has been conducted. By living and passing through the village today all can see the motor car has a negative impact on the village that will increase as developments in the area are completed. The proposed development sites proposed within the village will greatly exacerbate the situation and add to what will become life threatening situations. We look forward to the end of the present endemic so that public meetings can be held, and presentations of where we are and the next steps and, for open discussions to take place. Yours Sincerely A D Cole Marsh Lane</p>		
<p>Response to the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan</p>	<p>Michael Wright email</p>	

These responses apply to the proposals for Somerleyton only and address the Mill Farm field proposals in particular.

1.4 Introduction – Local residents accept.... Although Suffolk Coastal and WDC have approved plans for housing in Somerleyton, I don't believe that the Mill Farm field proposal is an appropriate development, neither is it necessary to maintain our community. Where is the evidence for this? The large number of dwellings proposed for this village-central site would impact hugely on our rural image and on the village as a whole. The village responses suggest that the majority of residents also consider this to be inappropriate with only 33% in favour.

How does this proposal equate with 3.7 of the Profile of the Parishes paragraph?

Based on the above, the ASH population of 427 would rise by a minimum of 100. This sees a population increase of at least 25%. Consider then the impact of increased traffic in the village. We already have congested parking in The Street with one property having a minimum of five vehicles ascribed to it. (Note 8.3 Traffic and Parking)

In my opinion, small scale development, including infill, is the way forward in terms of overall development. Infill has previously been discouraged possibly forbidden, but the recent development of the Orchard Barn site suggests otherwise.

WLP 5 and WLP 7.5 sites allocated in the East Suffolk (Waveney) Local Plan cannot be amended Neighbourhood Plan will reflect community aspirations in development. (23/3)

Policy WLP7.6 requires heritage impact assessment (23/3)

Policy WLP 7.1 states: The development requirements in the larger and smaller villages in the rural areas will be delivered through site allocations in the Local Plan. Further smaller sites would be contrary to the

<p>If there is any majority view, it is the 49% in favour of developing the forge and garage site which would constitute a smaller scale development with much less impact.</p> <p>4. Our Vision for 236 – This paragraph states amongst much else that, New housing development will not have changed the distinct nature of the villages.</p> <p>How can this be achieved with such a heavy impact?</p> <p>7.2.1 and 7.2.2 Housing Development – Responses from the Neighbourhood Plan Questionnaire indicate that proposals for large groups of new dwellings in excess of 10 are considered inappropriate but smaller groups of new dwellings would be accepted. This paragraph alone contradicts the Mill Farm field proposal and, in fact, so does the whole of 7.2.</p> <p>9.3 Community Aspirations for Somerleyton and Lound</p> <p>9.2.7 mentions the regrettable closure of the village shop and post office and yet paragraph 9.3.3 anticipates its re-establishment as a community enterprise. I contend that this will not happen without the positive input</p>		<p>East Suffolk (Waveney)) Local Plan (23/3)</p> <p>Smaller groups of new dwellings endorsed in the Masterplanning and Design guidelines (23/3)</p>
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<p>and co-operation of Lord Somerleyton and the Somerleyton Estate. Evidence suggests that such intentions in the past have not materialised.</p> <p>The proposals for the Somerleyton Playing Field and Village Hall are positive and worthy of community support. However, at least three robust and thorough previous attempts to seek funding have failed due to the inability to prove need.</p> <p>eastsuffolk.inconsult.uk 7.44 states “New development will contribute towards the improvement of existing community facilities such as a replacement village hall.” The building of 49 houses in Somerleyton is insufficient in enabling a significant investment in a replacement community centre.</p> <p>In the section of Supporting Evidence for The Neighbourhood Plan, I refer to 5. Character of existing Somerleyton village. Paragraph 5.10 refers to Hobart House. Since no such house name exists in the village, I assume that it refers to my dwelling, Brisbane House.</p> <p>Furthermore, there are references to Morton Peto Close in 5.12 and 5.15, both of which have incorrect spellings.</p> <p>There is a further reference in 5.22 to the former village shop and Post Office and the fact that some of the Victorian signage and shopfront details have been lost thus diminishing the character of the Conservation</p>		<p>Neighbourhood Plan can support community aspirations. Referred to AHS Parish Council (23/3)</p> <p>Neighbourhood Plan can only express support for improved village facilities (23/3)</p> <p>Change Hobart House to Brisbane House (23/3)</p> <p>Correct spelling (23/3)</p>
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Area. This lies entirely with the Somerleyton Estate at the time of the building's conversion to a dwelling and cycle shop without prior planning permission. It is further regrettable that the building now has Heritage England protected status which would have prevented its conversion.

#### General Points

With the ongoing large scale developments in the neighbouring locations of Blundeston (prison site), Camps Heath and Oulton (Sands Lane area) and the proposals for the North Lowestoft Garden Village Development of 1400 homes, plus a school, care home, shops and businesses in Corton, Somerleyton, as a conservation village, need not suffer the urban scale development of Mill Farm field. This is a green field site and therefore contradicts the rewilding ethos of the Somerleyton Estate and, as already stated, would impact hugely on the rural nature of our environment.

The Neighbourhood Plan for 2014 to 2036 has been overtaken by the current pandemic and should therefore take into account that, at this unprecedented time in all of our lives, a reassessment of both local and the wider community needs, is necessary. Life in general, as well as working lives and business practices, has already changed drastically and this is bound to have a major impact on any future planning.

<p>Furthermore, I contend that current government predictions for the rising need for more and more housing, is not matched by the predictions for population growth. Falling fertility rates are seen in all of the world's wealthiest nations and the UK is no exception. Provisional figures from the Office for National Statistics suggest that the birthrate has fallen from 1.9 in 2012 to just 1.65 in 2019 and down to 1.6 for 2020. This is the lowest rate since before the Second World War.</p> <ul style="list-style-type: none"> <li>• Source – Office for National Statistics</li> </ul> <p>Michael Wright, Brisbane House, Somerleyton</p> <p>January 2021</p>		<p>These issues not within the remit of the Neighbourhood Plan Full response to Michael Wright on file (23/3)</p>
<p>It has taken 5 years of extremely hard work (meetings, surveys, presentations, document reading and analysis) by the Neighbourhood Planning Group members to get to this Final Draft stage.</p>	<p>David Cook email</p>	

We should be particularly grateful to Jenny Livingstone, Miles Thomas and Paul Strowlger who, over the last year, have been liaising with East Suffolk Council and agreeing the final revisions and amendments.

Louis Smith should also be remembered for his 4 years of enthusiasm and drive and getting the plan off the ground in the early days.

Somerleyton is a beautiful, quaint and unspoilt village that lies within the Broads National Park. The majority of the village sits within a Conservation Area and many of its houses are Grade 2 listed buildings. In total the village has 57 listed buildings\* which is considerably more than larger villages in the District such as Blundeston (7), Corton (2) and Hopton (20).

Every care should therefore be taken to preserve its image and status.

Under Neighbourhood Plan legislation, Somerleyton, despite only having a population of 300-400 people, was regarded as a 'Large Village', due to the fact that it has a Railway Station and School, although both are used extensively by members of the public residing outside of the village.

Its 'Large Village' status has meant it was given a larger allocation of houses for future development than many "Smaller Villages" in spite of

<p>many of those having a larger population, including Lound (pop 359 – 14 homes allocated), Mutford (pop 471 – 8 homes allocated) and Westhall (pop 390 – 19 homes allocated)**. It is right therefore that any development, in spite of the village status, should be proportional to a) its size and b) its heritage and environmental protection policies.</p> <p>Unfortunately, large scale developments of the types that are being proposed will have a major detrimental impact on our village and are not proportional to its size and heritage. Surely, the need for larger housing developments will be satisfied by the huge developments planned or underway in Corton, Hopton, Blundeston and Bradwell.</p> <p>There are currently only 116 properties that lie within the main village and whose occupants need to use 'The Street' for access. If these large developments were to go ahead, it could mean a 38% increase in cars and traffic.</p> <p>Parking and vehicle access is already a major problem within the village and any proposals that make matters worse should not be considered.</p> <p>Small scale housing developments, gradually introduced to assess their impact, would be a better direction to follow and would be favoured by the majority of villagers who do accept that some development is necessary.</p>		<p>WLP 7.5 and WLP.6 identified in East Suffolk (Waveney) Local Plan (23/3)</p> <p>Parking and access issues will be addressed in planning application (23/3)</p>
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<p>David Cook and Jenny Anderson</p> <p>*source – <a href="http://www.britishlistedbuildings.co.uk">www.britishlistedbuildings.co.uk</a></p> <p>**source - Wikipedia</p>		<p>Policy WLP71 states the development requirements in the larger and smaller villages in the rural area will be delivered through site allocations in this Local Plan. Further smaller sites as suggested contrary to the East Suffolk (Waveney) Local plan (23/3)</p>
<p>Good Afternoon</p> <p>I attach representations on the Neighbourhood Plan made on behalf of the Somerleyton Estate. The plan is supported subject to comments on two areas. These are the housing mix, where we would like to see a few larger houses in the allocations as this provides more opportunities for families and supports the school and local businesses such as the pub. Secondly we are working on preparing designs for the Somerleyton allocations. We fully support the need for high quality design as required by the Local Plan and Design Guide. Having engaged architects and a consultant team who are carrying out detailed work some flexibility on the concept masterplans would give the opportunity for alternative layouts that could be just as good quality. We hope to be in a position to consult the village with detail on the applications for Mill Farm Field and the Forge after Easter. So I think we are in agreement on most of the issues subject to some clarity and flexibility in a few areas. If it would help to talk this through please let me know.</p> <p>Kind Regards</p>	<p>Evolution Planning</p> <p>email</p> <p><a href="#">Link to supporting doc</a></p>	<p>The determination of housing mix (fundamentally described as policy LAHS 1) is as a result of the questionnaire results and a great deal of discussion and debate within the NP committee. The policy provides some scope for larger homes but steers development to focus on smaller homes to be within the financial reach of young and small or single person households.</p> <p>The Masterplanning and Design Guidelines sets down an acceptable proposal that meets the fundamentals of the NP, it follows however an alternative approach could equally meet the NP principles and policies, so scope is available to developers in this regard. (23/3)</p> <p>See also comments on full response below.</p>

<p><a href="#">David Barker MRICS MRTPI</a> <a href="#">Director</a></p>		
<p>Dear Mr Thomas, and the neighbourhood planning group</p> <p>Thank you for consulting Suffolk County Council on the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan at Reg14 Pre-Submission stage.</p> <p>Please see attached our comments</p> <p>Kind regards Georgia</p> <p>Georgia Teague</p> <p>Planning Officer Growth, Highways and Infrastructure Suffolk County Council</p>	<p>SCC email</p> <p><a href="#">Link to supporting doc.</a></p>	<p><a href="#">See comments to SCC doc. below (23/3)</a></p>
<p>Dear Ms Livingstone,</p> <p>I am writing in relation to the following:</p> <p>NDP: Neighbourhood Development Plan</p>	<p>Historic England email</p>	<p><a href="#">No action (23/3)</a></p>

<p>Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan, East Suffolk Council, Suffolk [Case Ref. PL00047015; HE File Ref. HD/P 5383; Your Reference. ]</p> <p>Thank you for contacting Historic England about your neighbourhood plan. Unfortunately we do not currently have capacity to provide detailed comments, but please find a formal response attached with some links to our detailed advice document and other resources which you may find helpful. Please contact us if you have any specific queries.</p> <p>Yours Sincerely</p> <p>Edward James Historic Places Advisor, East of England E-mail: <a href="mailto:Edward.James@HistoricEngland.org.uk">Edward.James@HistoricEngland.org.uk</a> <u>Direct Dial: 01223 582746</u></p>		
<p>Dear all</p> <p>Please find attached our comments on the regulation 14 consultation.</p> <p>I trust there will be no surprises, however there are a few suggestions and these should reflect the conversation of 23.02.2021, held with Dickon Povey, Ruth Bishop and myself.</p> <p>If you do have any concerns or queries please do not hesitate to contact me.</p> <p>Kindest regards</p>	<p>East Suffolk Council</p> <p><a href="#">Link to page</a></p>	<p>See comments ESC response below (23/3)</p>

Melanie		
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Suffolk County Council Main

Date: 25 February 2021

Enquiries to: Georgia Teague

Tel: 01473 265054

Email: [georgia.teague@suffolk.gov.uk](mailto:georgia.teague@suffolk.gov.uk)

Dear Mr Thomas, and Somerleyton, Ashby, Herringfleet & Lound Neighbourhood Planning Group,

**Pre-Submission version of the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan**

Thank you for consulting Suffolk County Council (SCC) on the pre-submission version of the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan.

SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:

- Archaeology
- Education
- Fire and Rescue
- Flooding
- Health and Wellbeing
- Libraries
- Minerals and Waste
- Natural Environment
- Public Rights of Way
- Transport

This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.

Suffolk County Council is supportive of the vision for the Parish. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised.

Where amendments to the plan are suggested added text will be in *italics* and deleted text will be in ~~strike through~~.

### Archaeology

There are no considerations to archaeology or historic environment in the plan. The following wording is recommended to be included in section 7.4, in order to provide further information and give clarity to developers of future sites:

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*“Suffolk County Council manages the Historic Environment Record for the county. Non designated archaeological heritage assets would be managed through the National Planning Policy Framework, and Waveney Local Plan Policy WLP8.40. Suffolk County Council Archaeological Service advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments, in order that the requirements of the National Planning Policy Framework, East Suffolk Core Strategy (Strategic Priority 15) and Waveney Local Plan (Policy WLP8.40) are met. Suffolk County Council Archaeological Service is happy to advise on the level of assessment and appropriate stages to be undertaken.”*

The plan could also highlight a level of outreach and public engagement that might be aspired to from archaeology undertaken as part of a development project. Increased public understanding of heritage assets is an aspiration of the NPPF, and provision in project designs for outreach and engagement are welcomed.

It is recommended that Section 8 could reference the historic environment with finds and monuments in the parishes with information from the Historic Environment Record (HER). The HER is held by Suffolk County Council Archaeological Service (SCCAS), with publicly accessible records viewable on the Suffolk Heritage Explorer, which can be viewed at: <https://heritage.suffolk.gov.uk/>.

It is suggested that the following information could be included in an appendix. Records here show that the parishes are rich in cropmark complexes, the most notable is an extensive area of cropmarks representing coaxial and rectilinear field systems, trackways and enclosure covering the area from Somerleyton and Lound (LUD 016). Which includes cropmarks of ring ditches (SOL 054, SOL 058 and LUD 014) and possible prehistoric enclosure (LUD 055).

Further cropmark complex can be seen to the east of Lound, which include rectilinear enclosures, field boundaries and trackways of possible prehistoric to Post-medieval date ([LUD 017](#) and [LUD 018](#)). In addition to this, there are cropmarks of multiple ring ditch and former barrow mounds ([LUD 072](#)) within this area (including LUD 040, LUD 041, LUD 042, LUD 045 and LUD 046) likely indicates the presence of a large Bronze Age barrow cemetery.

NP text to include within 8.1 New developments must, as a requirement of the East Suffolk (Waveney) Local Plan, show SCC Archaeological Service requirements are met. (23/03)

## Education

### *Early Years Care*

The Pre School operating from the Village Hall is well supported by the Local Community. This relatively small amount of growth should help to further sustain Somerleyton Pre School.

### *Primary education*

Based on current forecasting, Somerleyton primary school has sufficient surplus capacity to accommodate the additional pupils arising from allocated developments WLP7.5 and WLP7.6 in Somerleyton.

Should the demand for places change, developer contributions may be sought to provide expansion to the school, or other schools in the catchment area.

The number of pupils emanating from the Local Plan site WLP7.12 in Lound, alongside other planning applications, is likely to exceed the 95% capacity of Blundeston CEVP School. The proposed strategy for mitigating this growth is via The Limes Primary Academy, which has been designed to accommodate additional pupils.

### *Secondary education*

The number of pupils arising from the Local Plan Sites, alongside other planning applications in the catchment area means that the Benjamin Britten Academy is currently forecast to exceed the 95% capacity. The proposed strategy for mitigating this growth is via monitoring the pupil movement and places available across local schools. The Benjamin Britten Academy is able to expand on the existing site, if required.

### *School Parking*

SCC would like to address paragraph 8.3.4 and the desire for off road parking for Somerleyton primary school. The school site is very small at only 0.13ha, and as things stand, it would not be possible to provide additional car parking provision on the school site. If this were to be provided in the future, the school would need additional land, or parking would need to be provided elsewhere, separate from the school site.

This matter is currently with Somerleyton School (The Hartismere Family of Schools) and the Somerleyton Estate. (23/03)

### Flooding

Despite the overarching Environmental Objective Env 6 (To plan for climate change, biodiversity and landscape conservation), and that new developments will be expected to take into account biodiversity and climate change (8.1), there is no specific reference to Sustainable Drainage Systems (SuDS) in the plan. Reference to SuDS could contribute towards objectives for climate change adaptation and biodiversity.

Therefore, it is suggested that the following wording could be included into Policy LAHS 4 Design of Residential Developments, or into Section 8 - Environment.

*“New developments should not result in water run-off that would add to or create surface water flooding; and shall include the use of above ground open Sustainable Drainage Systems (SuDS) unless inappropriate, which could include wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas and biodiversity benefits.”*

This section on flooding to be added to Section 8 Environment as 8.5 (23/03)

### Health and Wellbeing

#### *Meeting the Needs of an Ageing Population*

The neighbourhood plan makes reference to an ageing population in paragraphs 7.1.4 and 7.1.5, and the desire for the provisions of homes for older people, which is supported.

SCC would suggest that the plan could include the desire for smaller homes that are adaptable and accessible, which meets the requirements for both older residents as well as younger people and families.

Add to 7.1.5 ....that are adaptable and accessible, which meets the requirements for both older residents as well as younger people and families. (23/03)

Building homes that are accessible and adaptable means that these homes can be changed with the needs of their occupants, for example if their mobility worsens with age, as these homes are built to a standard that can meet the needs of a lifetime. While it is understandable that each housing type may not be suitably accommodated on every site, efforts should be made where possible to ensure that each site contains a mixture of housing types. This can help prevent segregation by age group and possible resulting isolation.

The Waveney Local Plan Policy WLP8.31 Lifetime Design states that housing should meet the needs of the resident throughout their lifetime. It is suggested that the plan in the supporting text for Policy LAHS 1 could refer to this.

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#### *Active Travel*

Active travel, such as walking and cycling, is important in order to improve physical health and reduce obesity levels, as well as can help to minimise levels of air pollution from motorised vehicles. Policy LAHS 5 Provision of Footpaths can help to increase the level of walking and cycling, and we welcome the mention of “connectivity”.

#### *Access to Green Spaces and Facilities*

The mentions of health benefits arising from access to the allotments, in paragraph 9.1.5, is welcomed. A range of facilities and services can help a community feel more inclusive and cohesive, and is an important factor contributing to the mental health of residents of the parish.

SCC welcomes Section 11 The Promotion of Healthy Activity. It is suggested that Section 11 could include reference to the mental health and wellbeing benefits that can be gained from access to pleasant outdoor areas. There are proven links<sup>1</sup> between access to green outdoor spaces and the improvements to both physical and mental health and wellbeing for the population as a whole, including increasing the quality of life for the elderly, working age adults, and for children.

SCC would suggest the inclusion of the need to make green spaces and facilities accessible to residents with limited mobility (inclusion of benches and well-maintained paths etc), into Policy LAHS 3 Public Open Space. This could help to make an elderly population feel more included as part of the community and reduce isolation of vulnerable groups.

Add to Section 11 – Access to green outside spaces is recognised as contributing to improvements to both physical and mental health and wellbeing for the population as a whole, including increasing the quality of life for the elderly, working age adults, and for children. (23/03)

Change attending to tending (23/03)

## Minerals and Waste

Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means the County Council makes planning policy and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan, adopted in July 2020.

The County Council has assessed the neighbourhood plan regarding the safeguarding of potential minerals resources and operating minerals and waste facilities and has no concerns with the proposals in the plan. As the plan is not making any proposals in addition to the Waveney Local Plan, there is no comment for minerals and waste.

