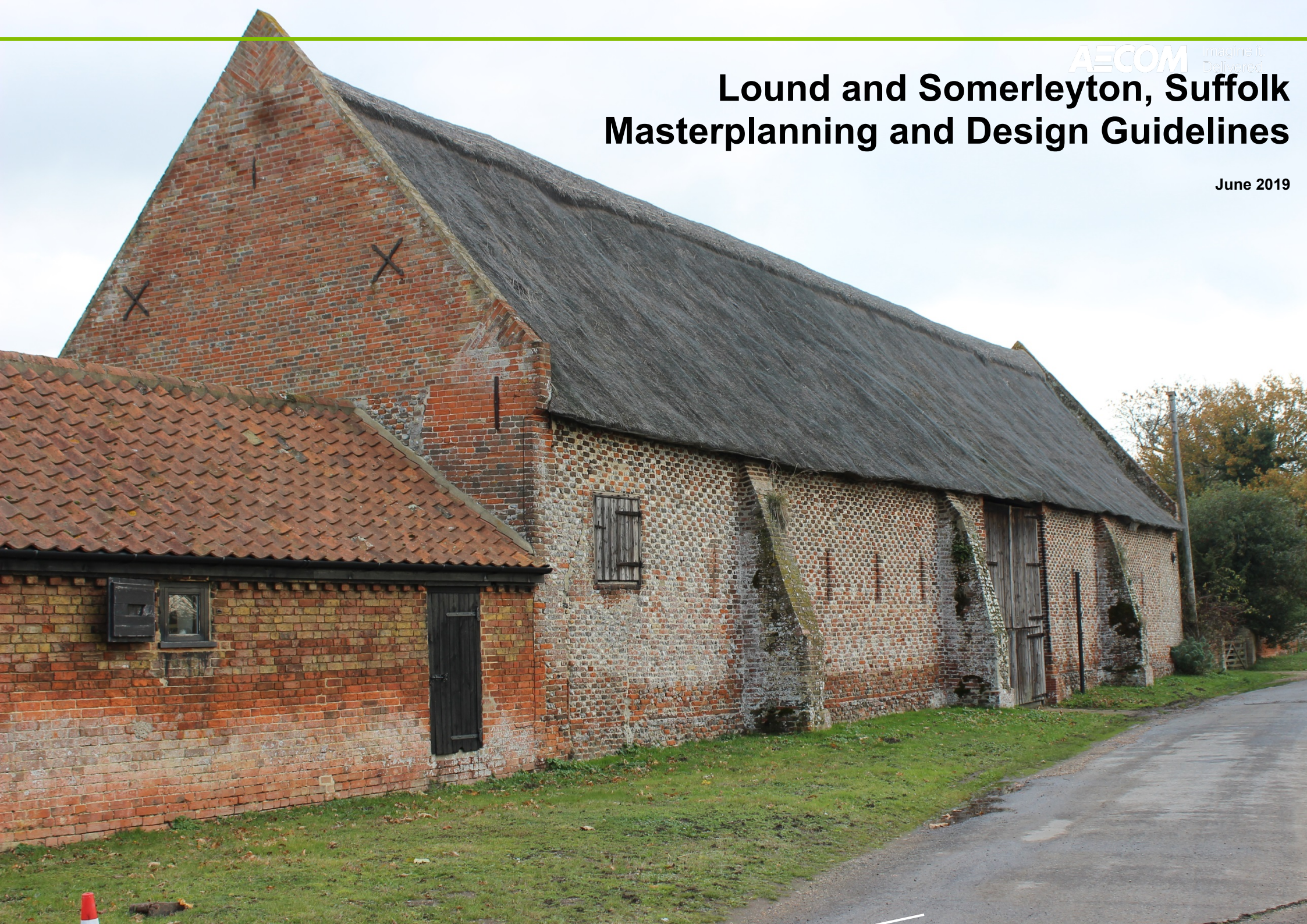


# Lound and Somerleyton, Suffolk Masterplanning and Design Guidelines

June 2019





Quality information

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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



