

**Lound with Ashby, Herringfleet  
and Somerleyton**

**Neighbourhood Plan 2014 to 2036**

*Referendum Version*

**May 2022**

# Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

## Index

1.	Introduction	<i>page 2</i>
2.	Map of Neighbourhood Plan Area	<i>page 3</i>
3.	Profile of the Parishes	<i>page 4</i>
4.	Our Vision for 2036	<i>page 5</i>
5.	Objectives of Neighbourhood Plan	<i>page 6</i>
6.	Policies included in this Neighbourhood Plan	<i>page 7</i>
7.	Housing	<i>page 8</i>
8.	Environment	<i>page 17</i>
9.	Community Facilities	<i>page 21</i>
10.	Business and Employment	<i>page 26</i>
11.	Health	<i>page 27</i>

## Appendix 1

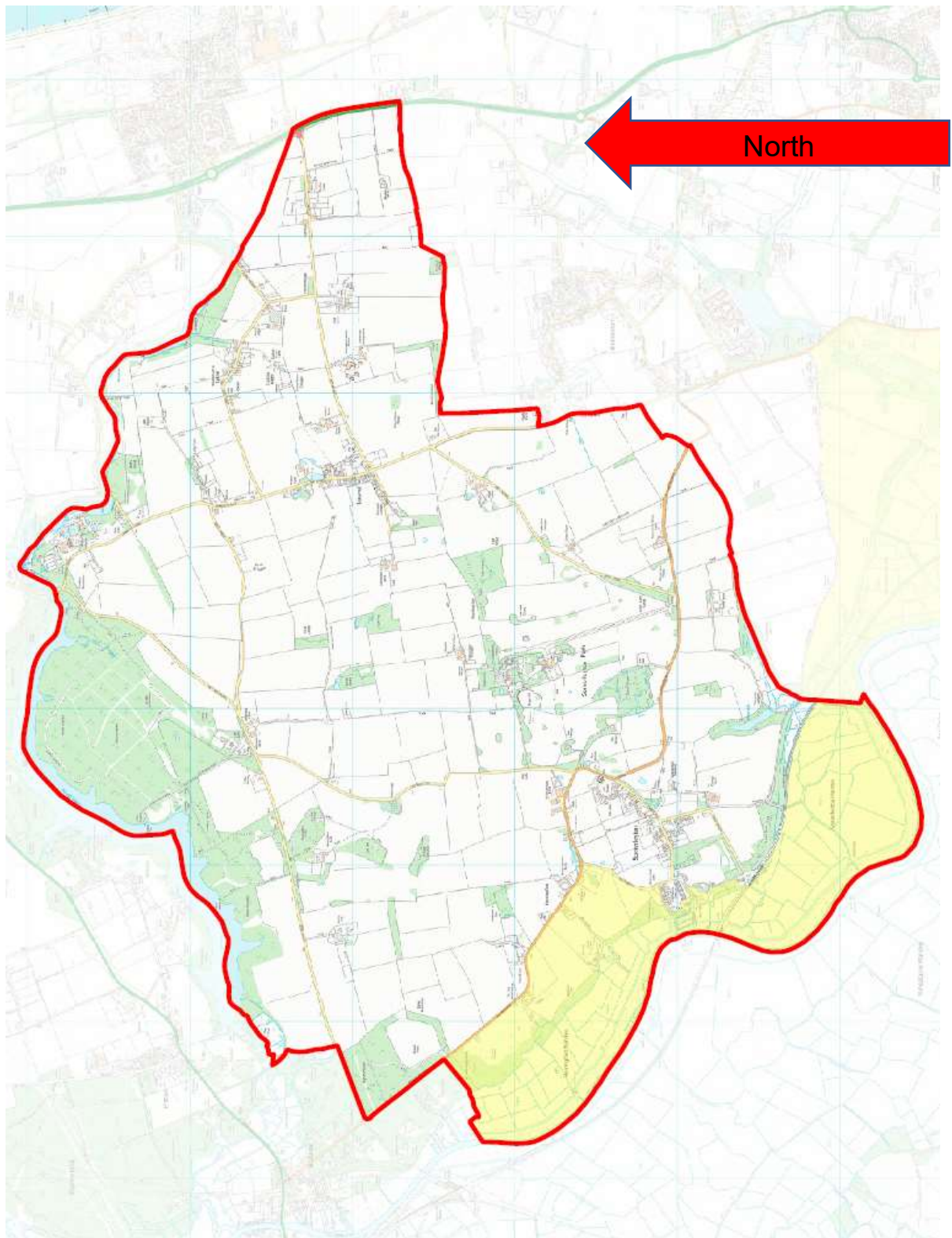
Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019

# Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

## **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) and the Broads Authority 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 plans. The Plan period for the Neighbourhood Plan is 2014 to 2036. The neighbourhood area is shown on the map in Section 2 of this Plan.

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



Neighbourhood Area Boundary



Broads Authority Area

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

### **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.
- 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

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

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**

- 4.1 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 and tranquillity.
- 4.2 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.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

### **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. This will include the surrounding landscapes which include woodland, historic parks, open views across agricultural land and the Broads.
- 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 at Somerleyton Marina are addressed in 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.
- 5.6 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.
- 5.7 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 tables below. The tables also show the linkage between our new policies and the objectives they will address.
- 5.8 The following objectives have been formed in consideration with the provisions of both the East Suffolk (Waveney) and Broads Local Plans.

#### **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

# Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

## 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 protect and enhance the rural, and historic qualities, the scenic beauty of the upland countryside and its margins with the Broads	2, 3, 4

## 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 and Size	Page 8
Policy LAHS 2 - Development of Allocated Sites	Page 11
Policy LAHS 3 - Open Space in new Residential Developments	Page 15
Policy LAHS 4 - Design of new Residential Developments	Page 16
Policy LAHS 5 - Provision of Public Rights of Way	Page 18
Policy LAHS 6 -Parking Provision for new Residential Developments	Page 19
Policy LAHS 7 - Provision of new Somerleyton Village Hall and Changing Rooms	Page 24
Policy LAHS 8 - Support of Local Community Facilities	Page 25
Policy LAHS 9 - Support of Local Businesses	Page 26



**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.
- 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 seeks to capture this important local consideration in a policy context. In general terms, it requires that the mix of housing proposals should reflect local housing need and offers specific support for the development of smaller houses. The policy should be read in the wider context of the development plans. It has been designed to supplement policy guidance where residential development is appropriate.

**Policy LAHS 1 Housing Mix and Size**

The mix of house sizes in development proposals should respond positively to identified up to date housing need in the neighbourhood area. Development proposals which include provision of 1, 2 and 3 bed dwellings will be particularly supported.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

### 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; however, this would not bring affordable dwellings as the threshold would not be met. Nevertheless, 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. The design guide has been prepared to apply to the East Suffolk area only and therefore will not apply to development proposals in the Broads area.
- 7.2.3 Planning applications that are in accordance with the relevant policies DM12: Reuse of Historic Buildings and DM48: Conversion of Building in the Broads Authority Local Plan or WLP8.11: Conversion of Rural Buildings to Residential Use in the Waveney Local Plan and the NPPF support the community’s aspirations.
- 7.2.4 Future housing development must reflect open spaces and rural surroundings commensurate with the Villages’ character.



**Modern housing with green open space and parking is highly visible**

# 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 allocations and indicative location for village hall and changing rooms**

## 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**

© Crown copyright and database rights 2022 OS100058019

7.3.4 Policy LAHS 2 applies the work on Masterplanning and Design Guidance to the development of the three Waveney Local Plan housing sites. It requires that the development of each site responds positively to the relevant section of the Design Guidance. Nevertheless, a degree of flexibility could be necessary where detailed work on the preparation of planning applications may cause the concept masterplans for each site to be refined and/or updated. Plainly East Suffolk Council will consider the contents of the development plan and all material considerations as it determines planning applications.

**Policy LAHS 2 Development of Allocated Sites**

Development proposals for each of the allocated sites in the East Suffolk Council (Waveney) Local Plan should respond positively to the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019, in general, and in particular -

In relation to WLP7.5 Land North of The Street, Somerleyton to the concept masterplan in section 6.2 and the design features in section 6.3 of the Masterplanning and Design Guidelines.