## Natural Environment

The neighbourhood plan states that protecting the environmentally sensitive and rural nature of the parish is important and sets 6 environmental objectives. However, Section 8 Environment would benefit from being more detailed, as detailed in the sections below.

### *Biodiversity and Climate Change*

Objective Env 6 (To plan for climate change, biodiversity and landscape conservation) indicates that this is expanded upon in Policies 3, 4, 8 and 9, however SCC feels that this is not the case, and could be strengthened.

The following wording is recommended to Policy LAHS 3, in order to provide greater environmental protection:

*“The provision of public open green space in any new development shall incorporate appropriate native trees and planting to enhance and protect natural habitats, and lead to a net gain in biodiversity through restoring and repairing fragmented networks.”*

**This has been considered thoroughly but it is believed that the Policy statement is adequate and straightforward. (23/03)**

<sup>1</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/>

SCC would like to see further detail in policy of how the plan aims to tackle the issue of climate change, as raised in Objective Env 6. Section 4 Renewable Energy states that large scale schemes would not be welcomed, which suggests that there is the possibility that small-scale schemes could be accepted. Section 8.1 states that ‘New developments will be expected to take into account the impacts on biodiversity and climate change’. SCC would recommend that this is explained further – for example, if new housing developments would be supported by the parish if they were to include features such as solar panels, rainwater

harvesting, or electric vehicle charging points, etc. SCC would recommend that such features are supported in Policy LAHS 4.

#### *Views*

The neighbourhood plan makes references to “rural” and “open” views, particularly in Objective Env 4 (To maintain our existing open countryside and rural views), and yet does not appear to state how it is intended for this to be achieved. Page 7 indicates that Policies 2,3 and 5 will expand on this objective, however this does not appear to be the case.

It is suggested that the plan should specifically protect views within policy and could create a map displaying specifically designated important views. It is important to ensure that the plan provides suitable supporting evidence to show why these views are important to the parish and therefore in need of protection. This information should include photographs or descriptions of the views, and numbered locations of the viewpoints, which must be publicly accessible and not from private land. This could help the parish to retain its rural and countryside aesthetic and feel, which is clearly an important feature to residents.

This is an interesting conundrum, because there is no right to a view, but aspirationally providing a well considered layout in line with the Masterplanning and Design Guidelines should best serve the overall interest of the Community at large (23/03)

#### Public Rights of Way

##### *Section 8.2 Footpaths and Bridleways*

SCC suggests that this section should be headed “*Public Rights of Way*” and include reference to the Angles Way, a long-distance promoted trail between Great Yarmouth and Thetford that passes through these parishes.

This section could also be more aspirational to create new off-road links between villages, the school, the Angles Way and to promote access. In addition, the plan could include an aspiration to develop new public rights of way including a link along the river wall between Herringfleet Mill and Somerleyton. Ashby, Herringfleet and Somerleyton all require new condition surveys and suggestions for new links between public rights of way and important parish locations. This task has been identified by the PC and a working group has been initiated to carry out the task. Due to volunteer resource limitations this activity can only commence after the submission of the NP and its referendum. (30/3)

It is recommended that there could be reference to other strategies that support this neighbourhood plan, such as Suffolk County Council’s Green Access Strategy (2020-2030)<sup>2</sup>. This strategy sets out the council’s commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.

##### *Policy LAHS 5 Provision of Footpaths Agree to change of Heading to Provision of Public Rights of Way (30/3)*

As above, this should be headed “*Provision of Public Rights of Way*” so as not to limit the reference to just one status of right of way.

### *Supporting Document*

The following amendments are recommended for the Supporting Document, Page 9: 4. Existing Public Rights of Way:

- 4.1.1.3 Should refer to Footpath 3 and Bridleway 3A
- 4.1.1.4 should refer to Bridleway 4, not Footpath 4.

<sup>2</sup> <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/suffolk-green-access-strategy-2020-2030.pdf>

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- 4.1.2.3 should refer to Bridleway 14, not Footpath 14.
- 4.1.3 Somerleyton Public Rights of Way omits Footpath 6 which joins to Footpath 1 at the slipway and goes west to the River Waveney.

Noted (30/3)

### Transport

#### *Parking*

SCC, as the Highway Authority, supports the allocated housing development sites from the Waveney Local Plan (WLP7.5 Somerleyton - Land north of The Street; WLP7.6 and Somerleyton - Mill Farm Field; WLP7.12 Lound - Land east of The Street); subject to highway related design matters such as access, layout, and parking.

It is recommended that there is provision for a proportion of on-street parking for new developments. Having well designed and integrated on-street parking can help to reduce inconsiderate parking on unsuitable roads that are too narrow, which can restrict access for emergency services and refuse collections, as stated in paragraph 8.3.3 on the plan, and parking on pavements that hinder pedestrian access and safety. Please see pages 25-28 of Suffolk Guidance for Parking 2019<sup>3</sup> for further guidance.

Therefore, the following addition is recommended to Policy LAHS 6 Parking Provision for new Residential Developments:

*“A proportion of parking should be provided on-street within any new developments, but is well designed, located and integrated into the scheme to avoid obstruction to all highway users or impede visibility.”*

It is also recommended that “configured location” is removed from Policy LAHS 6, as this is ambiguous. SCC would recommend the plan include reference to Suffolk Guidance for Parking 2019 in the supporting text.

Add a sentence in preamble to LAHS 6 that SCC guidance for parking 2019. (30/3)

Paragraph 8.3.4 relates to school parking on the B1074. As the Highway Authority, additional off street parking provision for the school may be acceptable, but only if it is feasible and in accordance with policy and guidance, notwithstanding the issue of available land, as mentioned above.

#### *Sustainable Travel*

SCC acknowledges that due to the rurality of the parishes, car usage and ownership is high. The mention of the bicycle hire shop in Somerleyton, and regular cycle events is welcomed, as this can help to encourage the community to use more sustainable mode of transport.

It is suggested that the parish could include support for community facilities and housing developments to include features that encourage sustainable transport for short trips to local destinations, such as safe and secure cycle parking spaces.

Therefore, the following additions are suggested to policies:

Policy LAHS 6 Parking Provision for new Residential Developments:

*“Proposals should include provisions for safe and secure cycle storage, in accordance with adopted cycle parking standards.”*

The Masterplanning and Design Guidelines includes provision for cycle storage, not required as a policy statement (30/3)

<sup>3</sup> [https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development advice/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf](https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development%20advice/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf)

Policy LAHS 8 Support of Local Community Facilities:

*“Proposals that retain, enhance or provide local services and community facilities such as meeting places, village halls, sports venues, public houses and places of worship will be supported. Support will be given where facilities include provisions that encourage travel by sustainable modes of transport, such as walking and cycling.”*

The policy is expressly pertaining to rural community facilities and is not appropriate for sustainable transport statements. The focus on footpaths reflects feedback from our community questionnaire (30/3)

## General

### *Maps*

It is strongly recommended to include a Policies Map in the neighbourhood plan. This map should visibly show all of the important policies of the plan, in one clear consolidated image. For example, using colour coding to indicate housing sites, public open and green spaces such as the allotments, village greens and ponds, and other important facilities listed in policies, such as the community centre, all located within the parish boundary. It is recommended that important views, as mentioned above, should be displayed in the Policies Map too.

It is recommended that maps should be labelled clearly - e.g. "Map 1: Neighbourhood Plan Area", "Map 2: Housing Allocations in Somerleyton, from the Local Plan" etc.

### *Children's Play Area*

It is suggested that paragraph 9.3.8, regarding the desire for children's play area, could be expanded stating who is expected to be providing the play area, and how funding will be sourced. Clarity is advised here, as it is unclear if this is required from developers as part of the proposed new housing developments, or if this desire is an action for the community to fund and commission themselves.

**This is a Parish Council issue and not considered appropriate for the NP (30/3)**

### *Local Green Spaces*

SCC notes that the neighbourhood plan has variety of green spaces that are used regularly by the community. It is suggested that in order to help the parish protect the community open spaces, that sites such as The Mardle and Playing Fields could be designated as Local Green Spaces, in accordance with paragraphs 99 to 101 of the NPPF. This could aid in protecting community assets from inappropriate development.

**Noted. This action is considered to be more appropriately actioned by the Parish Councils, if they see fit. (13/4)**

I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources.

The guidance can be accessed here: [Suffolk County Council Neighbourhood Planning Guidance](#).

If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter.

Yours sincerely,

Georgia Teague

Planning Officer  
Growth, Highways, and Infrastructure

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX  
[www.suffolk.gov.uk](http://www.suffolk.gov.uk)

# Representations on the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan 2014 to 2036 Made on Behalf of the Somerleyton Estate



February 2021

Prospect House  
Elm Farm Park  
Thurston  
Bay St Edmund  
Suffolk  
IP21 3DQ

T: 01262 224888  
E: [info@evolution-planning.co.uk](mailto:info@evolution-planning.co.uk)  
W: [evolution-planning.co.uk](http://evolution-planning.co.uk)

Opus House

01359 233663

# Representations on the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan 2014 to 2036 Made on Behalf of the Somerleyton Estate

**Client: Somerleyton Estate**

## Content Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	Signed
1	0	Draft	11.02.21	DB
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## 1.0 Introduction

1.1 These representations have been prepared on behalf the Somerleyton Estate. The Estate is a significant employer and landowner in the villages of Somerleyton, Lound and Fritton, and has a close and long term interest in the success and vitality of the local area.

For the record Fritton is not within the NP area (30/3)

1.2 The Estate owns and runs the Grade II\* Somerleyton Hall and Gardens which are open to the public. The Hall is an important local tourist attraction and employs around 15 people as well as numerous local trades involved in the maintenance and upkeep. The various activities on the wider Estate are carried out with the aim of maintaining and improving the Hall, for example funding the restoration of the 17<sup>th</sup>

Century gardens. The current owner, Hugh Somerleyton, strongly believes that the local area needs sustainable development in order to thrive.

1.3 The Estate aims to develop housing that is attractive, environmentally exemplary and which meets local needs in a way that will be appreciated by current and future residents. A number of housing developments have been built on estate land from Victorian estate worker housing to the Morton Peto Close in the 1980's. The Estate has 2 housing allocations in the Waveney Local Plan which it intends to develop. In addition, the Estate is involved in many local businesses including The Kings Head pub and the marina in Somerleyton. In Fritton, the Estate has the Fritton Arms and Fritton Lake holiday resort which provides holiday accommodation and leisure activities. These businesses have been purchased, or created by, the Estate. They have received investment from the Estate with the aim of supporting local infrastructure and jobs and generating an income to support the upkeep of Somerleyton Hall. The Estate has a large farming operation based in Somerleyton village. Hugh Somerleyton is a founding trustee of Wild East which seeks to rewild 250,000 acres of East Anglia. The Estate is leading the way with an extensive rewilding project on 1,000 acres of its own land.

1.4 The Estate supports the preparation of the Neighbourhood Plan and has worked with the Neighbourhood Plan group for several years. The Estate is grateful to the volunteers who have prepared the Neighbourhood Plan and supports many parts of the Neighbourhood Plan.

1.5 We have a few comments on the Policies in the Plan to ensure that they are effective and meet the basic conditions for Neighbourhood Plans.

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## **2.0 Policy LAHS 1 Housing Mix**

2.1 The Estate supports the aim of this Policy to encourage smaller homes. The Waveney Local Plan has a Policy reference WLP.8.1 – Housing Mix that requires that 35% of new dwellings on residential developments are 1 or 2 bed properties. The Neighbourhood Plan Policy LAHS 1 states a preference for 1, 2 and 3 bed properties.

~~2.2~~ We question whether stating a ‘preference’ in a Policy means that it is a Policy or an objective?

2.3 It is important that the mix of homes that is provided includes some 4 bed homes and that the Policy does not prevent development of these types of homes. In recent discussions the village school in Somerleyton and businesses have voiced support for some 4 bed homes to be developed to ensure that the village has sufficient families to support the school and local businesses such as the pub. Appendix 1 of this report contains correspondence from the operators of the pub and the Headteacher of the Village School on the need for some larger homes. This was previously circulated to the Neighbourhood Plan group at the start of 2020. The correspondence refers to other possible projects that were being discussed at the time and which can be disregarded for this consultation. This shows the benefits that a mix of housing would bring to local businesses and the school which is particularly important as the country recovers from the pandemic.

2.4 We suggest that the Policy could be amended to say that '*more weight*' will be given to the provision of smaller homes rather than a preference. This would show that positive support will be given to planning applications that help to achieve the aim to deliver smaller homes without preventing the delivery of some larger homes. This change would ensure that the Neighbourhood Plan meets the basic condition of achieving sustainable development, which is recognized in the Local Plan Policy on housing mix.

The Policy has been debated at length and it is decided that the community questionnaire response should prevail. (30/3)

### **3.0 Policy LAHS 2 Development of Allocated Sites**

3.1 Policy 2 identifies the 3 allocated sites in Somerleyton and Lound. It refers to the AECOM Design Guidelines that are contained in the Lound and Somerleyton, Suffolk Masterplanning and Design Guidelines June 2019. The Policy states that the development of each site should be in conformity with the Concept Masterplan and the Design Features section of the Guide for each site.

3.2 The AECOM work was carried out before any detailed site investigations were undertaken or before any detailed work on ecology, drainage or landscape design. The Concept Masterplans were prepared before any detailed architectural work was carried out which requires an in depth understanding and assessment of the sites. The proposals in the Design Guide may be appropriate

however, they have not been carried out with the rigour or range of professional input that would be required for a planning application. There should be flexibility in the Policy so that appropriate alternative designs can be considered. It is accepted that any proposals will have to meet the strict requirements of the Waveney Local Plan Policies for the development of the sites and the aspirations of the Design Guide.

3.3 To meet the basic conditions, Neighbourhood Plans must have regard to the desirability of preserving any listed building or its setting, preserving or enhancing the character and appearance of any Conservation Area and must contribute to achieving sustainable development.

3.4 To achieve these aims there should be flexibility so that any development makes reference to the Concept Masterplans and Design Guide and, if necessary, is allowed to explain and justify why it may be appropriate to propose an alternative layout or design of development and for a reasonable alternative to be approved.

3.5 For example, on the Mill Farm Field site in Somerleyton, integrating open space within the development has benefits. The northern open space as shown on the Design Guide Concept Masterplan would be behind a hedge if, as required by the Design Guide, the boundary hedges are retained. This approach hides the open space which would be inconsistent with open nature of other public spaces in the village. An alternative approach of a more central open space could be acceptable. The Neighbourhood Plan should contain sufficient flexibility to allow an architect, who will consider the site in more detail than has been possible so far, to deliver a high quality scheme. This will ensure that the finished developments best deliver the quality that

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is required by Local and Neighbourhood Plan Policies.

3.6 To meet the basic conditions the Policy should be amended to state in each of the 3 bullet points (new words underlined and existing words crossed out): ...'*should have regard to be in in conformity with the concept masterplan.....*

3.7 At the end of the Policy a new sentence should state: '*Departures from the Concept Masterplan and Design Guidelines should be*

*explained and agreed with the Local Planning Authority'* Noted – The Masterplanning and Design Guidelines provide a concept that meets and satisfies the requirements laid down by the NP. It shall be adopted by default but alternatives that equal or surpass this arrangement may be proffered by developers. (30/3)

## 4.0 Policy LAHS 4 Design of new Residential Developments

4.1 We make similar comments on this Policy to LAHS 2. The Policy states that: *'All new development will be expected to comply with the requirements of the Masterplanning and Design Guides.'* There should be flexibility so that any development makes reference to the Concept Masterplans and Design Guide and, if necessary, is allowed to explain and justify why it may be appropriate to propose an alternative layout or design of development and for a reasonable alternative to be approved. At the end of the Policy a new sentence should state: *'If the design of the allocated sites changes from the Concept Masterplans and Design Guidelines this should be explained and agreed with the Local Planning Authority'*. See 3 above (30/3)

## **5.0 Lound and Somerleyton, Suffolk Masterplanning and Design Guidelines**

**5.1**As set out in our representations on the Neighbourhood Plan Policy LAHS 2, the AECOM on the Masterplanning and Design Guides work was carried out before any detailed site investigations or any detailed work on ecology, drainage or landscape design. The Concept Masterplans were prepared before any detailed architectural work was carried out.

**5.2**To meet the basic conditions, Neighbourhood Plans must have regard to the desirability of preserving any listed building or its setting, preserving or enhancing the character and appearance of any Conservation Area and must contribute to achieving sustainable development.

The Design Guide should recognize that there should be sufficient flexibility to allow architects to design a high quality scheme and to be allowed to justify and improve on the Concept Masterplans if this gains the support of the Local Planning Authority. This is important in order to deliver high quality design that best responds to historic character and delivers sustainable development.

Examples of where flexibility would be helpful is in respect of site WLP 7.6 known as Mill Farm Field off The Street and Station Road in Somerleyton. The retention of the boundary hedges, the location of open space, the transition to neighbouring woodland and the location of access points are important considerations in the design process. The retention of the boundary hedgerows is important and a sensible aim. Part 6.5 of the Design Guide describes it as '*crucial*' and recognizes the ecological benefits of retention.

However, this aim makes the creation of open space to the north of the site difficult because the boundary hedge would cut off the open space from The Street in a manner that will be out of character with the village, where open spaces are not enclosed. Open space may be better located within the site surrounded by attractive built frontages. A positive frontage to the north of the site could be created with attractive homes that would meet the aim of the Design Guide which is to sensitively deal with this

important area.

The suggestion in 6.5 of the Design Guide that the primary access route should be from the north is difficult to achieve, as shown on the Concept Masterplan. This shows the pedestrian and cycle link to The Street, not the primary access route. It would be sensible if this bullet point indicated that there should be pedestrian and cycle access from The Street.

These examples show how, by having regard to the Design Guide, an alternative and high quality development could be created that respects the historic character of the area and delivers sustainable development.

To allow architects and designers to have the opportunity to create high quality developments, the introductions to the Lound and Somerleyton sections in paragraphs 5.1 and 6.1 should be amended as follows (new wording is underlined and deleted wording is crossed out):

*...distinctive features which ~~need to be reflected in future development~~ should have regard to.....*

A new sentence should be added to the end of paragraphs 5.1 and 6.1 to state: *'If needed departures from the Concept Masterplan and Design Guidelines can be permitted and should be justified and agreed with the Local Planning Authority.'*

In order to provide design flexibility bullet points 2, 6, 7 and 8 in paragraph 6.5 should be amended as follows.

- *Creation of a green corridor along the southern boundary through the use of open space or suitable boundary treatments.*
- *Natural surveillance of ~~the public open space in the southern part of the site~~ will be created by properties facing onto the space and creating active frontages.*

- *If open space is located to the front of the development is it should be set back from The Street to create a positively green frontage to the development. This allows the built form to positively relate to the existing houses along Morten Peto Close.*
- *This site is adjacent to a mature woodland group beyond the eastern boundary along The Street and beyond the southern boundary. Development opposite the woodland to the south needs to have a positive relationship with the woodland and the design should incorporates open space or other landscape treatments to reflect this sensitive approach to the design.*

These changes will ensure that the Design Guide can be flexibly applied and deliver sustainable development that reflects the historic character of the area. In respect of Mill Farm Field these changes will allow flexibility so that the design can respect local character.

The Masterplanning and Design Guidelines have been commissioned and adopted by the NP committee, in order to embody and reflect the criteria that are of paramount importance to the NP philosophies. All developers may wish to reduce the demands and provide greater flexibility to meet their own commercial requirements. The NP relies upon the Masterplanning and Design Guidelines and dilution of its integrity would be to ignore the local community's aspirations. (30/3)

## **Appendix 1: Correspondence on the Need for Some Larger Homes**

E374.C1.Rep21 February 2021

David Barker  
Evolution Town Planning Limited  
Opus House  
Elm Farm Park  
Thurston  
Bury St Edmunds  
Suffolk  
IP31 3SH

Dear Hugh,

I write in support of Somerleyton Estate's proposed planning application and their vision for Somerleyton village.

Following Somerleyton Primary School becoming part of the Hartismere Family of Schools Academy Trust, as Executive Headteacher/Chief Executive Officer I would support the inclusion of three/four bedroom homes in addition to the starter homes, within the plan to encourage young families into the area to ensure the sustainability and even expansion of the village school.