## 2. Approach

This document is formed of three main parts; the site assessment, the design guidelines and the concept masterplan options for the one allocated site in Lound and two allocated sites in Somerleyton. The initial process follows well-established character assessment techniques to identify the existing character of the area. This report includes a detailed desk study, fieldwork and site assessment of the existing built form and character in Lound and Somerleyton. Elements identified in the assessment provide a framework for the production of the Design Guidelines with the aim of ensuring the character of the settlement is enhanced and maintained. These design guidelines follow acceptable principles illustrated in Homes England's Urban Design Compendium, which applies to both urban and rural areas. This information in turn is then used to inform the creation of the masterplan options for the three sites. This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance.

The process has included:

- A site visit and initial meeting with the neighbourhood group;
- Character analysis;
- Design principles and guidelines to be used to assess the appropriateness of new development;
- Draft report issued to the group; and
- Final report issued and agreed with Locality.

This study also builds upon previous work carried out by the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Group.

This document should be read in conjunction with the following documents:

- Adopted Waveney Local Plan Core Strategy DPD (WDC, January 2009)
- Open Space Provision and Developer Contributions (WDC, January 2012)
- Waveney Local Plan March 2019 (WLP, 2019)
- Suffolk Design Guide for Residential Areas (Suffolk County Council 1993, revised 2000)



Figure 2 Neighbourhood Area

### 3. Context

#### 3.1 Location

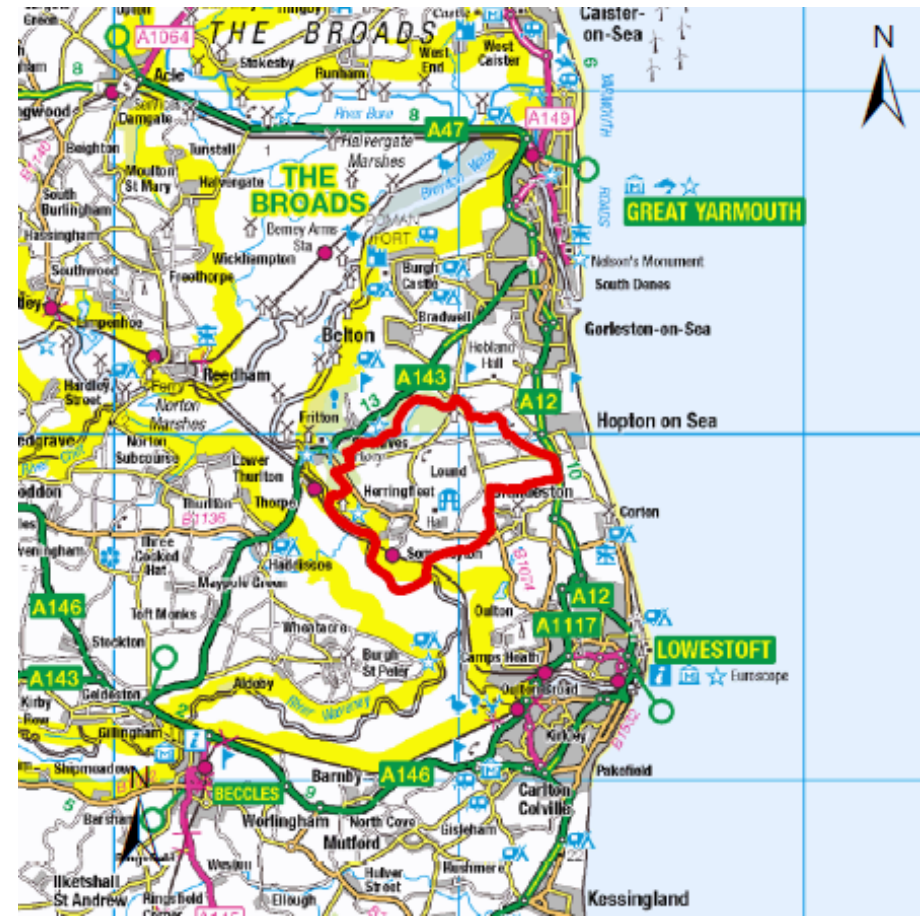
Lound and Somerleyton are neighbouring small villages located near Lowestoft, within Waveney District Council. Somerleyton lies slightly more inland than Lound, 4.5 miles from the coast. Both villages rely on a network of rural roads and the A12 dual carriageway which provides access to the larger settlements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

