

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

### **Joint Lound with Ashby, Herringfleet and Somerleyton Parish Council's and East Suffolk Council's response to the Independent Examiner's Clarification Note**

*Policy LAHS1*

#### **Examiner's Comment:**

The policy reads as a preference for certain development rather than as a policy.

#### **Lound with Ashby, Herringfleet and Somerleyton Parish Council's response:**

This is a statement, but we infer the question that the policy is considered insufficiently defined. The policy has experienced many iterations during the course of its compilation. One previous (2020) version is:

“Proposals that provide a genuine housing mix of 1,2 and 3 bedroom dwellings will be given preference. Proposals to build dwellings with 4 or more bedrooms will be expected to be justified by exceptional supporting evidence provided by the developer, such as a Housing Needs Assessment.”

which is considered to provide a more robust requirement for developers.

#### **Examiner's Question:**

Is its approach to the development of smaller houses underpinned by specific evidence in addition to the feedback from the questionnaire?

#### **Lound with Ashby, Herringfleet and Somerleyton Parish Council's response:**

We considered at length the benefit of undertaking a Housing Needs Assessment but decided that the Neighbourhood Plan Policies must be based on the vision from the community for their villages, as determined from the September 2017 community questionnaire. It is not the intention of a Neighbourhood Plan to reflect the outcome of Planning Protocols and therefore the version of the Policy above dictates that a HNA should be for a Developer to execute in order to support any proposal that includes larger houses; this version remains favoured by the Neighbourhood Plan committee.

Our policy is aligned to The Waveney Local Plan WLP7.6 promoting smaller homes

#### **Examiner's Question:**

Is the approach intended to apply to the development of the sites in the Local Plan which are allocated for housing purposes?

#### **Lound with Ashby, Herringfleet and Somerleyton Parish Council's response:**

Yes, it is.

*Policy LAHS2/LAHS4*

#### **Examiner's Question:**

As highlighted earlier, the Masterplanning and Design Guidelines is an excellent document. However, is there an inherent risk that requiring new development to comply with its findings will restrict the ability of developers to come up with imaginative solutions and/or fail to take account of site-specific issues which arise as planning applications are determined?

**Lound with Ashby, Herringfleet and Somerleyton Parish Council's response:**

The Masterplanning and Design Guidelines is specific in its Introduction (Page 6 para 3) –

“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).”

**Examiner's Question:**

Does the third paragraph of Policy LAHS 4 identify the important elements of the Design Guidelines with which new development should comply?

**Lound with Ashby, Herringfleet and Somerleyton Parish Council's response:**

It provides the direction for the development of new sites, and those elements of the Guidelines that will define the sites’ setting and how they feel to the community when complete.

**Examiner's Question:**

Is Policy LAHS4 intended to apply to the allocated Local Plan housing sites in addition to the specific requirements of Policy LAHS2?

**Lound with Ashby, Herringfleet and Somerleyton Parish Council's response:**

Yes, it is.

*Policy LAHS7*

**Examiner's Question:**

From my reading of paragraph 9.3.1 and the map on page 10 I have concluded that the proposed community centre would be located in the eastern part of the overall recreation area. Is this correct?

**Lound with Ashby, Herringfleet and Somerleyton Parish Council's response:**

Your observation is correct. The location has been selected to integrate in with the new Mill Farm development with existing Station Road housing, and thence the rest of the village.

*Policy LAHS9*

**Examiner's Question:**

As drafted and submitted, the policy could allow different types of business and tourism uses to come forward which would be contrary to local and national planning policy.

**Lound with Ashby, Herringfleet and Somerleyton Parish Council's response:**

Neighbourhood Plan Version July 2021 LAHS9 quotes the local requirements (and by inference National requirements) and the Broads Authority. For the avoidance of doubt, we are happy to include the National Planning Policy Framework if considered appropriate. For clarity the current LAHS9 states –

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 must be of an appropriate scale and sensitive to the character of the area.
- employment development must be in line with the provisions of the East Suffolk (Waveney) local plan, and if appropriate the Broads Authority local plan.
- 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.

**Examiner's Question:**

Could the parish councils explain their thinking and approach to this matter? Are there any specific local circumstances which would justify such an approach?

**Lound with Ashby, Herringfleet and Somerleyton Parish Council's response:**

The approach is to not inhibit good quality and sustainable business and employment opportunities, since it is understood that communities are enhanced by such opportunities for younger people, and hence promote the ethos of sustainable village communities, with balanced demographics.

**Examiner's points of clarification for East Suffolk Council:**

Does the Council have a timetable for the determination of the current planning application at The Old Forge, Somerleyton (21/3593/FUL)?

**East Suffolk Council's response:**

The planning application for the Old Forge site (DC/21/3593/FUL ) in Somerleyton is on a site allocated under Local Plan policy WLP7.5. The planning application has a holding objection from East Suffolk's Environmental Protection Team relating to land contamination. The Environmental Protection Team require significant more work to be carried out. The determination of the planning application is on hold and awaiting further information from the applicant to resolve this issue. There is no set timescale for determining the application at this time, but an extension of time until Wednesday 1<sup>st</sup> December has been proposed (to be agreed).

For your information, a planning application has been submitted for Mill Farm Field in Somerleyton allocated for housing development under Local Plan policy WLP7.6. The planning ref is DC/21/4745/FUL.

Policy WLP7.6 – Mill Farm Field, Somerleyton states “No development will be permitted on the site until either a design code/brief or Supplementary Planning Document has been prepared.” Planning application DC/21/4745/FUL is not expected to be determined until this neighbourhood plan has achieved significant weight when the Decision Statement is issued or the neighbourhood plan has been adopted.

Full details of the planning applications are available to view online here:

<https://publicaccess.eastsuffolk.gov.uk/online-applications/>

### *Representations*

#### **Examiner’s Question:**

Do the parish councils wish to comment on any of the representations received on the Plan? In particular do they wish to comment on the representations from:

- East Suffolk Council;
- The Broads Authority; and
- Somerleyton Estate.

#### **Lound with Ashby, Herringfleet and Somerleyton Parish Council’s response:**

The NP committee have responded in detail twice to each of the above and taken into account those comments we consider pertinent and supportive. We believe that the opportunities to comment have been well exercised by all the parties and more iterations will not yield further benefits.