With the school as the 'Hub' of the village for all members of the community, I welcome the proposed plans to connect the school by off road secure footpaths to ensure safe access for all.

The inclusion of a sports field adjacent to the school would be of great benefit to both the school and local community as a whole. Somerleyton Primary has a duty of care to provide a broad and balanced PE curriculum that challenges and inspires students, this dedicated facility would enhance the school's curriculum along with the students' health and wellbeing.

If I can be of support in the next stages of the consultation process, please contact me via the address above.

Yours sincerely

James McAtear  
Executive Headteacher  
Hartismere Family of Schools

East Suffolk Council

Dear Sir or Madam

**Response to Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan Regulation 14 Consultation from Officers at East Suffolk Council**

Please see the comments below.

Plan Section	Comments
General Comments	The plan responds well to the community's interests and concerns is considered to be acceptable overall. The plan sets out a positive framework to support the delivery of the local plan. Lots of hard work has clearly gone into this plan and will help to focus the appropriate level, scale and design of development and growth within the villages.
Community Engagement and Survey	<p>There has been a good effort to reach the community in difficult circumstances, with hard copies available on request and on-line meetings arranged, the village website had links to the document and the opportunity to comment.</p> <p>It is important to document this (posters, flyers, adverts etc) to show that all efforts have been made to engage and to address consultation during the Covid-19 pandemic.</p> <p>Noted the flyers etc. will be attached to Supporting Documents (30/3)</p>

Policies	
LAHS 1	<p data-bbox="524 240 1447 312">Housing Mix: Preference will be given to the provision of smaller scale 1, 2 and 3 bed dwellings within new developments.</p> <p data-bbox="524 360 1447 507">This is an aspirational policy; however, the policy is not particularly strong. ESC (Waveney) Local Plan policy WLP8.1 Housing Mix permits Neighbourhood Plans to set a more detailed approach to housing type and mix which reflects local circumstances.</p> <p data-bbox="524 555 1447 898">As written, policy LAHS 1 will have little impact in the determination of planning applications. It will carry full weight; it just won't do much to ensure that the size of dwellings and number of rooms are fixed in the determination of planning applications. This is because there is no evidence, such as a Housing Needs Assessment, to support the preference for smaller scale dwellings with 1, 2 and 3 bedrooms. For the benefit of the examiner, it is recommended to explain the reasoning behind not commissioning a Housing Needs Assessment in the consultation document.</p> <p data-bbox="524 946 1447 1361">A Housing Needs Assessment was discussed by the NP Committee. The understanding, after consultation at the time with WDC, was that such an assessment would take a protracted time and separate funds would need to be made available. It was considered that timescale was prohibitive and benefit over the community response was limited, after all the NP is fundamentally established to reflect community opinion and vision, not install a technically based philosophy. With the benefit of hindsight it is doubtful that undertaking a Housing Needs Assessment would have added extensive time to the process of establishing the NP; but what if it differed to the views of the Community, surely it should not be morally allowable to override it?</p>

	<p>So, the position is that the Community views stand, as indeed the purpose of the NP demands. (30/3)</p> <p>This policy is entitled 'Housing Mix' but it includes scale which is a design matter. The matter of scale would be better dealt with in the design policies. Including it here is confusing and muddles the policy, but a simple re-wording could resolve this.</p> <p>Housing Mix is considered to be appropriate and a well understood term (30/3)</p>
Section 7.3	<p>Include the reference to the Broads Authority's allocation for residential moorings for completeness.</p> <p>This has been discussed and included in actions emanating from Broads Authority (30/3)</p>
Para 7.33	<p>This refers to the 'WDC Local Plan'. WDC no longer exists – the local plan is the East Suffolk Council (Waveney) Local Plan.</p> <p>To be corrected (30/3)</p> <p>This para. also says the allocation was accepted by responders to your questionnaire. As part of the local plan strategy there is no option to reject this allocated site. This text is slightly misleading, and it is recommended that this part is removed.</p> <p>It is useful to note that the Community was largely supportive of the allocation even if there was no mechanism to reject them. It is important to record that the Community understands and accepts the</p>

	<p>need for change and growth. Change to “....allocation was supported by....” (30/3)</p>
LAHS2	<p>Slight re-word recommendation:</p> <p>“Development proposals for each of the allocated sites in the local plan shall adhere to the Lound and Somerleyton, Suffolk Masterplanning and Design Guidelines, June 2019.</p> <p>Revise LAHS2 to quote full title (30/3)</p> <p>In particular: WLP5.7 Land North of the Street...”</p> <p>It is suggested that you say allocations shall adhere to the concept masterplan. The Design Guide details several good design principles which different architects/ designers could interpret differently and result in good design outcomes.</p> <p>Revise to “adhere” rather than “be in conformity with”. This should also go some way to take on board the comments from Evolution Planning (on behalf of the Somerleyton Estate). (30/3)</p> <p>It feels more appropriate to refer to the proper title of the design guide (Lound and Somerleyton, Suffolk Master planning and Design Guidelines, June 2019), rather than the ‘AECOM Design Guidelines’.</p>
Para. 7.3.5	<p>This paragraph makes it sound like it is a straightforward option to bring a site forward outside of the Neighbourhood Plan or local plan. In reality this would be contrary to policy and it will be extremely difficult, especially in a somewhere like Somerleyton with such strong heritage</p>

	<p>and character. This doesn't convey that the neighbourhood plan area has protection from such speculative attempts at development. Removing this paragraph may help with clarity and focus of the plan.</p> <p>Agree that future site allocations will be problematic for the proposer but that does not mean that no developer will attempt it in the NP period (in fact the NP committee is aware of a potential application at the time of writing, within the NP area but not in Somerleyton). The para should therefore be retained but reference to WDC Local Plan will be corrected. (30/3)</p>
Policy LAHS 3	<p>This policy reads much more legibly and gives clearer instruction on management, but it has some limited guidance for planting of native trees which would form part of a landscape agreement with the developer which would probably be managed via a condition or legal agreement.</p> <p>The Waveney Open Space Needs Assessment gives some indication about the types open space provision and deficit levels in rural areas.</p> <p>Reference could also be made to Local Plan policy WLP8.23 (Protection of Open Space), which seeks to protect open space as part of the development process.</p> <p>Noted. The NP does not seek to repeat overarching policies of which there are many and all developers will need to apprise themselves of. (30/3)</p>
Policy LAHS 4	<p>A design guide has been created and will be adopted as part of the neighbourhood plan and be a key consideration for any development</p>

	<p>and it is suggested that the NP uses the Design Guide's full title so there is no doubt which document you are referring to.</p> <p>Agree, title to be revised (30/3)</p> <p>Some clarity over what is intended by housing 'type' would be helpful. Could reference the Broads Authority Local Plan in the supporting text and note that developments that impact the Broads Authority area should take into consideration their policies as well as the design principles in the Neighbourhood Plan's Masterplanning and Design Guidelines.</p> <p>Reference the BA: their policies have been addressed within the BA comments. (30/3)</p> <p>Chapter 4 of the Design Guide contains extensive descriptions of several aspects of the built and natural environment of both Lound and Somerleyton, as well as design principles which explain how successful development can be incorporated within each of these settlements. Topics covered include street pattern and layout, connectivity, green space and public realm, gateways and landmark features, land use, boundary treatments, built form and views.</p> <p>Noted</p>
Section 8 Environment	Is this section to address natural environment, built environment, historic environment, or all?

	<p>The Section refers to all of these, so is not the answer to the question self evident? Having reviewed the text it is not considered necessary to revise</p>
Policy LAHS5	<p>Reference to Design Guide section 4.1.2 (Connectivity) could help to underpin the policy and potentially include more than just footpaths.</p> <p>Agree. Will add to LAHS5 - Development Proposals must also include, where appropriate to do so, the requirements of Section 4.1.2 (Connectivity) of the Lound and Somerleyton, Suffolk Masterplanning and Design Guidelines (30/3)</p>
Policy LAHS 6	<p>This is a more precisely worded policy, which specifies the number of parking spaces per number of bedrooms and it is recommended that the parking standards are “subject to design considerations” (as per policy WLP8.21 Sustainable Transport). Large amounts of on-site parking can result in poor quality designs and layouts of housing developments.</p> <p>However, there is no evidence base to support this policy, either in the document itself or the design guide. There is also no reference made to the Suffolk County Council Parking Standards (2019) for residential developments. However, this can be rectified quite easily by making reference to the document and won’t be overly onerous to include.</p> <p>Agree that SCC Parking Standards can be generically mentioned in the text for reference as “8.3.6. In addition to compliance with LAHS 6 new</p>

	<p>residential development proposals shall comply with Suffolk County Council Parking Standards (2019) for residential developments.”</p> <p>LAHS 6 is based on the clear and observable issues inherent in the NP area with respect to parking, and of course Community feedback. The policy is designed to ensure the current situation is not exacerbated, but rather new developments are “self sufficient” in parking as far as is practicable (30/3)</p> <p>Is a parking standards policy best placed in the ‘Environment’ section? Section 7 might be more appropriate.</p> <p>Noted but on balance consider positioning more appropriate. (30/3)</p>
Policy LAHS7	<p>The supporting text provides a list of community assets in both Lound and Somerleyton, which is a useful point of reference. The policy itself concerns the provision of a new community centre. From the supporting text directly above it is assumed that this refers to Somerleyton, but it would be helpful if this was added into the policy title.</p> <p>Agreed – Can be made Somerleyton specific. Also Design Guide title to be revised to full title (30/3)</p> <p>There is currently no identified site or information about what facilities the new community centre should contain. There is nothing about the design of the community facility because it still at a very early stage. As a result this is an aspiration rather than a policy. Delivery of a community hall is a major undertaking, and it is not clear how it will be delivered. Will be via private company (as part of the larger</p>

	<p>developments) or via public/PC? However, it gives general policy support to the aspiration which is positive.</p> <p>Noted. Indeed, it is somewhat aspirational but advice has been to include here as a policy to fix the baseline for a future proposal. (30/3)</p>
Policy LAHS9	<p>ESC (Waveney) Local Plan Policy WLP8.15 (New Self-Catering Accommodation) and WLP8.16 (New Hotel and Guest House Accommodation) already provide guidance about the scale and location of tourism development and so it may be that the second bullet point in policy LAHS9 is not necessary. It is notable that the ESC (Waveney) Local Plan policy WLP8.15 seeks to focus self-catering accommodation within the settlement boundaries. By contrast the neighbourhood plan is far less exacting and could permit poorly connected tourist accommodation in a remote location. Use of 'locations that are sustainable' is vague. A better wording might be: 'relate strongly to the settlement boundaries and do not harm...' WLP8.16 seeks to focus new hotel and guest house accommodation within town centres and seafront locations. Therefore, the Neighbourhood Plan is potentially at odds in stating that tourism accommodation is acceptable in a rural location such as Lound and Somerleyton. If the policy refers to self-catering accommodation, then this should be made clear in the policy text.</p> <p>Noted, but disagree. The potential for tourism and employment growth will come from those who have the vision and commercial ability to promote it. It would be stifling to the NP area to restrict proposals that</p>

	as yet are unborn. Tourist activities need not always beaccommodation based, it can involve rural activities or crafts for example. The existing ESC (Waveney) Local Plan policy are restrictive enough. (30/3)
11. Health	<p>This section does not have any outcomes or objectives. It would perhaps be better as part of a plan introduction or overall context section.</p> <p>Noted, but Health was a headline topic in the Questionnaire and the structure of the NP plan is derived from the topics that were generated at the outset, so for this reason it should remain a separate heading and Community participants can follow the link back to the commencement of the process. (30/3)</p>

Please note that the above comments are provided at Officer level only and do not prejudice any future decision by the Council.

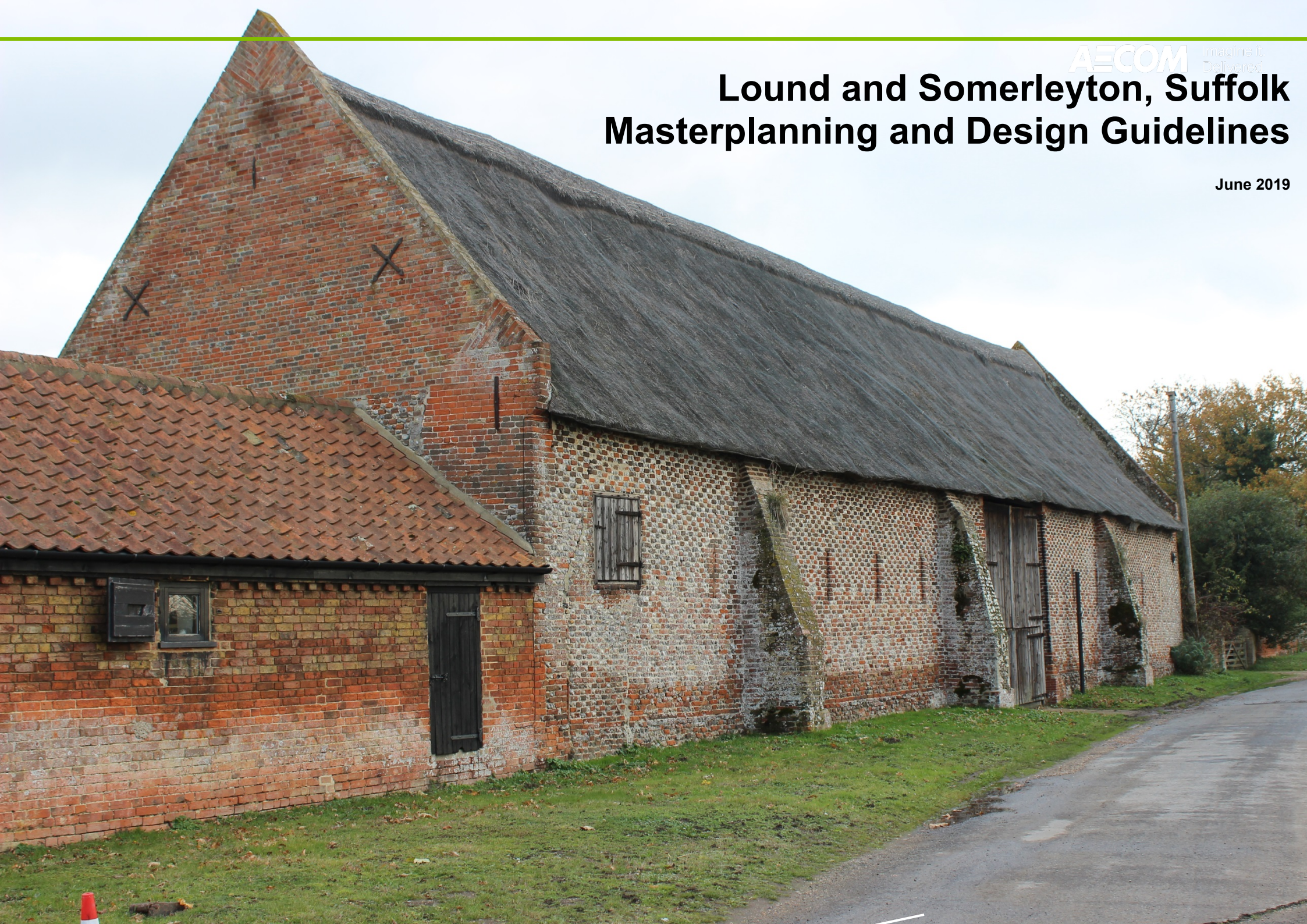
Yours faithfully

***Ruth Bishop***

East Suffolk Council

# Lound and Somerleyton, Suffolk Masterplanning and Design Guidelines

June 2019



Quality information

Prepared by

Tom Beck, Senior Landscape Architect, CMLI  
AECOM

Checked by

Ben Castell, Director, AECOM

Approved by

Ben Castell, Director, AECOM

## Prepared for:

Locality and Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Group (LAHSNPG)  
Prepared by: AECOM Infrastructure and Environment Limited

Unit 1 Wellbrook Court  
Girton  
Cambridge CB3 0NA  
United Kingdom  
T: +44 1223 488 000

[aecom.com](http://aecom.com)

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## 1. Introduction

AECOM has been commissioned to provide design support to the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Group (LAHSNPG) through the Ministry of Housing, Communities and Local Government (MHCLG) funded Neighbourhood Planning Programme, led by Locality.

This Design Guide has been produced to inform new development proposed in the area. It presents a summary of the key characteristics of Lound and Somerleyton, which make these places special to live and visit. This information is then used to inform specific design guidelines to promote sustainable development.

The approach set out here is supported by the National Planning Policy Framework (NPPF), which encourages local authorities to consider using design codes, or in this case guidelines, to help deliver high quality outcomes for new development. It is important however, that guidance finds the balance between promoting and reinforcing local distinctiveness and allowing for innovation and originality. The NPPF suggests that 'design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics' (NPPF, 2019).

The NPPF also emphasises that 'the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (NPPF, 2019). It is therefore important that planning policies and decisions should address the connection between people and places and how any new development will respond to and integrate successfully into the natural, built and historic environment.

### 1.1 Objectives

The main objective of this document is to establish principles so that new development is designed and planned with regard to the existing character and context of Lound and Somerleyton within the Neighbourhood Plan. It sets out a series of design guidelines related to development in Lound and Somerleyton.

The document initially provides context to the design guidelines including strategic issues identified during the consultation carried out by Lound and Somerleyton Neighbourhood Planning Group. The aspirations by the communities involved, although not strictly design issues, need to be considered in the context of any design proposal.



Figure 1 A property from the northern end of The Street, Lound



### 3. Context

#### 3.1 Location

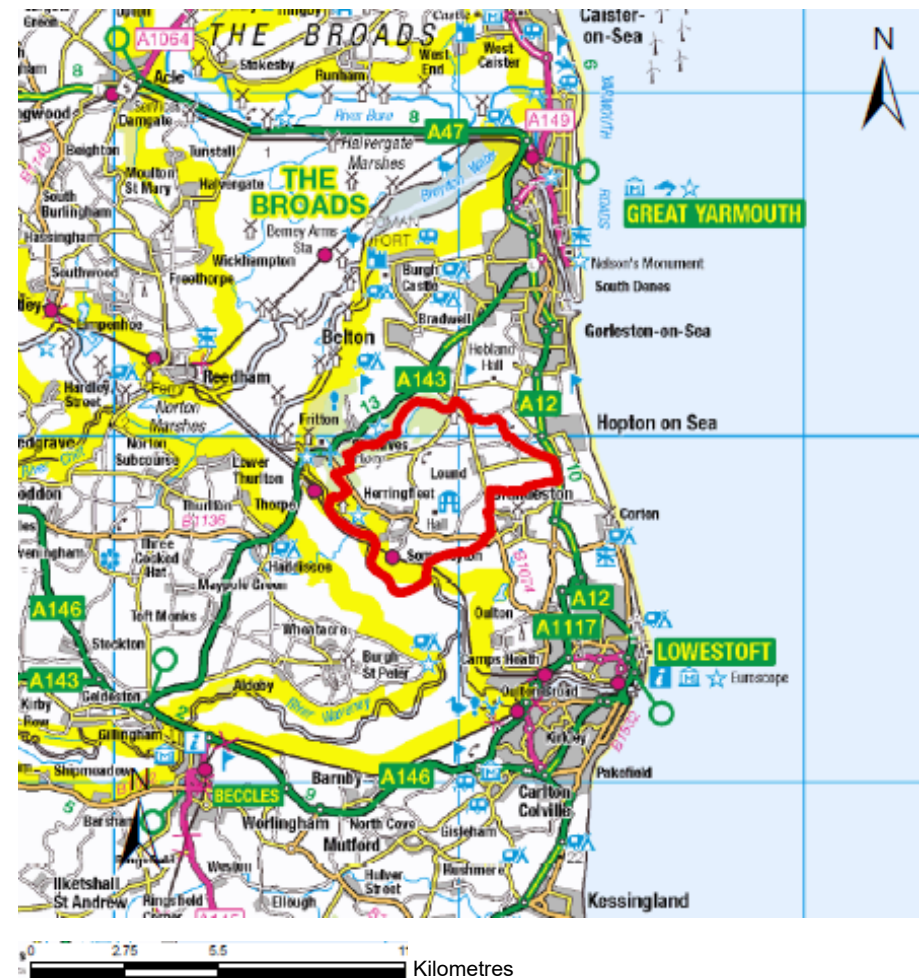
Lound and Somerleyton are neighbouring small villages located near Lowestoft, within Waveney District Council. Somerleyton lies slightly more inland than Lound, 4.5 miles from the coast. Both villages rely on a network of rural roads and the A12 dual carriageway which provides access to the larger settlements of Great Yarmouth and Lowestoft.