- Managing water resources and flood risk;
- Sustaining landscapes for biodiversity and agriculture;
- Maintaining and enhancing the navigation;
- Conserving landscape character and the historic environment;
- Offering distinctive recreational experiences;
- Raising awareness and understanding;
- Connecting and inspiring people; and
- 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.
- 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):
  - A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application.
  - 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



Locally Listed Buildings can be found on the interactive map at [www.eastsuffolk.gov.uk/newwaveneylocalplan](http://www.eastsuffolk.gov.uk/newwaveneylocalplan)



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

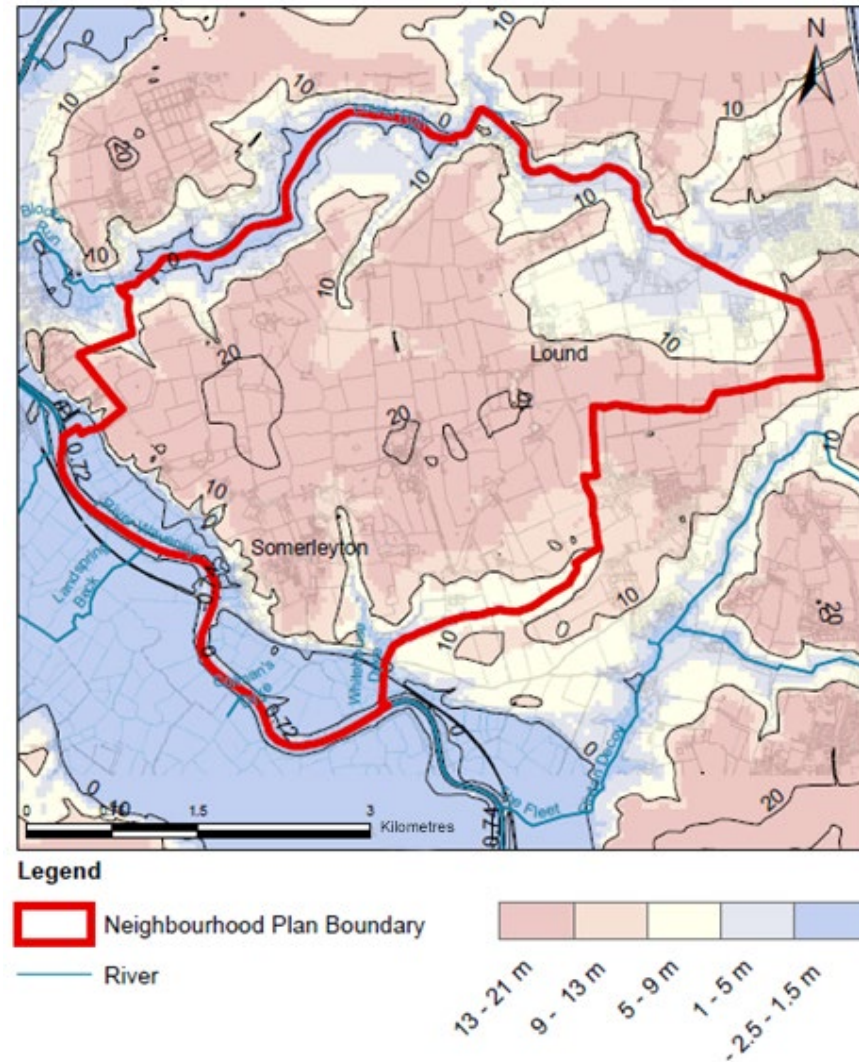


Figure 5 Somerleyton Sites (WLP7.5 and WLP7.6) (Adopted Local Plan March 2019, WDC)