In relation to WLP7.6 Mill Farm Field to the concept masterplan in section 6.4 and the design features in section 6.5 of the Masterplanning and Design Guidelines

In relation to WLP7.12 Land East of The Street, Lound to the concept masterplan in section 5.2 and the design features in section 5.3 of the Masterplanning and Design Guidelines

- 7.3.5 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.
- 7.3.6 Any further proposed sites will be considered on their merits, taking account of the policies in the East Suffolk Council (Waveney) Local Plan, the Broads Authority Local Plan 2019 and the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines (AECOM, June 2019). For clarity, the Design Guide applies only to the East Suffolk part of the neighbourhood area. As such, the requirement to apply the design guide in those parts of the neighbourhood area within the Broads Authority Executive Area has been excluded from the contents of Policies LAHS4, LAHS5 and LAHS7 of this Plan.
- 7.3.7 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.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

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

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.



**Victorian Estate Housing in Somerleyton**

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.

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.



**The Street, Lound**

## **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 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 can guide future development proposals, is given in sections Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence document included with this Plan. Paragraphs 7.5.1 to 7.5.6 have set out particular design characteristics in the neighbourhood area. They are included in this part of the Plan for guidance purposes only. Policy LAHS 4 sets out the Plan's policy on this matter.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood 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.

### **7.6 Open Space**

7.6.1 All new development where public open space is a policy requirement will be expected to reflect the villages' existing character, and protecting and promoting the improvement of existing open spaces is important for the well-being of our local community. Policy LAHS 3 identifies what will be expected in terms of open space provision within new development schemes. In this context planning applications for development which includes public open space should provide details about how this open space will be appropriately managed and maintained.

7.6.2 Policy LAHS3 expands and supports the following development plan policies - Local Plan polices WLP8.23 (Protection of Open Space) of the East Suffolk (Waveney) Local Plan and DM7 (Open space on land, play space, sports fields and allotments) of the Broad Authority Local Plan.

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

Proposals for areas of public open space within development proposals should be designed in a manner which maintains and enhances the existing character of the village in which they are located.

The provision of public open green space should incorporate appropriate native trees and planting to enhance biodiversity.



**7.7 Design of new Residential Developments**

- 7.7.1 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.
- 7.7.2 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 and demonstrated in the associated Design and Access Statement. This approach is consistent with the design led approach as captured in national planning policy. The Neighbourhood Plan sets out the Parish Councils' approach towards a clear design and expectations for development sites. This will ensure that applicants have as much certainty as possible about what is likely to be acceptable.

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

New residential developments should harmonise with and reflect the character of the existing houses in the immediate locality. New dwellings should be similar in scale, type, and use similar materials to either match or complement existing vernacular houses.

As appropriate to their scale, nature and location, development proposals within the East Suffolk administrative part of the neighbourhood area should respond positively to the requirements of the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines.

# Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

## **8. Environment**

### **8.1 General**

- 8.1.1 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 along with the Broads Authority executive area. The area has high landscape value, with open views across farmland, and clumps of woodland in private ownership.
- 8.1.2 New developments will be expected to take into account and mitigate the impact of climate change via appropriate measures and further enhance biodiversity and challenge climate change. New developments shall be in accordance with the relevant policies of the East Suffolk (Waveney) and Broads Authority local Plans.
- 8.1.3 There are a number of historic listed buildings, and the Somerleyton Conservation area, which is a key feature to be preserved and enhanced.
- 8.1.4 New developments must, as a requirement of the East Suffolk (Waveney) Local Plan Policy WLP8.40 and show SCC Archaeological Service requirements are met. Any developments within the Broads Authority area must comply with policy SP5 (Historic Environment) and DM11 (Heritage Assets).
- 8.1.5 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.
- 8.1.6 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.
- 8.1.7 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**

- 8.2.1 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.
- 8.2.2 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>

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

- 8.2.3 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 horse-riding. Many people said they would like to see enhancements to this network of footpaths, with better maintenance and some additional routes.



**Snakes Lane approaching Lound**

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

Development Proposals should safeguard existing footpaths, bridleways and cycle paths and where appropriate, include new provision on the site to connect to the existing network. As appropriate to their scale, nature and location development proposals within the East Suffolk administrative area of the neighbourhood area should also incorporate the requirements of Section 4.1.2 (Connectivity) of the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines.