Somerleyton is a remote village with a population of 420 people (2011 census) only accessible via a small network of rural roads, the most significant being the B1074. Somerleyton also has a railway station linking Norwich to Lowestoft passing over the River Waveney and part of The Broads.

The village focused around The Street and extends west to the River Waveney and Somerleyton Marina. The village green focuses around the open space adjacent to Somerleyton County Primary School and is opposite the grounds to Somerleyton Hall.

Lound contains a similar population of 359 people (2011 census) and is only accessible via a number of rural roads contributing to its remote and tranquil character. Development follows the central road, The Street, passing north south through the centre of the village.

Both villages connect to the wider road network of the A143 and the road A146 connect with Norwich. As well as the rural roads, the villages can also be accessed via a small number of footpaths and bridleways connecting them to the wider countryside.



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Figure 3 Location Plan

## 3.2 Planning Policy Context

### 3.2.1 National planning policy

#### National Planning Policy Framework (NPPF), 2019

The NPPF sets out that a key objective of the planning system is “to contribute to the achievement of sustainable development”, which will be achieved through three overarching objectives by Ministry of Housing, Communities and Local Government, 2019 (MHCLG) including:

1. “an economic objective – to help build a strong, responsive and competitive economy...”
2. “a social objective – to support strong vibrant and health communities...”
3. “an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment...”

Part 12, Achieving well-designed places, states that “Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”. Part 12 goes on to state: “policy and decisions should ensure that developments... are visually attractive... (and) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”. An understanding of history and heritage is therefore important in developing neighbourhood plans to explain how this should inform future development.

Part 16, Conserving and enhancing the historic environment, states that “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment... (taking) into account: ...the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of place.”

Par 186 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special

architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.'

#### Planning Practice Guidance

It states that “*development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development*” and that the “*successful integration of new development with their surrounding context is an important design objective*”.

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (MHCLG, 2019). The section on design includes guidance on promoting landscape character (Paragraph: 007 Reference ID: 26-007-20140306). Paragraph 041 Reference ID: 41-041-20140306 states that policy should be distinct to reflect and respond to the unique characteristics and planning context.

### 3.2.2 Local planning policy

Both Lound and Somerleyton fall within Waveney Council part of East Suffolk. The newly adopted Waveney Local Plan (March, 2019) will cover the period 2014-2036.

#### 3.2.2.1 Waveney Local Plan 2014-2036 contains the following policies:

- Policy WLP7.1 - Somerleyton is identified as a Larger Village;
- Policy WLP7.1 - Lound is identified as a Smaller Village;
- Policy WLP7.5 - Land north of The Street, Somerleyton (site allocation);
- Policy WLP7.6 - Mill Farm Field, Somerleyton (site allocation);
- Policy WLP7.12 - Land east of The Street, Lound (site allocation);
- Policy WLP 8.1 Housing Mix states “a mix of sizes and types of units on any particular site should be based on evidence of local needs. Neighbourhood plans can set out detailed approach to housing type and mix which reflects local circumstances and is supported by evidence”;
- Policy WLP 8.2 – Affordable housing – “All new housing developments on sites with a capacity of 11 dwellings or more must make provision for a proportion of the total dwellings to be affordable housing....20% in Lowestoft”;

- Policy WLP 8.6 – “Affordable housing in the countryside states demonstrated there is an identified need, the scheme is adjacent to a larger village or a smaller village, there are a range of dwelling sizes. The location, scale and design standard of a scheme will retain or enhance the character and setting of the settlement”;
- Policy WLP 8.6 Affordable Housing in the Countryside;
- Policy WLP 8.7 Small Scale Residential Development in the Countryside;
- Policy WLP 8.8 Rural Worker Dwellings and Countryside;
- Policy WLP 8.11 Conversion of Rural Buildings to Residential Use; and
- Policy WLP8.23 Protection of Open Space - There will be a presumption against any development that involves the loss of open space or community sport and recreation facilities.

#### 3.2.2.2 Broads Plan adopted 2017

3.2.2.3 Somerleyton falls within the plan as indicated by the Broad Executive Area ( page 8). The Broad Authority is a statutory body with similar responsibilities as a national park and acts as a local authority. The Authority has a duty to manage The Broads for the following three reasons:

- *Conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads;*
- *Promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public; and*
- *Protecting the interests of navigation.*

3.2.2.4 The plan is based on three principles which are intended to assist the delivery of the vision for the Broads National Park to 2030. The principles are as follows:

- The prevention of environmental degradation;
- The conservation of local ecosystems; and
- Working in patronship with the local communities.

3.2.2.5 A series of actions to deliver the five-year period of the plan area set out within the plan addressing key strategic themes each supported by a series of aspirations. The themes are as follows:

- a) Managing water resources and flood risk;
- b) Sustaining landscapes for biodiversity and agriculture;
- c) Maintaining and enhancing the navigation;
- d) Conserving landscape character and the historic environment;
- e) Offering distinctive recreational experiences;
- f) Raising awareness and understanding;
- g) Connecting and inspiring people; and
- h) Building ‘climate-smart’ communities.

#### 3.2.3 Allocated sites

- Policy WLP7.5 - Land north of The Street, Somerleyton – for residential development of approximately 10 dwellings on 0.65 hectares to the following criteria (WLP, 2019):
  - The site will be developed at a density of approximately 15 dwellings per hectare.
  - Building heights should be no higher than 2 storeys.
  - Dwellings should be designed to have gardens backing onto properties located southwest of the site.
  - Hedgerows and trees located along the site boundaries should be protected and reinforced where possible.
  - A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
  - A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning permission. The locally listed ‘Forge’ located on site is to be protected.
  - A condition relating to a contamination investigation will need to be attached to any planning permission.

- Policy WLP7.6 - Mill Farm Field, Somerleyton – for residential development of 35 dwellings on 1.9 hectares to the following criteria (WLP, 2019)
  - The residential part of the site will be developed at a density of approximately 20 dwellings per hectare.
  - The open space on site is to be no less than 0.2 hectares.
  - Any proposal should be designed to provide a mix of housing types and sizes. The priority is for two and three bedroom dwellings that reflect the residential character of properties located in the area to the north.
  - Properties must be of an exceptional design. Proposals that use standardised designs which are not distinctive and fail to provide any reference to the existing character of the village will not be supported.
  - The majority of housing is to be of a scale which reflects the terraced housing located west of the site along Station Road and of the Morton Peto cottages found elsewhere in the village.
  - A public right of way is to be provided in the south west part of the site to enable pedestrian and cycle access to Station Road.
  - The north part of the site, land opposite Morton Peto Close across to The Street is to be designed as an open space that is well related to its surroundings and makes a positive contribution to the village. Properties must be designed to have their primary frontages facing onto the open space. Landscaping, including tree planting that complements existing trees located to the east and west and providing a sense of openness to complement the open character of the farm opposite will be required.
  - A public right of way is to be provided in the east part of the open space to connect the development to The Street.
  - Hedgerows and trees on site should be protected where possible.
  - A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
  - A landscaping and tree planting scheme is required to screen the development along the east boundary.
  - Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate

fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

- A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Policy WLP7.12 - Land east of The Street, Lound – for residential development of approximately 10 dwellings on 0.45 hectares to the following criteria (WLP, 2019):
  - The site is 0.43 hectares and is identified for 10 dwellings.
  - The site will be developed at a density of approximately 22 dwellings per hectare.
  - Proposal should reflect the older character of the village north of the site along The Street.
  - Dwellings nearest The Street should be set back from the road. The frontage should be approximately in line with the rear elevation of the dwelling adjacent the north of the site. Properties should have frontages that face onto Millennium Green located to the south.
  - Car parking should be provided on-plot.
  - Hedgerows and trees located along the east boundary and the public right of way should be protected.
  - A landscaping scheme will be required along the north boundary of the site.
  - A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application. Any scheme will need to be designed to mitigate impact on the setting of St John the Baptist Church.
  - A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
  - Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

## Lound Inset Map

Waveney Final Draft Local Plan | March 2018



Figure 4 Land East of the Street, Lound (WLP7.12) (Adopted Local Plan March 2019, WDC)

# Somerleyton Inset Map

Waveney Final Draft Local Plan | March 2018

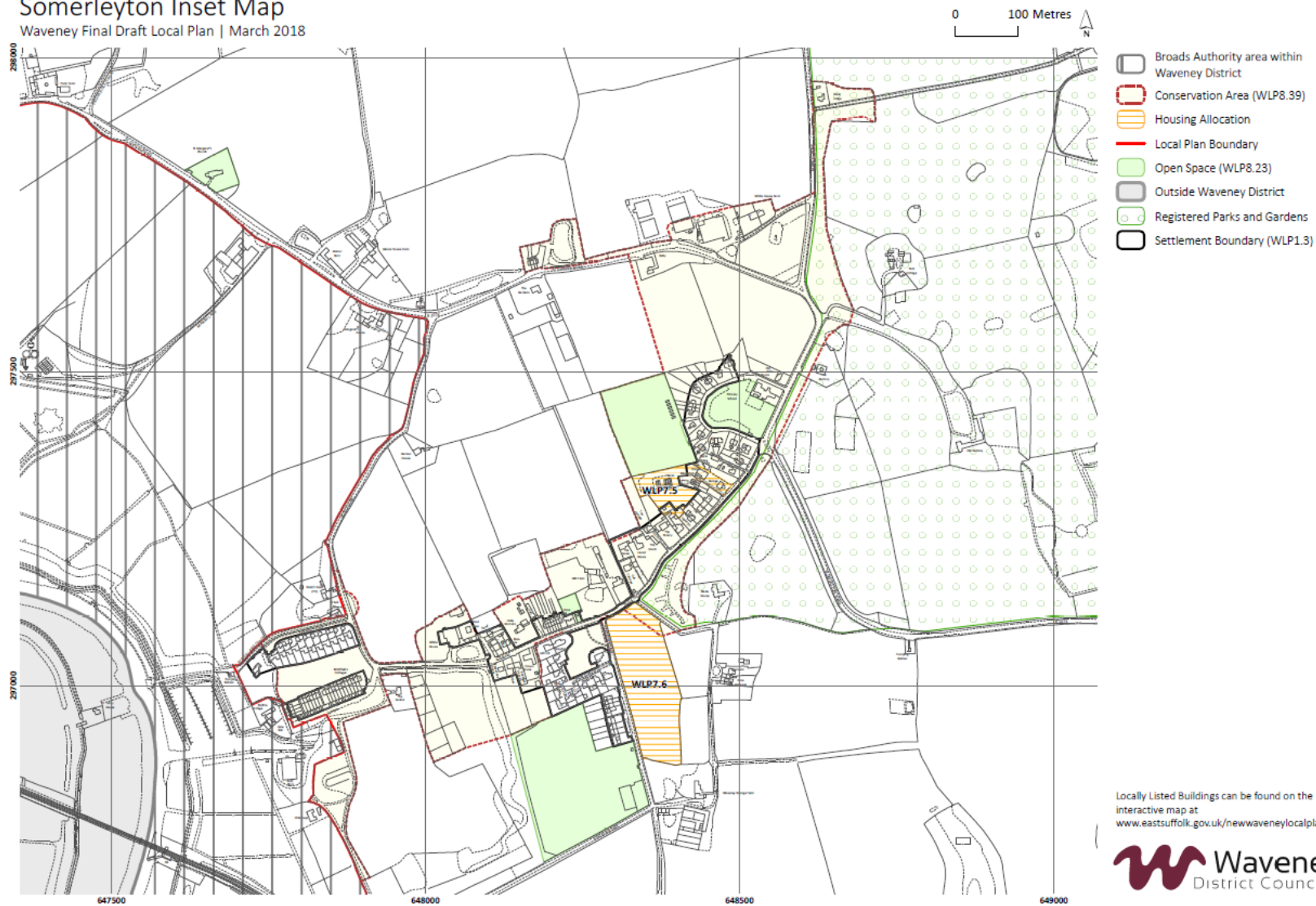
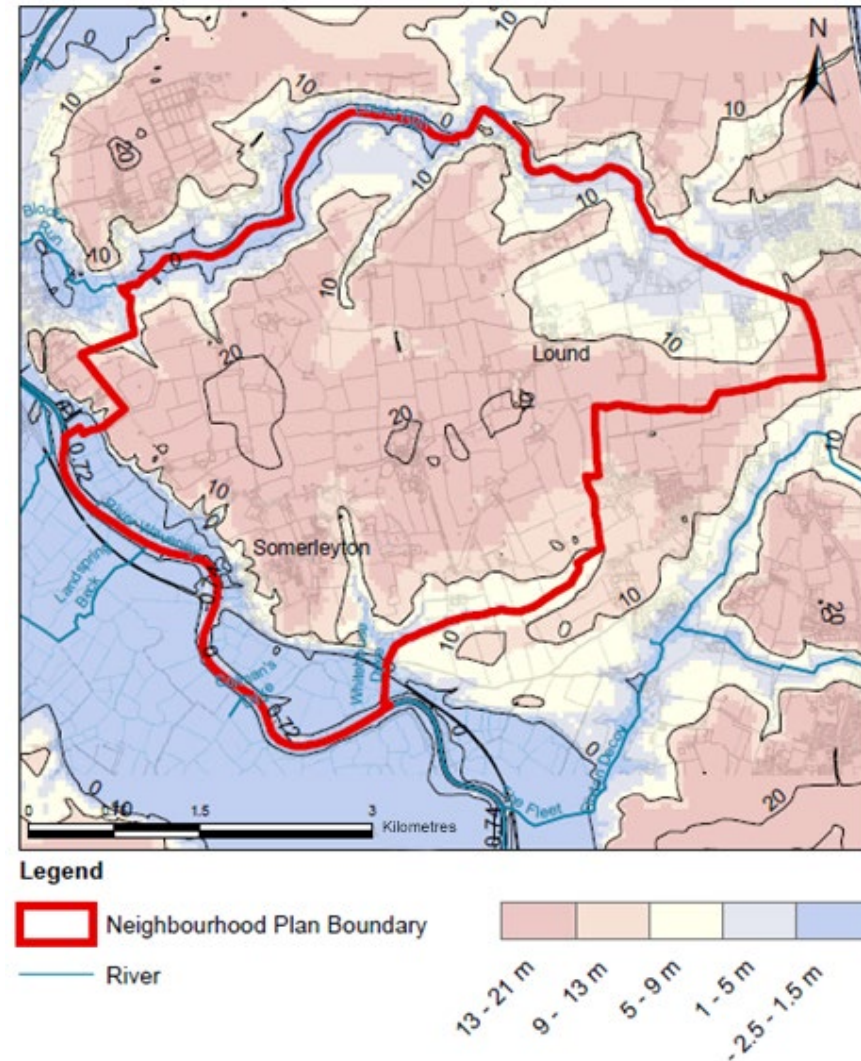


Figure 5 Somerleyton Sites (WLP7.5 and WLP7.6) (Adopted Local Plan March 2019, WDC)

### 3.2.4 Topography and hydrology

The neighbourhood area lies in a relatively flat landscape a short distance from the Suffolk coastline. The underlying flat topography of the area strongly informs the character of these small villages. Local high points are limited to 20mAOD and are barely discernible in the landscape due to intervening mature woodland and hedgerows giving the sense of a relative intimate landscape. The lowest point in the landscape is at Waveney River where the land is low lying and forms part of the river floodplain at Somerleyton Marshes.

Somerleyton and Lound both lie on flat broad lands adjacent to the River Waveney which forms part of The Broads National Park, with this section lying in the Suffolk Broads. The river is a narrow watercourse which strongly meanders through the local landscape including water meadows which flood periodically. The river passes along the south western boundary of the neighbourhood area and forms a major feature of the landscape. Somerleyton Marina provides moorings and boat storage as well as water access to the sea via Oulton Dyke. The eastern boundary of the study area is only 1km from the North Sea coast at Hopton. Smaller bodies of water lie throughout the study area including the Mardle at Lound but also include the small reservoirs at the Essex and Suffolk Water compound in the north of the study area.



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Figure 6 Topography and Hydrology for the neighbourhood area

### 3.2.5 Cultural associations

At the northern end of Lound lies a village pond, known locally as the Mardle, contributing to the scenic qualities and wildlife habitats in the village. The Mardle is a special feature and enhances the character of Lound.

The village green (Millennium Green) and the adjacent community centre are central to the community and enjoyment of the village. The community centre was constructed by the residents of Lound and is a cherished element of the village.

Somerleyton has a central green originally designed and built by Morton Peto with the intention of becoming the centre of the village. The green was built on the western edge of the parkland surrounding Somerleyton Hall, and is connected to the original village via The Street. It remains at the heart of the village, hosting fetes and school sports days for the local community.

Somerleyton Hall and the surrounding parkland estate form the main attraction for visitors to Somerleyton. The large grade II\* listed was originally Tudor-Jacobean but what you see today is largely Victorian. The building is set within Somerleyton Park, a registered park and garden which hosts formal gardens, yew hedge maze, and is periodically open to the public.

In Somerleyton a memorial known as The Hovercraft Column celebrates the invention of the hovercraft by Sir Christopher Cockerell. He was a mechanical engineer and keen inventor and the third Lord Somerleyton provided funding and support to allow Cockerell to realise the project which was completed in 1956.

Somerleyton falls within the Broads Plan which encourages and highlights the use of traditional craft industries such as reed and sedge cutting, boat building, thatching and millwrighting as well as many other local traditional crafts and cultures.

### 3.2.6 Designations

Lound contains no landscape designations or a conservation area but does have 2 listed buildings within the village (Mardle House Grade II and Church of St John the Baptist Grade II\*).

Lound waterworks engine house lies in the north of the neighbourhood area and is a scheduled monument positioned between Yarmouth Road and Mill Water (and Lound Run Pond).



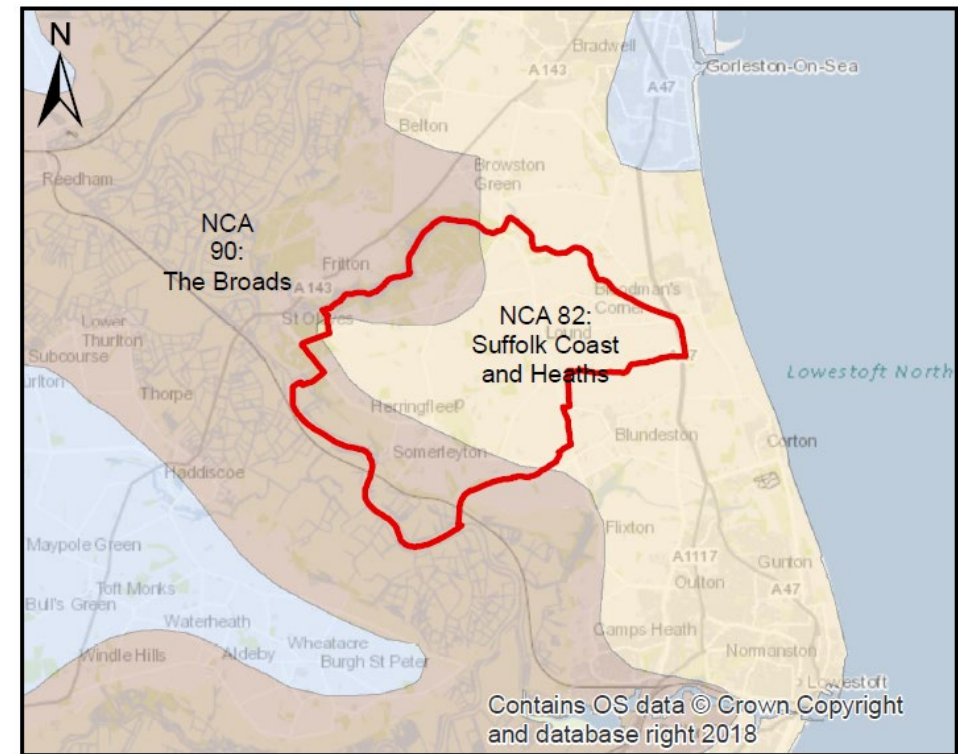
Somerleyton has a Grade II\* listed Hall and Registered Park and Garden, a conservation area which includes a number of listed buildings mainly focused around the village green. The conservation area awards statutory protection to all the trees within this area, as well as the buildings.