### 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 20m AOD 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.

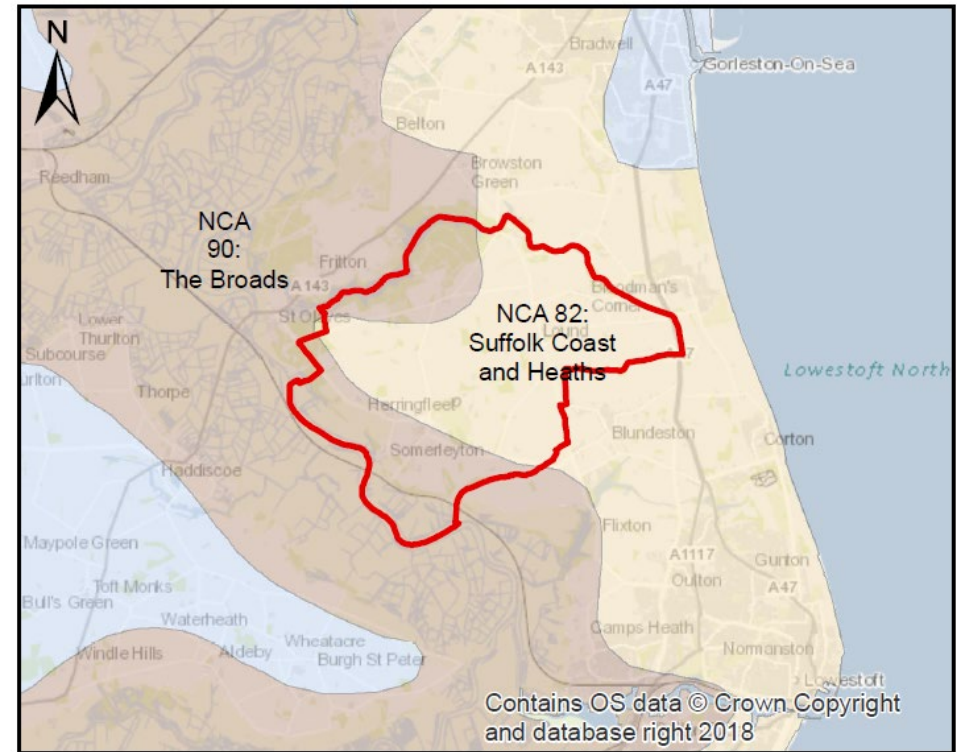
On the western boundary of Somerleyton The River Waveney is a Special Area of Conservation as it forms part of The Broads National Park (split into the Norfolk Broads and Suffolk Broads).




### 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

 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.



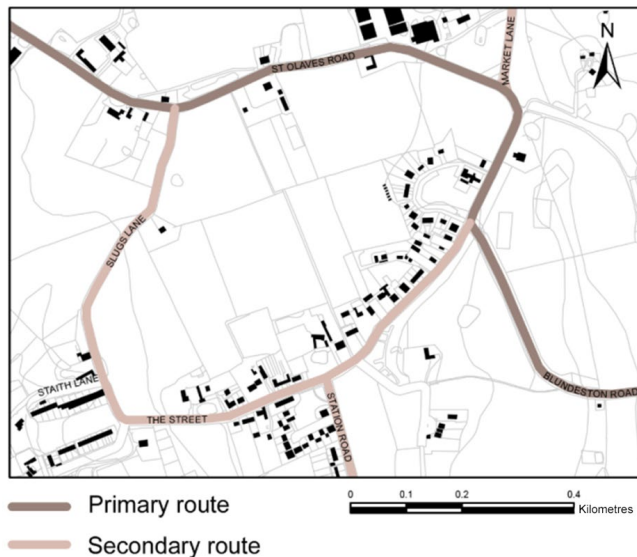
Figure 9 A typical house from the crescent around the village green at Somerleyton