### **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 due to distances and unsuitable roads. Somerleyton has 14 rail services per day between Lowestoft and Norwich and Norwich to Lowestoft. There are no bus services in any of the villages. 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.
- 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 however this is outside the sphere of the Neighbourhood Plan and may be a future plan for the school.
- 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 with Suffolk County Council “Suffolk Guidance for Parking 2019”, new residential development should meet the higher parking standards set out in policy LAHS 6.

#### **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

A proportion of visitor parking should be provided on-street within any new developments in a way which is well designed, located and integrated into the scheme and avoids obstruction to highway users or a restriction of visibility.

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

#### **8.4 Renewable Energy**

- 8.4.1 The responses to our questionnaire showed that large scale renewable energy schemes would not be welcomed. However, the East Suffolk Council (Waveney) and the Broads Local Plans provide 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.
- 8.4.2 Furthermore this is also covered in the Broads Authority Local plan and it is considered that this adequately covers this issue and all development in both authority areas will need to consider energy demand and sources of energy.

#### **8.5 Flooding**

- 8.5.1 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.
- 8.5.2 There are general aspirations within the Broads Local Plan for first time rural sewage provision to reduce the nutrient input into the waterways via the groundwater and thus protecting the Broads and its ecology and biodiversity.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

### **9 Community Facilities**

#### **9.1 Lound Village Hall**

- 9.1.1 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.
- 9.1.2 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.
- 9.1.3 The new village hall was opened in 1996 and is managed as a charity for the benefit of all parishioners.
- 9.1.4 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 Village Green**

- 9.1.5 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. The hall is owned and managed by the Village Hall committee and in recent years it has been used as the site for an annual village fete, held in June.

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

### **Lound Church**

- 9.1.6 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.

### **The Mardle**

- 9.1.7 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.

### **Allotments**

- 9.1.8 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.

### **Other Lound Facilities**

- 9.1.9 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**

### **Somerleyton Playing Field**

- 9.2.1 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.

### **Somerleyton Green**

- 9.2.2 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**

### **Somerleyton Village Hall**

9.2.3 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 long identified by the local community as being best located off Station Road on the existing playing field.

### **Somerleyton Community Association**

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

### **Somerleyton School**

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

### **Parish Churches**

9.2.6 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.

### **Other Somerleyton Facilities**

9.2.7 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.

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



## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

- 9.2.9 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.
- 9.2.10 There is also a well-established Bowls Club and much appreciated allotments.

### **9.3 Community Aspirations for Somerleyton and Lound**

#### **Somerleyton Playing Field and Village Hall**

- 9.3.1 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**

Development proposals 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

#### **Somerleyton School**

- 9.3.2 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.
- 9.3.3 Somerleyton Primary School is also essential in this objective continuing to provide both education and a social and community hub in the future.

#### **Village Shop**

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

## Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

### **Railway Station**

- 9.3.5 The regular train service to Norwich and Lowestoft is expected to be maintained for the foreseeable future. There are currently 14 rail services between Norwich and Lowestoft

### **Bus Services**

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

### **Mobile Library**

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

### **Communications**

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

### **Children's Play Equipment**

- 9.3.9 There is currently no children's play area in Lound, children's play area in Lound, and it is an aspiration of the village that a play area will be created on the village green.

## **9.4 Other Facilities**

### **Hospitals**

- 9.4.1 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.

### **Doctor's Surgeries**

- 9.4.1 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.

### **Pharmacies.**

- 9.4.2 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**

10.1.1 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.

10.1.2 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.

10.1.3 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.

10.1.4 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.

### **10.2 Broadband**

10.2.1 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:

- any such development is of an appropriate scale and sensitive to the character of the area.
- the employment development concerned should reflect the provisions of the East Suffolk (Waveney) local plan, and if appropriate the Broads Authority local plan.

**11 Health**

**11.1 Promotion of Healthy Activity**

11.1.1 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.

11.1.2 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.

11.1.3 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.

The Design Guide does not refer to any developments within the Broads Authority area which will be subject to the provisions of the Broads Local Plan 2019.