On the western boundary of Somerleyton The River Waveney is a Special Area of Conservation as it forms part of The Broads National Park (split into the Norfolk Broads and Suffolk Broads).

### 3.2.7 Existing Landscape Character Assessment

Character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls within National Character Area (NCA 82) Suffolk Coast and Heath as defined by Natural England (Natural England, 2015). This NCA is broad but provides some context to the character of the study area. The key characteristics which are of particular relevance to Somerleyton and Lound are:

- A predominantly low-lying landscape with some areas along the coastal plain below or at sea level;
- Settlement is sparse, with small, isolated villages and farmsteads. Larger urban settlements consist of Great Yarmouth to the north, Lowestoft to the south, and Norwich to the west.
- Expansive coastal level grazing marshes divided by drainage dykes contain internationally important reedbeds and fens. Many are managed as nature reserves owing to their rich biodiversity, which includes a nationally important concentration of breeding bittern;
- Public access is extensive both on the land and on the rivers. The sense of tranquillity and wildness is integral to the distinctiveness of the NCA, inspiring many writers, artists and naturalists, and supports the area's popularity as a recreation and tourist destination;
- Rivers flow west - east forming intimate, twisting alluvial valleys. Estuaries support internationally important salt marshes and intertidal flats; and
- Farm woodlands, plantations and field boundary trees provide a treed character with substantial coniferous forests (Rendlesham, Tunstall and Dunwich) in the core of the NCA. Ancient broadleaved woodland and parkland wood pasture cloak the southern river valley and estuary slopes.



 Neighbourhood Boundary

0 1.5 3 6 Kilometres

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**Figure 7 National Landscape Character Areas**

Waveney District Council Landscape Character Assessment April 2008 defines two consistent landscape character areas covered by the settlements of Somerleyton and Lound. Somerleyton is identified as falling within LCA G5 Somerleyton Settled Farmland and Lound in LCA H1.

The key positive landscape features in Somerleyton LCA G5 are:

- Grade II\* listed historic parkland at Somerleyton and Somerleyton Hall;
- The intact field boundary hedgerows and surviving hedgerow oaks indicating pre and post 18th century enclosure;
- The enclosed character created by the sparse network of embanked 'heathy' lanes which represent the historic landscape fabric and route pattern;
- The role of the landscape as the setting and view from the Broads with subtle wooded skylines and parkland setting at Somerleyton; and
- The peaceful, sparsely settled rural character.

The assessment identifies the strategic objective for the LCA is *'for the character area is to conserve the peaceful rural landscape with its structure of Enclosure hedgerows providing a sense of spatial scale and containment, in addition to opportunities for habitat connectivity and linkages. The Somerleyton estate landscape comprising parkland elements/features and the distinct estate vernacular should also be conserved. The area should continue to provide a rural backdrop and skyline to the adjacent Broads.'*

Considerations in relation to development in the LCA *'Primary considerations in relation to development are to conserve the sparsely settled rural character of the area. The distinctive intact estate vernacular of Somerleyton village should be conserved. There may be opportunities to provide better landscape integration of the modern settlement edge of Blundeston. The setting and views to the landmark churches should be conserved, as should views from the Broads to largely undeveloped slopes and skylines.'*

The key characteristics of Lound LCA H1 which are of particular relevance to this assessment are:

- Tributaries and associated Decoy ponds and carr woodland at Flixton providing valuable wetland habitats and localised variety;
- Small farm woodlands and small scale intricate field patterns highlighting the historic enclosure landscape pattern;
- Remnant parkland and historical features at Gunton and Blundeston adding to the historic landscape character and illustrating the influence of estates on the landscape;
- Church towers form historic markers within the landscape.

The assessment identifies the strategic objective for the LCA is *'to conserve and enhance the landscape structure notably the small scale wetland character associated with the minor tributary watercourses which link to the wetlands of Flixton Decoy and the River Waveney valley system, and to conserve and enhance the landscape pattern created by the field boundary hedgerow network. Historical elements such as parkland should also be conserved and enhanced. Where open views are available to the coast (and the ruined church at Hopton-on-Sea) these should be conserved.'*

Considerations in relation to development in the LCA *'Development considerations relate primarily to the open coastal edges between settlements e.g. between Hopton-on-Sea and Corton and retaining this visual relationship with the coastal landscapes. Use native planting to integrate the edge of larger settlements such as Great Yarmouth and Lowestoft with the landscape structure.'*



**Figure 8 The Village Maid, the Street, Lound**

Landscape Character Assessment December 2016 (LCA, 2016)

The assessment splits the Broads into character areas with Somerleyton identified as falling within area 8 *Waveney – Blunderston / Flixton to Herringfleet Marches*. Area 8 extends from Blunderston Marshes to Herringfleet Hills and includes

western parts of Somerleyton such as Somerleyton Marshes, Somerleyton train station and Somerleyton Marina. The key characteristics are described as:

- A strong sense of tranquillity due to the largely remote and undeveloped nature with settlements confined to isolated dwellings;
- Negative influence, albeit a relatively minor one, is the Great Yarmouth to Lowestoft railway line which passes through Somerleyton;
- The area comprises three linked areas of estuarine grazing marsh fringed by narrow bands of carr woodland;
- The river Waveney snakes close to the upland on the northern floodplain, obscuring views from one grazing area to the next north of the river, although the area still feels open as views are available across the valley as far as the wooded edge on the southern side. The flanking woodland edges to the valley create the feel of a wide corridor;
- Somerleyton Brickworks was located in this area close to site occupied by a Boatyard/Marina. This works supplied bricks for Somerleyton Hall and Liverpool Street Station but was closed in 1930s;
- The area is isolated with very little development this strong sense of tranquillity needs to be conserved;
- This is a relatively open, medium scale landscape is divided into three linked areas of estuarine grazing marsh to the north of the River Waveney;
- There are a few 19th century lodge type estate buildings dotted around the perimeter suggesting it was or is part of the Somerleyton Estate; and
- Somerleyton Mill and Engine House to the east of the area form locally prominent skyline elements, being only some of the few man-made horizon features in those areas of open marshland.
- Broad Landscape Sensitivity Study for Renewables and Infrastructure

#### Landscape Sensitivity Study for Renewables and Infrastructure (July 2012)

This assessment is related to assessing the sensitivity of the landscape specifically in relation to renewable energy within the landscape. Landscape sensitivity is defined as:

*"Landscape sensitivity is the extent to which the character and quality of the landscape is susceptible to change as a result of wind energy/field-scale solar PV development."* (July 2012, page 2).

It study covers three broad topics:

- The baseline landscape of the Broads;
- Method for undertaking the landscape sensitivity assessment; and
- Results and observations of the landscape sensitivity assessment.

## 4. Design Guides

### 4.1 Introduction

This section identifies the design elements in Lound and Somerleyton which need to be considered when designing and reviewing proposals. These design guides should also be used to inform the policies of the neighbourhood plan. The local pattern of streets and spaces, building styles, materials and ecology should all help to determine the character and identity of a development. Design should not stifle innovation and should recognise that new building technologies are capable of delivering acceptable built forms and may sometimes be more efficient. It is important with any proposals that full account is taken of the local context and that the new design embodies the “sense of place” and also meets the aspirations of people already living in that area. The aim of this section is to produce design guidelines that help to assess the design quality and appropriateness of the proposed development.

The allocated sites WLP7.12 and WLP7.6 are used to illustrate how the guidelines can be applied.

When assessing each element of the design the assessor should consider how the proposals respond to the existing landscape character identified in section 3.



Figure 9 A typical house from the crescent around the village green at Somerleyton



- New development proposals should include off street parking provision;
- Future development should reflect the current mix of housing. Proposals should therefore be of various housing types, layout and sizes;



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**Figure 12 Proposed hierarchy of routes in Lound**

- New development should contribute to the character of village in the street design and enhance its distinctive qualities and sense of place;
- New development needs to contain housing types which attract first time buyers and young families whilst reflecting the character and style of the villages;
- New development should conserve and enhance the historic qualities of both villages; and

- Streets should tend to be linear with gentle meandering routes to provide interest and evolving views.



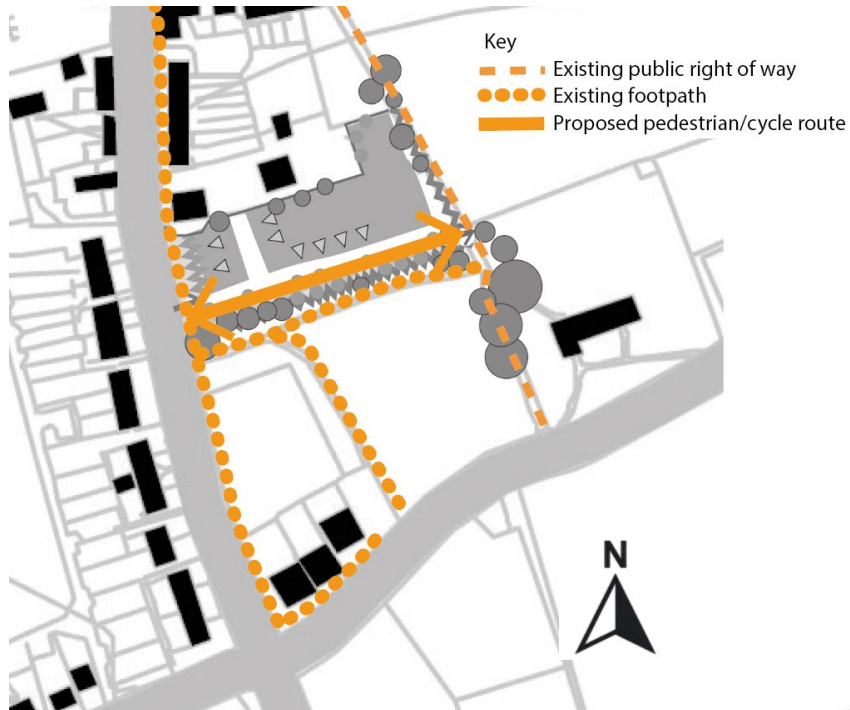
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**Figure 13 Proposed hierarchy of routes in Somerleyton**

#### 4.1.2 Connectivity

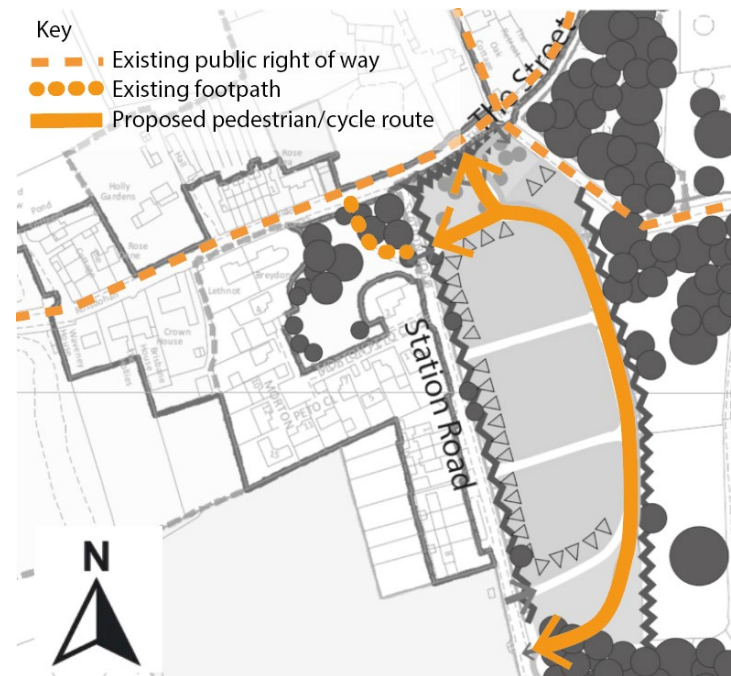
Both Lound and Somerleyton are served by primary routes passing through the centre of each village. These central roads have a series of smaller secondary routes forming a network of narrow lanes providing access to the rural parts of the neighbourhood area and wider countryside. These roads connect to A143 and A47 connecting the villages with Great Yarmouth and Norwich.

Somerleyton railway station lies on the southern edge of Somerleyton and 2.8 miles from the centre of Lound. Other public transport includes a local bus service which only serves Lound. Access to Somerleyton can also be gained by boat via the Somerleyton marina on the River Waveney.



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**Figure 14 Proposed connectivity in Lound**



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**Figure 15 Proposed connectivity in Somerleyton**

The study area contains a network of public rights of way (PROW) connecting the villages with the surrounding countryside. The PROW network in Somerleyton link Somerleyton Park with the rural parts of the study area with the village and extending to the banks of the River Waveney.

#### Design Principles:

- New public rights of way should connect to existing routes to improve the existing network with the overall aim of improving the connectivity throughout the neighbourhood area;
- New development of more than five units should provide safe attractive and well landscaped pedestrian routes to local facilities and public transport links;

- Better access to the rear of properties off The Street in Lound. Currently this is achieved via an undesignated track off Earth Lane. Future development needs to consider the value of assisting with the adoption of this route;
- In Lound the public footpath leads east from Blacksmith's Loke where it splits and heads east to Hopton-on –Sea or south towards Church of St John the Baptist on Church Lane should be retained and enhanced in future development;
- New developments should create attractive pedestrian connections between neighbouring streets, recreational spaces and local facilities. These routes should connect to the existing network of PROW and where possible be located on dedicated routes away from vehicular traffic;
- The use of appropriate materials and attractive landscaping will encourage walking and cycling along new routes;
- New pedestrian routes should have natural surveillance and be overlooked by neighbouring properties;
- The design should consider the 'desire lines', which are usually the most direct route and be integrated into the wider scheme. Cycling routes should be integrated with vehicles on lower speed streets (below 30mph);
- New development in Somerleyton should maintain and enhance access to the River Waveney Special Area;
- Both villages would benefit from an improved network of designating public rights of way increasing access to the countryside; and



### 4.1.3 Green space and public realm

A large village green provides the majority of the public open space at Lound. The Church of St John the Baptist informs the setting to the green and complements the rural character and informing the sense of place. Allotments and a bowls green are a short distance from the village green creating a hub of community facilities for local residents or the local community. At the northern end of the village The Mardle offers a tranquil space to the ponds which forms an important and distinctive part of the village's character. The majority of properties have deep front gardens and large rear gardens with few trees. Trees within gardens or along The Street allow the buildings and hedgerows to define the space along The Street. Public realm is limited to small pockets through the village connected on the eastern side of The Street by a footpath.

Somerleyton has a village green which hosts community and school events and plays a pivotal role locally. The green is surrounded by a crescent of overlooking residential properties with the local school on the northern boundary of the village green. Opposite the village green lies the western boundary of the parkland estate to Somerleyton Hall. The historic registered park and garden informs the rural estate character of the village and plays a wider role in attracting visitors to the area. Somerleyton also contains a large number of allotments, a bowls green, river and recreation ground providing a wide range of community facilities. The village has a large amount of tree and woodland cover in addition to parkland trees within the Somerleyton estate. Both villages have a high level of tidiness and convey an appearance of well-kept and well cared for villages. This reflects positively in the sense of place and forms an important part of the welcoming new visitors and residents.

#### Design principles

- Existing trees in public and private spaces should be retained as far possible;
- Arboriculture assessments should accompany all applications affecting existing trees, as they are significant contributors to the character of both villages;
- Proposed materials for new areas of public realm need to be informed by local precedent to enhance the existing qualities and character of the villages;
- Lound would benefit from more tree planting within its street;

- New development proposals should include well landscaped frontages including front gardens;



**Figure 16 Important views in Lound and Somerleyton**

- New development should provide sufficient open space appropriate to the location and size of the dwelling, preferably through including front and rear gardens which incorporate trees to enhance the character of each village.
- Areas of informal open space such as incidental green space and grass verges should be retained and enhanced in new development proposals.

- Materials used in the public realm should be of high quality and respond to the existing local vernacular;
- New development in either village should not normally result in the loss of existing trees or tree groups. Proposed trees should be incorporated into new development especially where trees have been lost or removed;
- Adjacent to the community centre is the village green which hosts numerous community events. The church grounds, neighbouring allotments and bowls grounds all contribute to the available green space in Lound. The area opposite The Green is a valuable area of green space within the village. These are all protected by policy WLP8.23 Protection of Open Space;
- All new public open space should be located in accessible places and be well connected to existing open space by pedestrian and cycle routes;
- Both villages attain high levels of maintenance in their open spaces and this reflects positively in the character of the villages. Future development should obtain a similarly high standard of maintenance for areas of planting and public realm. Management plans should form an integral part of any successful application; and
- Sports and recreational fields on Station Road at Somerleyton provide an important function and should be retained and enhanced.

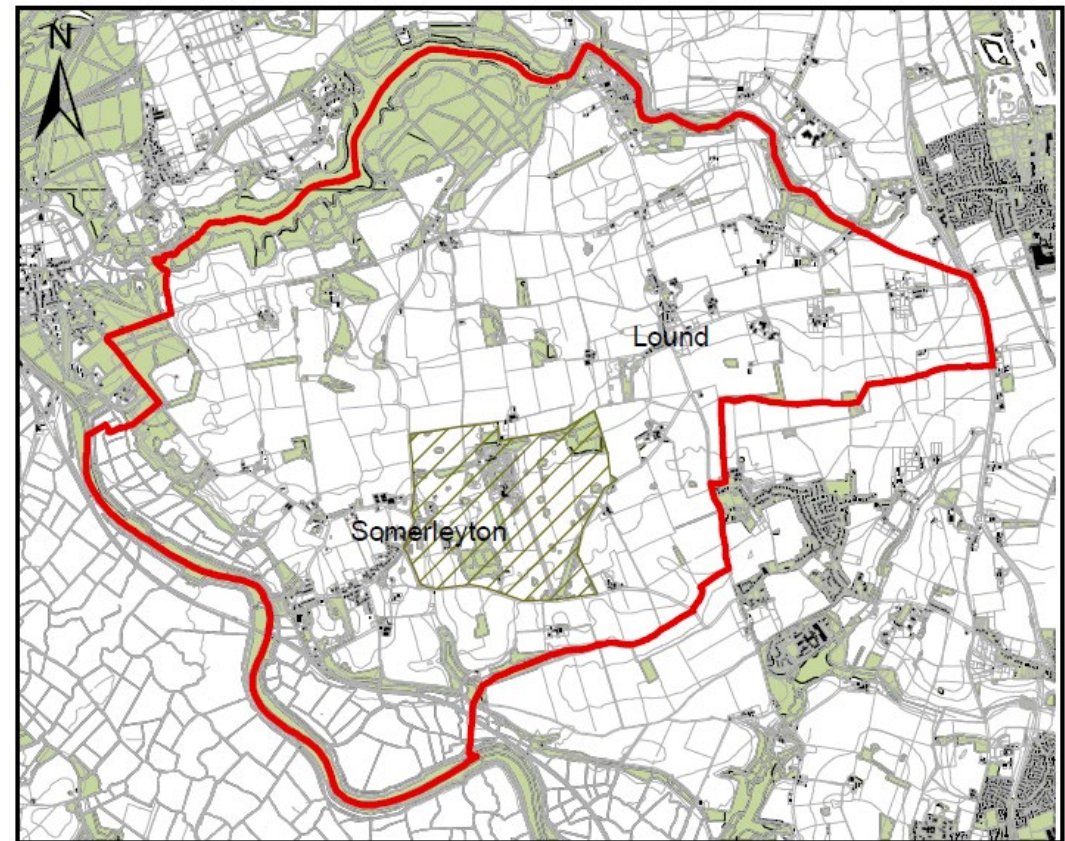


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Figure 17 Green Space in the neighbourhood area

#### 4.1.4 Gateways and landmark features

In Lound, the junction of Flixton Road and Church Lane forms a subtle entry point into the village with a wide grass verge and embankment. Entering Lound from the north, the Mardle creates a gateway feature which depicts a picturesque setting. Mature trees cover the road and create an enclosed intimate character enhancing the sense of arrival. The Church of St John the Baptist is a landmark building with its round tower being visible from several locations around the village including from the village green.