#### 4.1.1 Street pattern and layout

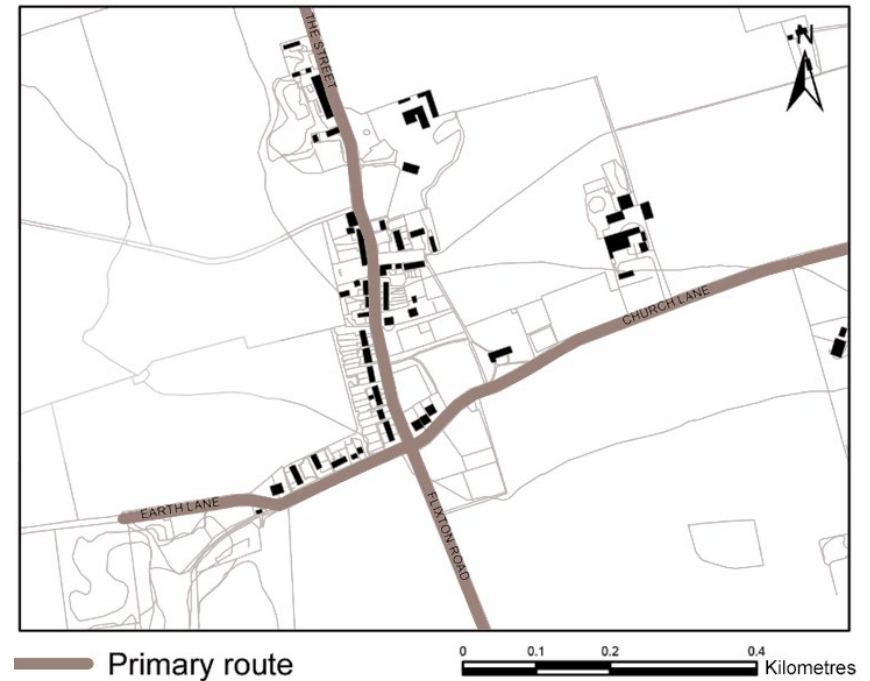
Development in Lound has retained a historic linear layout concentrated along The Street. A small scale and low density road of residential development only a single dwelling deep. This sparsely settled village has limited development on subsidiary roads leading away from The Street to the rural parts of Lound reflecting the intimate character of the village. Historically Lound has developed along The Street as it forms a main route through this part of Suffolk.

Somerleyton has formed in a similar manner with linear development focused along The Street close to Somerleyton Hall originally housing workers to serve the estate. The village has spread from the edge of the estate to the marina as ribbon development typically a single dwelling deep. Occasionally small clusters of residential development are evident set back from the main road typically as cul-de-sacs with little interconnecting pedestrian or cyclist routes between them.



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Figure 10 Hierarchy of routes through Somerleyton



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Figure 11 Hierarchy of routes through Lound

#### Design Principles

- New development proposals should be responsive to the historic linear layout of the village as well as the larger plot widths, proportions, low density, building lines and positions within the plots;
- New development should complement the sparsely settled character of both villages;
- Development proposals in or adjacent to the Conservation Area (Somerleyton only) and Listed Buildings should consider the setting and context within which the application site is set; whilst clearly demonstrating that the proposals complement the local character and these design principles;

- 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;