In Somerleyton, white painted picket fencing opposite Somerleyton Farms on the St Olaves Road mark the gateway into Somerleyton and create a sense of arrival. Other landmarks include The Hovercraft Column which forms a vista at the junction of Blunderston Road and The Street. The boundary wall and gate house to Somerleyton Hall estate creates a notable punctuation on the route along Blunderston Road creating a waypoint for visitors notifying them of their arrival at Somerleyton.

##### Design Principles

- Gateways should act as visual guide and make the place recognisable and unique;
- Proposed gateway buildings and landmarks should reflect the local character and not detract from existing gateways and landmarks in either village;
- Besides building elements acting as landmarks and gateways, high quality landscaping features could be considered appropriate to fulfil the same role; and
- Proposals should be designed to respond to view corridors and reinforce existing views of local landmarks.

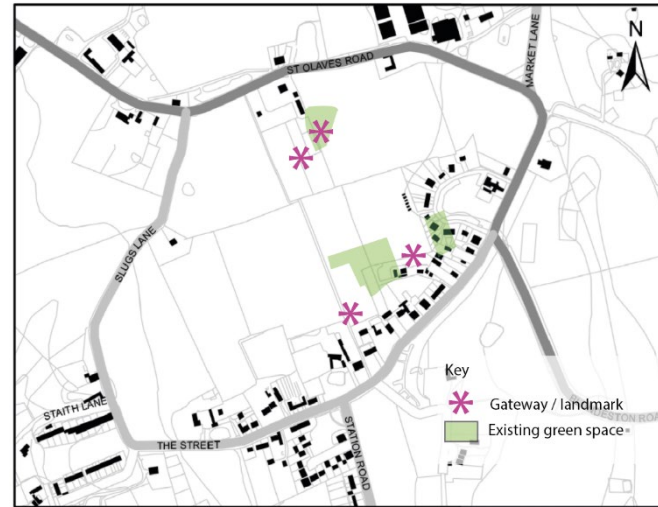


Figure 18 Somerleyton Gateways and Landmarks

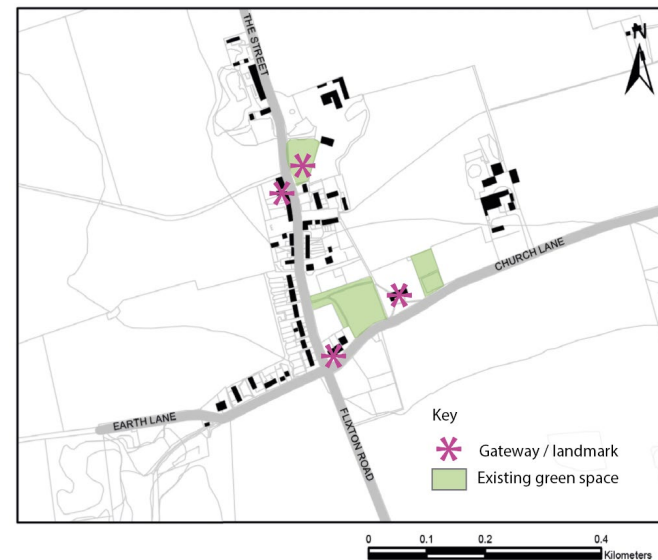


Figure 19 Lound Gateways and Landmarks

#### 4.1.5 Land use

Both villages have predominantly agricultural land uses with a small proportion of other land uses. Within the villages the landuses are mainly residential, with some commercial, community and religious uses. The small number of facilities reflects the size of the villages and is consistent with their remote rural characteristics.

Lound contains a public house, café, village hall, nursing home (at Lound Hall) village green, village pond (the Mardle), a garden nursery, allotments and bowls green. The historic large fresh water lakes and pump stations, north of the village, provide water purification and filtrations services and are still in use. This area is also designated as a Local Wildlife Site.

Somerleyton contains a number of community facilities including a school, allotments, a village hall and community sports fields on Station Road. A marina and a Public House provide commercial enterprises for Somerleyton. A number of facilities such as the village hall and the former garage site provide potential opportunities for investment and regeneration in the village. The former post office has been converted into a private residence and bicycle hire / repair shop.

##### Design principles

- New development should be predominantly residential;
- Proposals likely to have impacts on areas covered by The Broads Plan need to be assessed against documents specified in section 3 of these Design Codes covering the policy, character and sensitivity of the landscape in The Broads;
- The village hall at Somerleyton could be refurbished or replaced;
- Somerleyton would benefit from a Café, village shop and/or a post office;
- Proposed facilities and enterprises should complement the existing facilities of each village; and
- Development proposals in the valley of the River Waveney should be reviewed against flood zones in the area and flood risks addressed where necessary.



Figure 20 Landuses within Lound and Somerleyton

#### 4.1.6 Boundary treatments

Boundary treatments in both villages strongly contribute to the rural character and setting of the villages. A wide range of materials contribute to the variety of styles and the high quality of the boundary treatments reinforces their unique characters.

In Lound there are many examples of low brick walls often with black painted railings and various types of hedgerows as boundary treatments. Occasionally gates and fences with bespoke colour palettes punctuate the street scene of Lound and at to its individual distinctiveness. Gappy hedgerows defined boundaries and in some instances there are no boundary treatments at all.

Somerleyton Hall is part of Somerleyton estate which forms a large part of the neighbourhood area and its western boundary lies opposite the village green. Estate railings delineating the extent of the large historic parkland and enhance the estate character of Somerleyton. Feature brick walls form important elements of the local character with the most distinctive walls being the two red brick walls along The Street. One wall lies north and one lies south of the junction with Blundeston Road forming a defining feature and creating a sense of enclosure in the landscape. Painted black metal railings to front gardens are also typical. Hedgerows, timber bollards and long brick walls form important elements throughout both villages.

##### Design principles

- New development should use boundary treatments which are common or complementary to the street and enhance the estate character of the village;
- The materials proposed for new boundary treatments should be high quality, respond to the character of the buildings in the area and have a strong attention to architectural detailing;
- Modern materials that complement the street scene may be appropriate where they enhance the local character;
- Boundary treatments should reinforce the continuity of the building line along a street;
- Timber bollards used to prevent parking on grass verges, where required; and
- Proposed street furniture needs to enhance the character and complement the existing historic street furniture including the lighting, seating and signage.



**Figure 21 Boundary treatments within Lound and Somerleyton**

The boundary treatments in the photos above: evergreen hedgerow, timber bollards, estate railing, feature wall, low red brick wall and metal railing, Low wall railing and hedgerow, picket fence and occasionally no boundary feature.

#### 4.1.7 Built form

In Lound the majority of houses are two storey with some single storey properties at Earth Lane providing a range of housing types. Terraced housing with short front gardens create an intimate enclosed character of the northern part of The Street. Along the northern parts of The Street smaller historic buildings are more refined with architectural detailing and quality materials evident in many of the buildings. Continuous roof lines and chimney stacks with multiple pots form defining features of the roofscape. Multiple examples of porches closely reflect the style of the host building in the architecture and use of materials enhancing local distinctiveness.

Lound contains a mixture of building types constructed by public sector and private sector house builders. The houses on The Street opposite the entrance to village green were built by the local council and are larger buildings, on larger plots and have a lower density than other developments in Lound. The architectural style is of hipped roofs with interlocking concrete tiles and a range of facade treatments typically brick and occasionally painted render. Double and single glazed uPVC windows punctuate the facades and reflect the a standard plate of materials and architectural detailing prevalent in the public section.



Figure 22 Roof features and materials in Lound



Figure 23 Examples of roof features from both villages

A number of houses share similar features within the village of Lound include similar, roof pitches with varying ridgelines. Common features include the use of painted render and red brick facades with timber framed windows and timber front doors.

The houses in Somerleyton which form a crescent surrounding The Green are a prominent feature of the village. These houses were originally built by Morton Peto as a philanthropic enterprise to provide housing for the estate workers. The style is therefore not typical of Somerleyton nor does it define the character of Somerleyton. They were built in the mid 1800's as a Model Village, and were

deliberately designed to look older than they are. The styles add to the mosaic of house types and architectural styles within the village.



**Figure 24 Fenestration at Lound**

Typical architectural roof features include slate, black glazed and red pantile hipped roofs with gable parapets. Gabled dormers and decorative painted bargeboards are evident in the older parts of the village. At The Green and along The Street there are buildings with thatched roofs with ornamental ridges and eyebrow dormers. Clay and concrete pantiles are used more widely throughout the village in more modern developments. Ornate chimney stacks with multiple square flues and terracotta pots enhance the character of Somerleyton similar to Edwardian or arts and crafts properties.

Facades are brick (occasionally whitewashed), cobble and painted timber cladding (sometimes half-timbering) with greater varieties evident in the rural farmsteads. Yellow and white brick dressing can be seen in Widows Cottages which are still estate cottages, as well as casement and vertical sash timber windows with

multiple panes with lead lattice. Painted Wooden front doors and frames with gabled timber porches enhance the character of this street and provide a high standard of architectural detailing.



**Figure 25 Examples of residential architecture in both villages**

Somerleyton building heights are also a maximum of two storeys. The roofscape varies as many houses are detached and designed in a range of styles. Similarities throughout the village do exist between the various architectural styles with roof lines dominated by large chimney stacks and many examples of dormer windows although individual buildings executed slightly differently in the detailing and use of materials. A variety of roof materials including thatched and clay often on high pitched roofs are present on buildings throughout Somerleyton.

Both villages have an open feel as larger front gardens, set back property lines and a lower density of development provide a more rural character. Houses emphasise the winding roads and is typical of local Suffolk villages. A range of styles and plots sizes creates a mosaic of residential built form contributing to both villages' sense of rural character.

Within the rural parts of the neighbourhood area farmsteads and agricultural buildings associate with both villages congregate in small clusters along rural roads. These buildings are typically lower density and larger in size and form.



**Figure 26 Somerleyton roovescape features**

### Design principles

- Properties should be clustered in small groups showing a variety of types. The groupings should show a mixture of terraced, semidetached and detached properties. Repeating the same house type along the entirety of a single street should be avoided;
- Building proposals should retain the pattern of the built form parallel to the road, and front garden with traditional boundary treatments should reflect the character of the host village;
- The existing character must be appreciated. Architectural design should enhance local character and the rural setting but should not stifle innovation;
- The size and density of future development should safeguard the remote, tranquil and rural characteristic of both villages;
- Building should allow for glimpses of the surrounding countryside;
- Building heights should be limited to two and a half storeys unless through assessment it can be demonstrated that taller buildings will enhance the local character. Any identified impacts to the setting or neighbouring buildings should be mitigated;
- Applications should provide contextual studies and precedent for new development in and around the conservation area of Somerleyton;
- Solar panels and roof mounted services should be located in discrete locations preferably not on the street facing façade of the building;
- Dormers should not be out of proportion with the original building. Materials and architectural detailing should respond to the type and scale of the host building;
- Redevelopment of rear plot development or infill development should be avoided where possible;
- For developments over 5 units a diversity of frontage, scale and form of development will be the best way to creating a well-integrated development which fits into the existing urban fabric and compliments the existing character of each village;
- Proposed lighting schemes should not cause unacceptable levels of light pollution particularly in intrinsically dark areas. These can be areas very close to the countryside or where dark skies are enjoyed. The impacts of proposed lighting on sensitive wildlife receptors should also be considered;
- The conversion of front gardens to driveways should be discouraged;
- Good design should include adequate off street parking which does not dominate the front of the dwelling but is complimented by ample planted front garden space;
- The location of bin storage and the parking of bicycles should be well considered as part of the design and be located in convenient but discrete locations; and
- Car parking should be located outside of shared surfaced areas, junctions and access points to private driveways. This will create more legible and safer streetscenes.

#### 4.1.8 Views

In Lound houses on raised embankments either side of the street briefly frame views down through the centre of the village. The meandering layout of the road soon prevents views to the furthest parts of the village but does add to the character of the village through a series of sequential views. A number of landscape views across rural parts of Lound for example from Back Lane and from public rights of way in the open countryside afford views of Lound's rural parts.

Views of the round tower of the Church of St John the Baptist can be seen from the village green and neighbouring public right of way. The tower is visible from numerous locations along The Street in gaps between existing buildings.

In Somerleyton there are no views of the Hall from the wider landscape outside the parkland, although gate houses, lodges and an estate church are visible and form distinctive features along Blundeston Road and The Street. Houses along The Street emphasise the winding roads which provide a slow reveal of a sequence of views through the villages and is typical of local Suffolk villages.

On the approach to Somerleyton on both Blundeston Road and Market Lane focused views are created by the walled boundary and parkland trees of the Somerleyton estate. Similarly, to Lound views in Somerleyton are possible from a public right of way off the Street which affords views of the rear of properties to The Street.

##### Design principles

- In Lound views of the Church of St John the Baptist for example from The Street and the adjacent village green should be conserved;
- Retain views into the village from Blundeston Road and Market Lane at Somerleyton and of the tower to the Church of St John the Baptist at Lound;
- Visual assessments should be included as part of any application and consider the impacts of the proposals on views and suitable mitigation methods should be proposed where necessary;
- Views from the open marshes to the carr woodlands which line the River Waveney form a distinctive element of the local skyline. Similarly, across the Broads all proposals within the Broads Executive Area identified in the Broads Plan and areas within its setting, need to be assessed to identified the impacts on the views in to and out of the Broads;

- Intervisibility with the surrounding rural landscape should be taken into consideration in future development proposals; and
- New development should retain and enhance the views identified in the character appraisal.



**Figure 27 Elements which form important visual features in Lound and Somerleyton**

### 4.1.9 Design Guide checklist

Design Element	Description
Street Layout	Do the development proposals respect and respond to the linear pattern of the built environment in the village?
Open Space and Public Realm	Do the development proposals contribute to the quality and provision of open space and public realm in the village?
Gateways and Access features	Do the development proposals retain and emphasise identified important views and gateways?
Pattern and building layout	Do the development proposals use boundary treatments which are common or complementary to the street and reinforce the continuity of the building line?
Buildings and boundary treatments	Do the development proposals respond to the context of the built environment with regards to the height, structure and complexity of the roofline?
Buildings heights and roof lines	Do the development proposals complement historic materials and architectural detail?
Connectivity	Do the development proposals respect and respond to the linear pattern of the built environment in the village?
Architecture, materials and surface treatments	Do the development proposals contribute to the quality and provision of open space and public realm in the villages?

## 4.2 Opportunities for positive change

The Design Guidelines offer the best method for achieving appropriate future development in Lound and Somerleyton. This evolution is supported by the section on historical development, which describes how the structure and character of the area have an important influence on future development. This provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Lound with Ashby Herringfleet and Somerleyton Neighbourhood Plan.

### 4.2.1 Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced in new development within Lound and Somerleyton. These relate to:

- The settlement is small and building cover is sparse so future development densities should reflect this;
- Public access is extensive through the countryside;
- The sense of tranquillity and wildness is integral to the distinctiveness of the area and should be retained through appropriate scale and massing of development;
- Ancient broadleaved woodland and parkland wood pasture are prevalent locally;
- Landform is flat with few noticeable undulations;
- Proposed drainage features should contribute to the character of Lound;
- Remnant parkland and historical features in neighbouring settlements contribute to the character of both villages, therefore materials and boundary treatments should reflect these characteristics; and
- The churches in both villages and Somerleyton Hall form important historic references within the villages.

### 4.2.2 Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to:

- Poor car parking provision leading to a lot of on street parking;
- Access in both villages to the public rights of way from The Street are limited;

- 
- Public transport links to Lowestoft and Norwich;
  - Use of existing character to inform design creating a mosaic of development;  
and
  - Amenities and facilities reflect the size of the villages but could be improved.

## 4.3 What to consider when assessing applications

Sub-sections below state a general design principle followed by a number of questions against which the design proposal should be judged. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment overview as to whether the design proposal has taken into account the context and provided an adequate design solution. The following issues need to be considered when assessing the suitability of applications:

### 4.3.1 Harmonise and enhance existing settlement in terms of physical form pattern or movement and land use.

- What are the particular characteristics of this area which have been taken into account in the design?
- Is the proposal within a conservation area?
- Does the proposal affect or change the setting of a listed building?

### 4.3.2 Relate well to local topography and landscape features, including prominent ridge lines and long distance views.

- Does the proposal maintain or enhance the existing gaps between villages?
- Does the proposal maintain or enhance the identified views?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Has careful attention been paid to height, form, massing and scale?
- If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?
- Does the proposal maintain or enhance the existing landscape features?
- How does the proposal affect the trees on or adjacent to the site?
- How does the proposal effect on the character of a rural location?
- How are long distance views incorporated in the design?

### 4.3.3 Reinforce or enhance the established village character of streets, squares and other spaces.

- Does the proposal maintain the character of dwelling clusters originating from the main road?
- What is the character of the adjacent streets and does this have implications for the new proposals?
- Does the new proposal respect or enhance the existing area or adversely change its character?
- Does the proposal positively contribute to the quality of the public realm/streetscape and existing pedestrian access?
- How does the proposal impact on existing views which are important to the area?
- Can any new views be created?

### 4.3.4 Reflect, respect and reinforce local architecture and historic distinctiveness.

- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

### 4.3.5 Retain and incorporate important existing features into the development.

- What are the important features surrounding the site?
- What effect would the proposal have on the streetscape?
- How can the important existing features including trees be incorporated into the site?
- How does the development relate to any important links both physical and visual that currently exists on the site?

#### 4.3.6 Respect surrounding buildings in terms of scale, height, form and massing.

- Is the scale and height of the proposal appropriate to the area?
- Should the adjacent scale be reflected?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Would a taller development improve the scale of the overall area?
- If the proposal is an extension, is it subsidiary to the existing house?
- Does the proposed development compromise the amenity of adjoining properties?
- Does the proposal overlook any adjacent properties or gardens?

#### 4.3.7 Adopt appropriate materials and details.

- What is the distinctive or typical material in the area, if any?
- Does the proposed material harmonise with the local material?
- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?

#### 4.3.8 Integrate with existing paths, streets, circulation networks and patterns of activity.

- What are the essential characteristics of the existing street pattern?
- How will the new design or extension integrate with the existing arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?
- Do the new points of access have regard for all users of the development (including those with disabilities)?

#### 4.3.9 Provide adequate open space for the development in terms of both quantity and quality.

- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Are there existing trees to consider?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?

#### 4.3.10 Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.

- What effect will services have on the scheme as a whole?
- Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
- Has the lighting scheme been designed to avoid light pollution?

#### 4.3.11 Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other, to provide a safe and attractive environment.

- Has the proposal been considered in its widest context?
- Is the landscaping to be hard or soft?
- What are the landscape qualities of the area?
- Have all aspects of security been fully considered and integrated into the design of the building and open spaces?
- Has the impact on the landscape quality of the area been taken into account?
- Have the appropriateness of the boundary treatments been considered in the context of the site?
- In rural locations has the impact of the development on the tranquillity of the area been fully considered?

#### 4.3.12 Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.

- Has adequate provision been made for bin storage?
- Has adequate provision been made for waste separation and relevant recycling facilities?
- Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
- Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
- Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
- Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?

#### 4.3.13 Use of energy efficient technologies.

- Use of energy saving/efficient technologies should be encouraged
- If such technologies are used (e.g. solar, panels, green roofs, water harvesting, waste collection, etc), these should be integrally designed to complement the building and not as bolt-ons after construction.
- For standalone elements (e.g. external bin areas, cycle storage, etc) materials and treatment should be of equal quality, durability and appearance as for the main building.

#### 4.3.14 Applying innovative design and using modern materials

- Has the design process allowed for the consideration of contemporary design, where appropriate?
- Are there modern materials which could be used to improve the sustainability or design merit of the development?

## 5. Concept Masterplan - Lound Site

### 5.1 Introduction

This section analysis the character and existing built form of Lound identifying distinctive features which need to be reflected in future development, specifically in reference to the site WLP7.12, identified in figure 4.

### 5.2 Opportunities and Constraints

#### 5.2.1 Design Opportunities

- Access could be served off The Street;
- The southern boundary will require additional planting to filter and/or screen views from the village green (at the Millennium Green);
- Development should follow the existing built form and densities to reflect the historic character of the village;
- 53msq of open space per dwelling for development less 30 units (Open Space SPD, January 2012);
- Potential to create new pedestrian and cycle link along the southern edge of the site linking to the existing public right of way along the western boundary with The Street;
- Existing boundary features along the southern and western boundaries including hedgerows and trees should be retained;
- Public open space should be located at the front of the development;
- Landscape design will form an integral part of the site proposals. Linking existing and proposed vegetation, specifically reinforcing the northern boundary with the neighbouring properties;
- Identify opportunities to increase tourism and leisure business in the village;
- Use of sustainable urban drainage systems where appropriate;
- Use of sustainable energy sources such as solar panels should be included where appropriate; and

- Part of the package of proposed development should include improvements to the local bus service and public rights of way. This could include improving connections to Somerleyton railway station.

#### 5.2.2 Design Constraints

- Water pipe (easement 3 metres each side);
- Foul sewer pipe (easement 3 metres each side);
- Overhead telephone cables to entrance;
- The setting of Grade II listed Church of St John the Baptist has been identified as could be effect if the development is not sympathetic; and
- Bus services to Norwich and the surrounding settlements are limited and Lound would benefit from improvements to the service.

#### 5.2.3 Local amenities

The Site benefits from the following existing amenities:

- Bus services to Norwich;
- The Maid (public house);
- The Mardle Coffee Shop;
- Bowls club;
- Allotments;
- Church St John the Baptist;
- Village Hall;
- Village Green;
- Train station is Somerleyton 3.3 miles west of Lound; and
- Post office services are provided in the form of a pop up post office in Somerleyton.

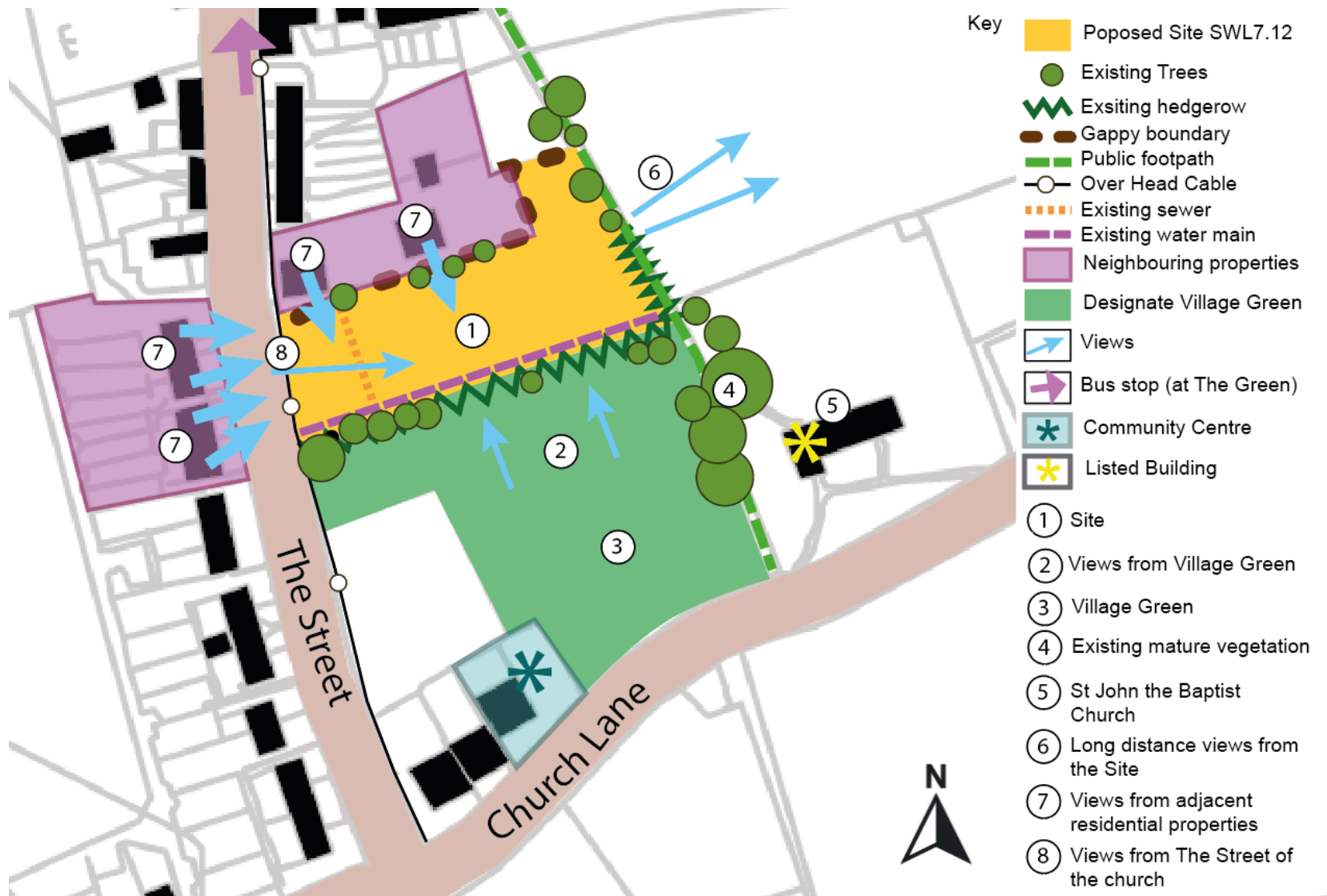


Figure 28 Lound - Opportunities and Constraints Plan (WPL7.12)

## 5.3 Concept Masterplan WPL7.12

Future development at the site north of The Street, Lound allocation WLP 7.12 would need to consider the following information in addition to this concept masterplan:

- The Design Guidelines (section 4 of this document)
- The Site Analysis (section 5 of this document)
- The details of Policy WLP7.12 in Waveney Local Plan, 2019
- Detailed site survey
- Arboricultural survey
- Ground investigations
- Ecological surveys
- Existing under-ground utility survey

### 5.3.1 Design Features

The design of the site in figure 29 includes the following design features:

- Access to the public footpath east of the site can be gained from the Street along a proposed route at the southern boundary;
- Creation of a green corridor along the southern boundary;
- Access can be gained off The Street;
- Tree and hedgerow planting to the southern boundary is used to filter views from the neighbouring village green;
- Car parking should be allocated on plot;
- The existing hedgerow to the eastern boundary should be retained and enhanced to maintain clear delineation of the new development from the existing PRoW;
- The western boundary contains mitigation planting as views from the existing properties opposite on The Street look directly into the site;

- Set back development from the western boundary allows development to avoid existing overhead cabling and sewer. The landscape design creates a sympathetic design to the entrance of the new development;
- A wildlife corridor has been shown with a new pedestrian and cycle link along the southern edge of the site. Well landscaped to create a green link to the existing public right of way and countryside edge;
- The green link on the southern part of the site will allow buildings to be set back from the southern boundary with the village green;
- Built form will relate closely to the existing houses north of the site;
- Development is offset from the existing water main with the new pedestrian and cycle link located above this feature;
- Typologies should vary to complement the existing range of styles in Lound;
- Additional tree planting to the southern boundary filters views from the village green opposite;
- Development avoids the existing foul sewer and contributes to the site open space;
- Offsets and easements from utilities are only indicative and the design is an illustration of a concept as exact locations of existing utilities and features are unknown. This design is subject to detailed information regarding the position and extents of existing utilities and underground service; and
- Existing vegetation is shown indicatively.



Figure 29 Lound Concept Masterplan (WPL7.12)

## 6. Concept Masterplan - Somerleyton Sites

### 6.1 Introduction

This section analysis the character and existing built form of Somerleyton identifying distinctive features which need to be reflected in future development, specifically the sites WLP7.7 and WLP7.6, identified in figure 5.

### 6.2 Site Analysis - WLP7.5

A number of design opportunities and constraints have been identified for the site WLP7.5 in Somerleyton.

#### 6.2.1 Design Opportunities

- Access could be served off The Street;
- The Site is relatively flat;
- Existing mature hedgerows and trees to the northern boundary and southern boundaries should be retained;
- Development should follow the existing built form and densities to reflect the historic character of the village;
- Potential to provide pedestrian and cycle links between The Street and the allotments as well as existing public rights of way;
- Open space should be located within the development to allow the proposed building to be consistent with the existing frontages on The Street; and
- Ensure the western and southern boundaries are sympathetic to the neighbouring houses and landscape.
- Use of sustainable urban drainage systems should be included where appropriate;
- Use of sustainable energy sources such as solar panels should be included where appropriate; and

- Part of the package of proposed development should include improvements to the local public rights of way. This could include improving pedestrian connections to the railway station.

#### 6.2.2 Design Constraints

- Development at this site could have a negative effect on the local amenity such as on neighbouring properties and facilities. For example, the allotments and the existing properties between the site and The Street are bungalows and will have the potential to be over looked by two storey dwellings;
- Potential contamination from existing large oil/petrol tankers on site;
- Unknown extent or location of underground utilities; and
- The setting of Grade II listed The Rosary south of the Site.

#### 6.2.3 Local amenities

6.2.3.1 The Sites benefit from the following amenities:

- Somerleyton Railway Station 1km from the village green;
- Post office is the pop up post office;
- Bus services to Norwich;
- Dukes Head Somerleyton (PH)
- Somerleyton Marina
- Church of Saint Mary;
- Community Hall;
- Bowls club
- Somerleyton Recreation Grounds, Station Road;
- Village Green;
- Somerleyton Hall and Somerleyton Park & Gardens;
- Somerleyton County Primary School;



Figure 30 Somerleyton - Opportunities and Constraints Plan (WPL7.5)

## 6.3 Concept Masterplan - WLP 7.5

### 6.3.1 Design Features

The concept masterplan of the site WLP7.5, shown in figure 31, includes the following design features:

- Access off The Street;
- A wildlife corridor has been shown with a new pedestrian link along the western edge of the site. Well landscaped to create a green link to the allotments north of the site;
- Development nearest The Street to follow the building line of the properties to the east and west;
- Existing mature tree and hedgerow boundaries to the western and northern boundaries to screen views from the neighbouring allotments;
- Car parking should be allocated on plot;
- The existing trees and hedgerows within the site may need removing to fully realise the site;
- The landscape design creates a sympathetic design to the entrance of the new development;
- Built form will relate closely to the existing houses south and east of the site;
- The site will require decontamination ;
- Typologies should vary to complement the existing range of styles in Somerleyton;
- No existing utilities and features are shown as these were unknown. This design is therefore subject to detailed information regarding the position and extents of existing utilities and underground service; and
- Existing vegetation is shown indicatively.



Figure 31 Somerleyton - Concept Masterplan (WLP7.5).

## 6.4 Site Analysis - WLP7.6

A number of design opportunities and constraints have been identified for the site WLP7.6 in Somerleyton, see below for more details:

### 6.4.1 Design Opportunities

- Existing mature vegetation along eastern and western boundaries need to be retained and enhanced;
- The existing woodland along the southern boundary should be retained;
- The site is relatively flat which will benefit development;
- Access could be served off The Street and/or Station Road;
- Potential to provide dedicated pedestrian and cycle links between The Street, the existing public right of way adjacent and Station Road (for users of the railway station);
- Potential link to pedestrian routes in the public open space west of the site;
- Public open space should be provided to the front to allow the built form to be set back. Some open space should also be located in the south opposite the existing woodland;
- Links would be made with Somerleyton Recreation Ground could be made opposite the western boundary of the site along Station Road;
- Use of sustainable urban drainage systems should be included where appropriate;
- Use of sustainable energy sources such as solar panels should be included where appropriate; and
- Part of the package of proposed development should include improvements to the local bus service and public rights of way. This could include improving pedestrian connections to the railway station.

### 6.4.2 Design Constraints

- Overhead power lines to station Road;
- Views from existing properties on Station Road;

- Somerleyton Conservation Area; and
- A proposed pedestrian and cycle link connect the PROW at the northern edge of the site to the southern edge of the site link with a dedicated route to the railway station through the site.



Figure 32 Somerleyton - Opportunities and Constraints Plan (WPL7.6)

## 6.5 Concept Masterplan WLP 7.6

The concept masterplan for WLP 7.6 includes the following design features:

- Access to the public footpath east of the site can be gained from the Street along a proposed route at the southern boundary;
- Creation of a green corridor along the southern boundary;
- Potential access points include a primary access point served off The Street with a potential secondary access served off Station Road;
- Development needs to follow the massing of built form to the west. To the east the fields and rural countryside need to be sensitively addressed by the built form;
- The frontages of the buildings need to relate positively to The Street and Station Road without comprising the character along the eastern boundary of the site;
- Natural surveillance of the public open space in the southern part of the site will be created by properties facing onto the space and creating active frontages;
- Open space to the front of the development is set back from The Street to create a positively green frontage to the development. This allows the built form to positively relate to the existing houses along Morton Peto Close;
- This site is adjacent to a mature woodland group beyond the eastern boundary along The Street and beyond the southern boundary. Development opposite the woodland to the south needs to have a positive relationship with the woodland and the design incorporates open space to reflect this sensitive approach to the design;
- The retention and enhancement of the existing boundary features are crucial to the success of this site. Mature hedgerows follow the north east and western boundaries. Their inclusion within the design provides ecological and wildlife benefits as mature vegetation contains established habitats and feeding routes;
- Car parking should be allocated on plot;
- A wildlife corridor has been shown with a new pedestrian and cycle link along the eastern edge of the site. This well landscaped feature creates a green link

to the existing public right of way opposite The Street as assist in linking with the railway station at the end of Station Road and the recreation ground opposite;

- The new pedestrian cycle link will connect to the Somerleyton Recreation Ground on Station Road. This will allow numerous existing community and recreational facilities in Somerleyton to be linked via a series of open spaces;
- Typologies should vary to complement the existing range of styles in Somerleyton;
- Additional tree planting to the western boundary filters views from the village green opposite;
- Offsets and easements from utilities are only indicative and the design is an illustration of a concept as exact locations of existing utilities and features are unknown. This design is subject to detailed information regarding the position and extents of existing utilities and underground service; and
- Existing vegetation is shown indicatively.

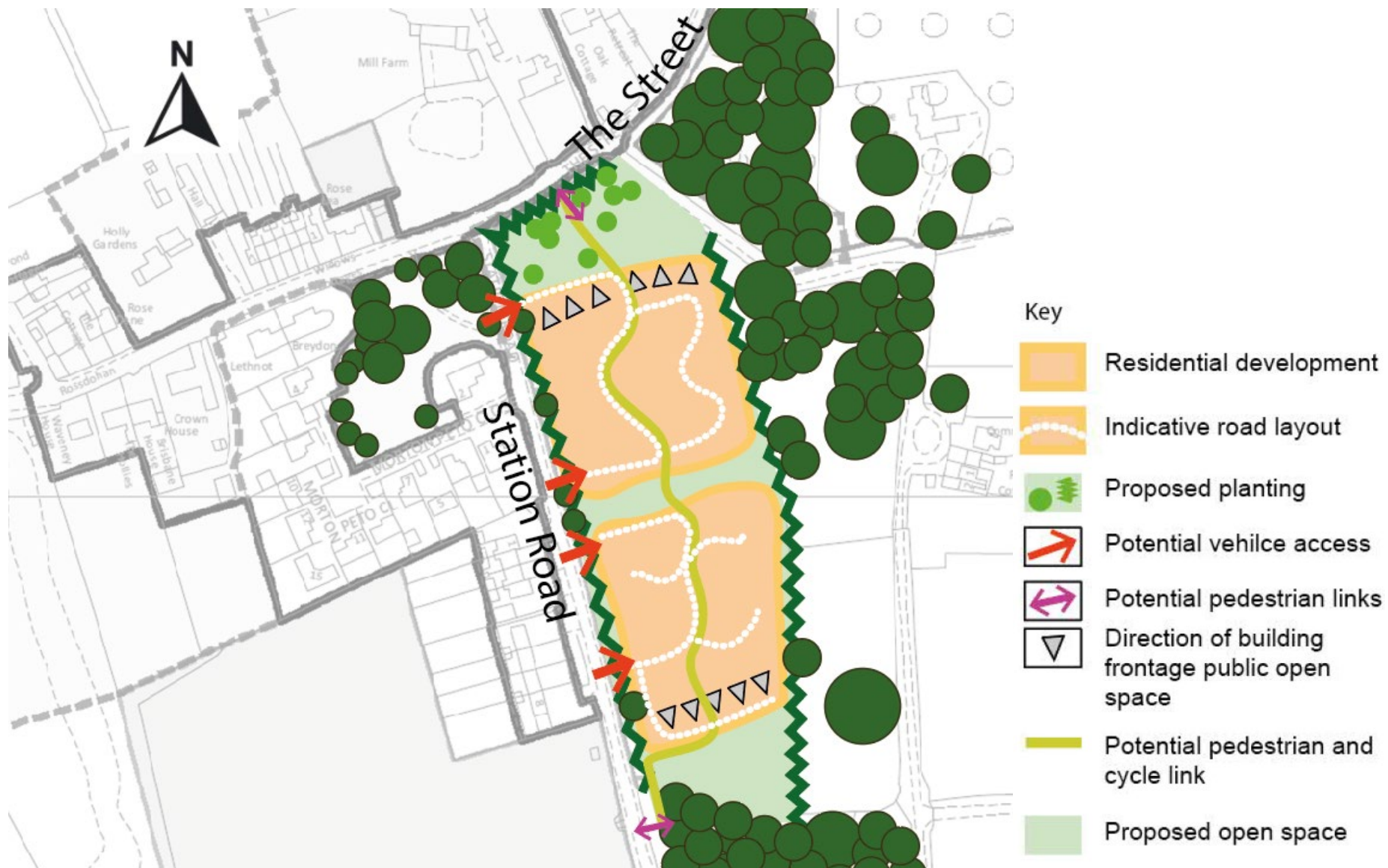


Figure 33 Somerleyton - Concept Masterplan (WLP7.6)

## 7. Next steps and sources of further information

This report is intended to provide evidence to support the development of policies with respect to the design of future development within the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan. This section sets out some further actions that the group should consider.

- Good Design in Neighbourhood Planning:  
<https://neighbourhoodplanning.org/toolkits-and-guidance/good-design-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by MHCLG. The other packages of support currently available are:

- Establishing a Neighbourhood Forum
- Housing Needs Assessment (HNA)
- Site Options and Assessment
- Masterplanning
- Design including Design Codes
- Strategic Environmental Assessment (SEA)
- Environmental Impact Assessment (EIA)
- Habitats Regulations Assessment (HRA)
- Evidence Base and Policy Development
- Plan Health Check Review

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <https://neighbourhoodplanning.org/about/grant-funding/>.

### 7.1.1 Embed guidelines into draft neighbourhood plan

The report can be used as evidence to support the forthcoming neighbourhood plan (and its draft policies) where the analysis highlights relevant issues and opportunities that can be influenced by land use planning interventions.

### 7.1.2 Engage with the council

The inputs from the District Councils, including the Broads Authority, regarding policy and development management specialists would be invaluable in advance of formal consultation and submission. A Steering Group should consider how our recommendations can be transposed into policy through discussions with the District Council and use of the best practice guidance from Locality to prepare draft policies for consultation. A starting point would be Locality's 'Writing Planning Policies' guidance which sets guidance on how different planning policies are designed to achieve different things.

### 7.1.3 Ensure guides used in site development and application process

Ensure that applicants use the Design Guidelines and that the checklist in section 5 should be used to check this. Evidence should be provided where deviations from the Design Guides are proposed.

## 8. References

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# **Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan**

## **Basic Conditions Statement**

### **1 Introduction**

1.1 Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Plans by Section 38 A of the Planning and Compulsory Purchase Act 2004, requires Neighbourhood Plans to comply with a set of 'Basic Conditions', which refer, in particular, to how the Plan complies with former European, National and Local Planning Policy.