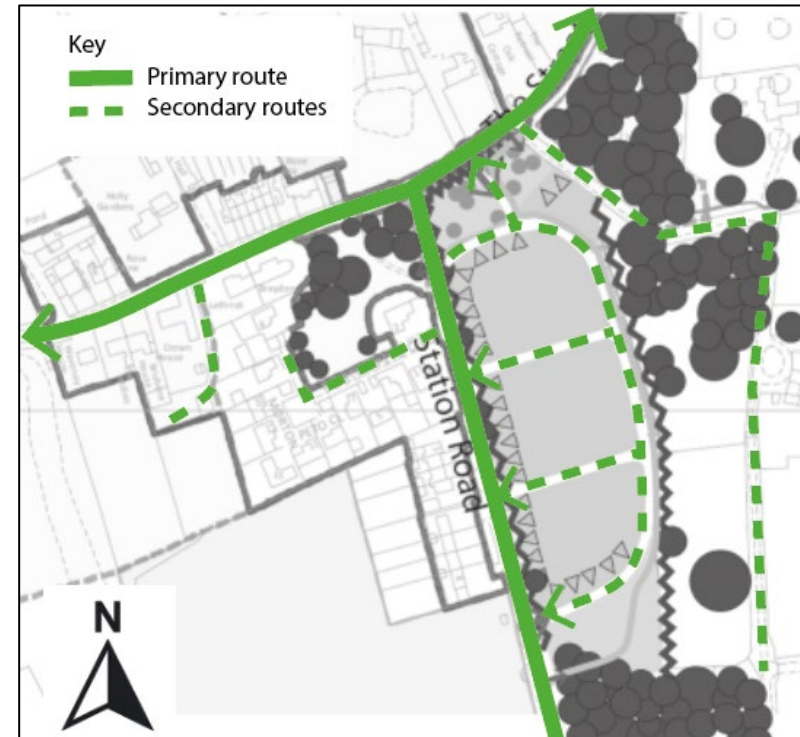


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**Figure 12 Proposed hierarchy of routes in Lound**

- 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

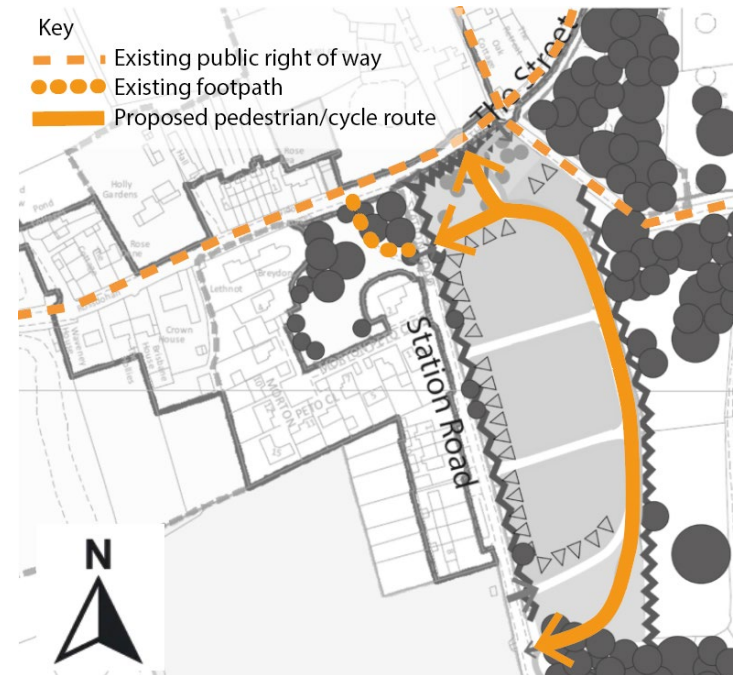
Both Lound and Somerleyton are served by primary routes passing through the centre of each village. These central roads have a series of smaller secondary routes forming a network of narrow lanes providing access to the rural parts of the neighbourhood area and wider countryside. These roads connect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