1.2 The Basic Conditions state that a Neighbourhood Plan should be made:

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- (d) the making of the order or (neighbourhood plan) contributes to the achievement of sustainable development,
- (e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- (f) the making of the order does not breach, and is otherwise compatible with, former EU obligations, and
- (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

1.3 Section 3 of this chapter identifies how the Neighbourhood Plan is considered to be in compliance with European, National and Local Plan policy and provides sustainable policies.

### **2 Legislative Background and Requirements**

- 2.1 The Lound with Ashby, Herringfleet and Somerleyton Submission Neighbourhood Plan is being submitted by a qualifying body, namely Lound with Ashby, Herringfleet and Somerleyton Parish Councils.
- 2.2 The Plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set

out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

- 2.3 The Plan period mirrors that of the East Suffolk Council (Waveney) Local Plan. That period is from the Plan being made 2014 to 2036.
- 2.4 The Neighbourhood Plan proposal does not deal with County matters (mineral extraction and waste disposal), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 2.5 The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood plans in place within the neighbourhood area.

### **3 Compliance with Basic Conditions**

#### **3.1 National Planning Policy Framework 2019**

- 3.1.1 Basic condition 1 requires that: *“having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order”*. In other words, the Neighbourhood Plan should comply with national planning policy.
- 3.1.2 The following Table 1 sets down how each policy contained within the Neighbourhood Plan reflects and has taken into account the national planning policy contained within the National Planning Policy Framework 2019 (NPPF).

**Table 1: Neighbourhood Plan policy and relationship to national planning policy.**

#### **East Suffolk (Waveney) Local Plan 2019**

<b>Policy Number</b>	<b>Policy Title</b>	<b>NPPF Paragraph</b>	<b>Assessment</b>
LAHS 1	Housing Mix	59, 61,77.	Policy LAHS 1 supports the provision of smaller dwellings containing 1 – 2 bedrooms, reflecting the aspirations of local residents. This fully reflects relevant guidance within the NPPF which seeks to ensure that the needs of people with specific housing requirements are met and that size and tenure are adequately provided for. In rural locations the NPPF requires that housing development should be supported that reflects local needs.

LAHS 2	Development of Allocated Sites	124 - 129	Policy LAHS 2 expects developers of allocated sites to fully take into account of the AECOM Design Guidelines. This reflects the design guidance set down within the NPPF which requires that good design is achieved and reflects the characteristics of the locality and involves the use of local design codes or guides.
LAHS 3	Open space in new residential developments.	96, 97, 124, 125, 126, 127	Policy LAHS 3 seeks to ensure that where open space within new development is provided it maintains and enhances the character of the villages as well as providing access to existing footpaths. The NPPF supports this policy by requiring provision of open space in new development and that the design and layout of new development reflects both local aspirations and the defining characteristics of an area in accordance with paragraphs 125 – 127 of the NPPF.
LAHS 4	Design of new residential development.	124 - 132	Policy LAHS 4 requires that new development shall reflect the design and character of existing dwellings. The NPPF encourages Neighbourhood Plans to identify the 'special qualities' of particular areas and how this should be reflected in new development design. Planning policy is also expected to ensure that development is sympathetic to local character, history and setting (para 127).
LAHS 5	Provision of Public Rights of Way	96, 98.	The initial public consultation for the Neighbourhood Plan reflected a strong need to both retain and enhance the existing public footpath network within and adjoining the villages. Policy LAHS 5 seeks to achieve this aim and reflects paragraph 98 of the NPPF which clearly advocates protection and enhancement of public rights of way and access to them.

LAHS 6	Parking provision for new residential developments.	105, 106.	Policy LAHS 6 seeks to ensure that adequate off road parking is provided for new developments so reducing the need for on street parking. The NPPF notes that when setting local parking standards as well as considering the type and mix of development, accessibility, access to public transport and local car ownership levels are taken into account. Paragraph 106 also notes that maximum parking standards should only be set where they can be justified or are for localities well served by public transport. In a rural locality such as the Neighbourhood Plan area there is heavy reliance on the car by local residents and this should be reflected in the provision of car parking.
LAHS 7	Provision of a new Somerleyton village hall and changing room.	92, 96.	Policy LAHS 7 states a specific requirement for provision of a new Somerleyton village hall and changing room. This provision is supported within the East Suffolk Council (Waveney) Local Plan. Paragraph 92 of the NPPF expressly requires planning policy to plan positively for the provision of community facilities and sports venues. LAHS 7 therefore complies with the NPPF.
LAHS 8	Support of local community facilities.	91, 92, 96	Policy LAHS 8 seeks to retain and expand existing local services and facilities. Paragraphs 91, 92 and 96 of the NPPF require planning policy to plan positively for the provision of open space, community facilities and sports venues. LAHS 8 therefore complies with the NPPF.
LAHS 9	Support of local businesses	80 – 84, 112.	Policy LAHS 9 recognises the benefits to the local economy brought by rural tourism and leisure developments and recognises the need to improve high speed broadband and mobile telecommunications in rural locations. These aspirations are supported by the NPPF paragraphs 80 to 84 which requires policies to support economic

			growth and allow specific areas to maximise existing strengths i.e. tourism. The NPPF requires policies to positively and proactively encourage sustainable economic growth, including within rural locations. Paragraph 112 of the NPPF requires planning policy to support the expansion on communication networks and full fibre broadband connections – again policy LAHS 9 reflects this policy.
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### Broads Authority Local Plan 2019 – Strategic Policies

Policy No	Policy Title	Assessment
SP1	DCLG/PINS Model Policy	Planning applications that accord with the policies in the development plan will be approved without delay unless material considerations indicate otherwise.
SP2:	Strategic flood risk policy	Development proposals that have an adverse impact on flood risk management will be refused.
SP3	Climate Change	Contribution to climate change arising from developments will be minimised by means of a reduction of greenhouse gas emissions (mitigation.) Proposals will be required to consider how climate change could impact development through its lifetime (adaptation and resilience
SP5	Historic Environment	The historic environment of the Neighbourhood Plan area will be protected and enhanced. Key buildings, structures and features which contribute to the areas character and distinctiveness will be protected from (inappropriate) development or change.
SP6	Biodiversity	Development in the Neighbourhood Plan area which protects the integrity of the natural environment and demonstrates biodiversity gains particularly to habitats and species will be welcomed.
SP7	Landscape Character	Development proposals which conserve the character and appearance of the Neighbourhood Plan area and pay attention to the defining and distinctive qualities will be welcomed.
SP8	Getting to and around the Broads	Improvements to transportation and access to services within the Neighbourhood Plan area, which are

		compatible with sustainability and the special qualities of the area will be welcomed.
SP9	Recreational access around the Broads	Safe recreational access to the settlements and landscape within the Neighbourhood Plan area will be protected and improved.
SP10	A prosperous local economy	Proposals that contribute towards sustainable economic growth, prosperity and employment will be supported.
SP11	Waterside sites	The only waterside site in the neighbourhood Plan area is covered by the Broads Authority policies.
SP12	Sustainable tourism	Sustainable tourism within the Neighbourhood Plan area by the creation of high quality, inclusive, tourism attractions and their related infrastructures will be supported.
SP15	Residential development	<p>A. The Neighbourhood Plan group carefully considered the implication of carrying out a Housing Need survey in the Neighbourhood Plan area. However, when the practical limitations of creating useful statistics in a population where more than 50% of houses are rented this became impractical.</p> <p>B. The mix and type of houses for each proposal is described in LAHS 1</p> <p>C. Project Level Habitat Regulation Assessments will be needed to assess the implication on sensitive European sites. Mitigation measures may be needed</p> <p>D. Spatial strategy. East Suffolk Council will direct development to meet the amount of housing set out in the Neighbourhood Plan area.</p>

### 3.2 Sustainable Development

3.2.1 A Neighbourhood Plan or order is considered to meet Basic Condition part (d) *if the making of the order contributes to the achievement of sustainable development.*

3.2.2 Paragraph 8 of the NPPF provides three overarching objectives to ensuring sustainable development which include economic, social and environmental objectives. It states:

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built*

- environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

3.2.3 The following Table 2 sets down how each policy contained within the Neighbourhood Plan contributes to sustainable development as defined above.

**Table 2 – Sustainable Development**

<b>Policy Number</b>	<b>Policy Title</b>	<b>Assessment</b>
LAHS 1	Housing Mix	<p>Policy LAHS 1 supports the social dimension of sustainable development by ensuring that a significant proportion of new dwellings will contain 1 - 2 bedrooms, reflecting the aspirations and needs of local residents.</p> <p>Environmental impact is neutral.</p> <p>Economic effect is neutral.</p>
LAHS 2	Development of allocated sites	<p>Policy LAHS 2 supports the social dimension of sustainable development by ensuring provision of well-designed development, reflecting the needs and aspirations of local residents.</p> <p>Well-designed schemes take into account the impact on both the natural and historic environment. LAHS 2 meets the Environmental impact strand of sustainable development.</p> <p>Economic benefit is neutral.</p>
LAHS 3	Open space in new residential developments.	<p>Policy LAHS 3 meets the social dimension of sustainable development by encouraging the provision of open space to cater for the needs of existing and new local residents and providing access to the local footpath network supporting recreational activity.</p> <p>It meets the environmental dimension by maintaining and enhancing the character of the villages as well as providing access to existing footpaths.</p>

		Economic effect is neutral.
LAHS 4	Design of new residential development.	<p>Policy LAHS 4 seeks to ensure that new development reflects the design and character of existing dwellings thereby meeting the environmental dimension of sustainable development.</p> <p>Social effect is neutral.</p> <p>Economic effect is neutral.</p>
LAHS 5	Provision of Public Rights of Way	<p>The retention and enhancement of the existing public footpath network provides a social benefit by encouraging more walking and providing greater access to the adjoining countryside for residents.</p> <p>It provides an environmental contribution in reducing the need to travel by car.</p> <p>Economic effect is neutral.</p>
LAHS 6	Parking provision for new residential developments.	<p>Policy LAHS 6 seeks to ensure that adequate parking is provided for new developments so reducing the need for on street parking.</p> <p>Socially ensures that residents have adequate off street parking provision and reduces the potential for on street car accidents and local congestion.</p> <p>Environmentally off-street parking improves the appearance of the street scene helping to maintain local character.</p>
LAHS 7	Provision of a new Somerleyton village hall and changing room.	<p>Policy LAHS 7 states a specific requirement for provision of a new Somerleyton village hall and changing room. This policy meets the social dimension of sustainable development by seeking to provide additional, accessible facilities for local residents. It also contributes to improvements in health.</p> <p>It meets the environmental dimension by providing a local facility reducing the need for travel by car to locations elsewhere.</p> <p>There would be an economic benefit in terms of providing local employment in construction of the</p>

		facility and in the longer term by potentially increasing income to the local community.
LAHS 8	Support of local community facilities.	<p>This policy meets the social dimension of sustainable development by seeking to retain and provide additional, accessible facilities for local residents.</p> <p>It meets the environmental dimension by providing local facilities, reducing the need for travel by car to other destinations.</p> <p>There would be an economic benefit in terms of providing local employment and increasing income to the local community.</p>
LAHS 9	Support of local businesses	<p>Provides a social benefit in the provision of local employment opportunity.</p> <p>Provides an economic benefit in helping to support and encourage local business ventures, including tourism.</p> <p>Environmental benefit is neutral.</p>

3.2.4 The above table demonstrates that the Neighbourhood Plan contributes towards the three dimensions of sustainable development and fully reflects the key factors identified as important to the local area by residents.

### **3.3 East Suffolk Council (Waveney) Local Plan 2019 and Broads Local Plan 2019**

3.3.1 Part (e) of the Basic Conditions requires that: “the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)”.

3.3.2 The following tables list the relevant strategic policies contained in both the East Suffolk Council (Waveney) and Broads Local Plans and describes how the Neighbourhood Plan is in general conformity with these policies.

**Table 3 – East Suffolk Council (Waveney) Local Plan March 2019**

<b>ESC (Waveney) Local Plan Strategic Policies</b>	<b>General conformity of Neighbourhood Plan with East Suffolk (Waveney) Local Plan.</b>
Policy WLP1.1 – Scale and Location of Growth	The Neighbourhood Plan supports the delivery of new housing and employment development in line with the proposed scale and location of growth as set down in WLP1.1. The proposed housing allocations identified within the East Suffolk Council (Waveney) Local Plan are replicated on the Neighbourhood Plan proposals maps.
Policy WLP1.2 – Settlement Boundaries.	As noted above housing allocations made in the Neighbourhood Plan replicates that of the Local Plan. The Neighbourhood Plan does not propose any alternative Settlement Boundaries to that contained in the East Suffolk Council (Waveney) Local Plan.
Policy WLP1.3 - Infrastructure	The Neighbourhood Plan contains a number of policies that encourage the provision and nature of infrastructure associated with new development. This includes provision of open space, footpaths and community facilities.
Policy WLP7.1 – Rural Settlement Hierarchy and Housing Growth.	<p>The development strategy for the rural areas contained in the East Suffolk Council (Waveney) Local Plan notes that 10% of the Districts housing growth will take place within the rural area. Of that 70% will be in the larger villages and 20% in the smaller villages. Somerleyton is identified as a 'larger village' and Lound as a 'smaller village'. The size and number of housing allocations for these villages reflects this differentiation in size.</p> <p>As noted the Neighbourhood Plan replicates and supports the proposed housing allocations.</p>
Policy WLP7.5 – Land North of The Street, Somerleyton.	This housing allocation is supported and replicated in the Neighbourhood Plan.
Policy WLP7.6 – Mill Farm Field, Somerleyton.	This housing allocation is supported and replicated in the Neighbourhood Plan.

Policy WLP7.12 – Land East of The Street Lound.	This housing allocation is supported and replicated in the Neighbourhood Plan.
Policy WLP8.1 – Housing Mix	LAHS 1 reflects and supports policy WLP8.1 by requiring that at least 35% of new dwellings on a development site are 1 or 2 bed properties.
Policy WLP8.13 – New Employment Development.	Subject to specific criteria the East Suffolk Council (Waveney) Local Plan supports new employment development. The Neighbourhood Plan reflects and positively supports the policy of encouraging retention and expansion of business uses, including tourism development i.e. policy LAHS 9.
Policy WLP8.21 – Sustainable Transport	Policy WLP8.21 is supportive of sustainable development reducing the need where possible to use non-car modes of transport. In addition, it encourages integration with existing pedestrian, cycle and public rights of way as well as provision of adequate parking facilities. This policy is reflected and supported under Neighbourhood Plan policies LAHS 5 and LAHS 6.
Policy WLP8.22 – Built Community Services and Facilities.	Provides support for new community services and facilities subject to certain criteria. Neighbourhood Plan policies LAHS 7 and LAHS 8 which promote provision of a new village hall and community facilities are in accordance with WLP8.22.
Policy WLP8.29 - Design	This policy requires development to demonstrate high design quality which reflects local distinctiveness. Neighbourhood Plan policy LAHS 4 echoes this requirement that new development should reflect local traditional design styles and maintain and enhance local character. LAHS 3 also requires areas of open space to be carefully considered in terms of layout and again to respect existing character.
Policy WLP8.30 – Design of Open Spaces	Requires new open space to relate strongly to new and existing developments and to contribute strongly to local distinctive character. LAHS 3 requires areas of open space to be carefully considered in terms of layout and again to respect existing character.
Policy WLP8.32 – Housing Density and Design.	Requires new development to make best use of a site in a manner that protects or enhances the distinctiveness and character of the area. LAHS 4 again reflects this aspiration by requiring new design to reflect and respect existing architectural styles.

## **Broads Authority Local Plan 2019**

<b>Policy Number</b>	<b>General conformity of Neighbourhood Plan with Broads Authority Local Plan.</b>
Policy SP1 DCLG/PINS Model Policy	The Neighbourhood Plan clearly states that it must be in conformity with the relevant local Plan and in this respect the policies of the Neighbourhood plan comply.
Policy SP2 Strategic Flood Risk	A small part of the Neighbourhood Plan is within the Broads Authority area, which is subject to flooding, however the Neighbourhood Plan has been formed to ensure insofar as possible to not increase the risk of flooding to the Broads.
Policy SP3 Climate Change	The Neighbourhood plan has set out its objectives to protect and enhance the biodiversity of the plan area and to address climate change where possible.
Policy 5 The Historic Environment	The Grade II listed Smock Mill at Herringfleet is located within the Broads Authority area. The Broads have a similar status to a National Park and any development within this area will need to comply with the local plan. The Neighbourhood Plan has not designated any development in this area however any development adjacent to the Broads will be expected to comply with their plan, the provisions of the Neighbourhood plan and the NPPF.
Policy 6 Biodiversity	The Neighbourhood plan area is rural, and our objective is to maintain and protect its tranquil and rural nature. There is a need to protect the environmentally sensitive areas such as the River Waveney, the marshes in the Waveney valley, and the lakeside areas at Lound Waterworks long with the Broads Authority executive area. New developments will be expected to take into account and mitigate climate change via appropriate measures and further enhance biodiversity.
Policy SP7 Landscape Character	The Neighbourhood Plan area is rural in nature with open views across farmland and the Broads and all new development must take these views and landscape into account and mitigate for loss of any views or other landscape impacts if appropriate.
Policy SP8 Getting to and around the Broads	There is provision with the Neighbourhood Plan to retain existing Rights of Way and make improvements where possible. New developments must, where appropriate, include provision for connection to the existing network.
Policy SP9 Recreational Access around the Broads	There are a number of public rights of way surrounding the Broads which are popular with walkers and cyclists and access to these will not be affected by new development. The predominant access to the Broads is via the waterways and is popular with motorboats,

	kayaks and paddle boarders. Access points to waterways will not be affected by new developments and allocated sites in the Neighbourhood Plan.
<p>Policy SP10</p> <p>A prosperous local economy</p>	<p>Tourism and visitors to Somerleyton Hall and the Broads ensure a vibrant and prosperous local economy. The Neighbourhood plan will support and improve local facilities and amenities and seek to encourage the growth of local businesses, particularly those providing facilities for leisure activities and local tourism.</p> <p>The Broads local Plan will accommodate any proposals for growth within the Broads Authority area and developments should accord with the provisions of the relevant local plan.</p>
<p>Policy SP 11</p> <p>Waterside Sites</p>	The Broads Local Plan requires a network of waterside sites in employment and commercial use to be maintained throughout the Broads. The Neighbourhood Plan supports this through its general principles.
<p>Policy SP12</p> <p>Sustainable Tourism</p>	The Broads Local Plan seeks the enhancement and expansion of high quality and inclusive tourism attractions and related infrastructure. This has not been addressed via a Neighbourhood Plan policy but all developments should ensure that sustainability principles are adhered to where possible and the Neighbourhood Plan supports this via its general principles.
<p>Policy SP15</p> <p>Residential Development</p>	<p>The Neighbourhood Plan supports the allocation of two sites for development via the East Suffolk (Waveney) Local Plan 2019 and a further single site is allocated in the Neighbourhood plan. The Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019 has outlined the design principles for these sites.</p> <p>None of these sites are located within the Broads area, and the Neighbourhood Plan policies reflect this. There is an allocated site for residential mooring within the Broads however, this is excluded from the Design guide.</p>

### **3.4 Compliance with European Union Obligations**

- 3.4.1 Part (f) of the Basic Conditions requires that: *“the making of the order does not breach, and is otherwise compatible with, EU obligations”*.
- 3.4.2 In producing a Neighbourhood Plan it needs to be considered whether any relevant European Directives require further assessment work to be carried out to support the development of the Plan.
- 3.4.3 Specifically, the Strategic Environmental Assessment Directive (2001/42/EC) and the Habitats Directive (92/43/EEC) are relevant to the development of a Neighbourhood Plan.
- 3.4.4 These directives require consideration to be given as to whether the Neighbourhood Plan is likely to give rise to significant environmental effects or is likely to impact on any areas of protected habitat.
- 3.4.5 The process requires the Neighbourhood Plan to be ‘screened’ to establish if either a SEA or an Appropriate Assessment (AA) (in relation to the Habitats Directive) needs to take place.
- 3.4.6 SEA and HRA screening of the Plan was undertaken by East Suffolk Council and results, dated 20<sup>th</sup> February 2021, are available on the ESC website.