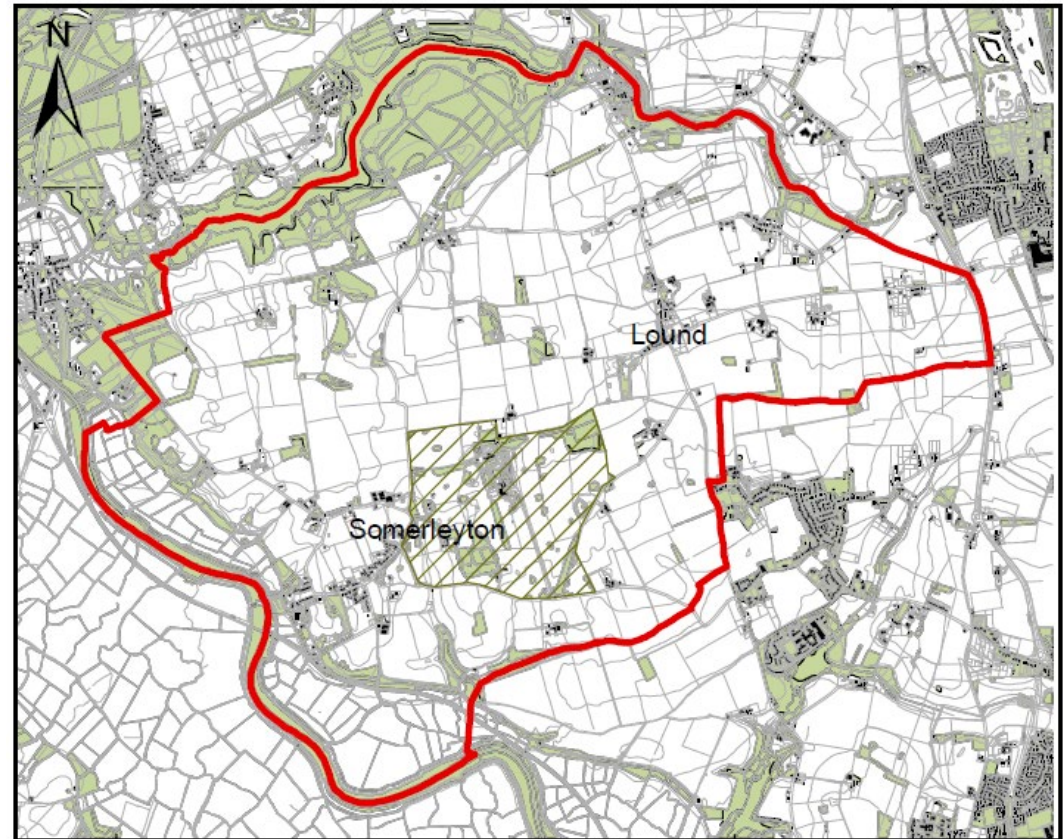


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Figure 17 Green Space in the neighbourhood area



#### 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.

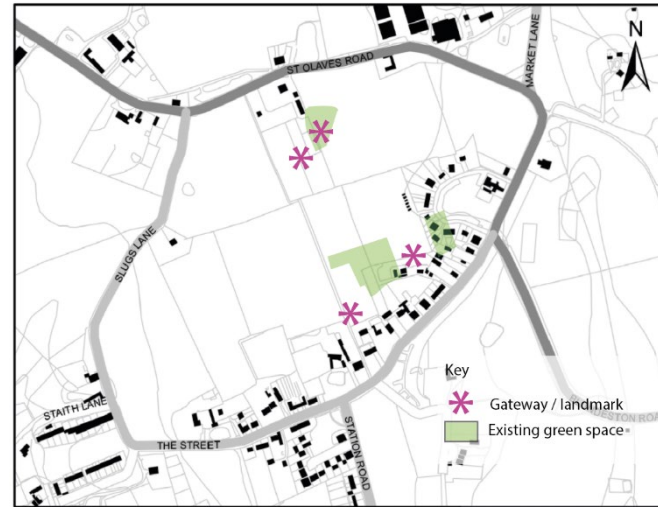


Figure 18 Somerleyton Gateways and Landmarks

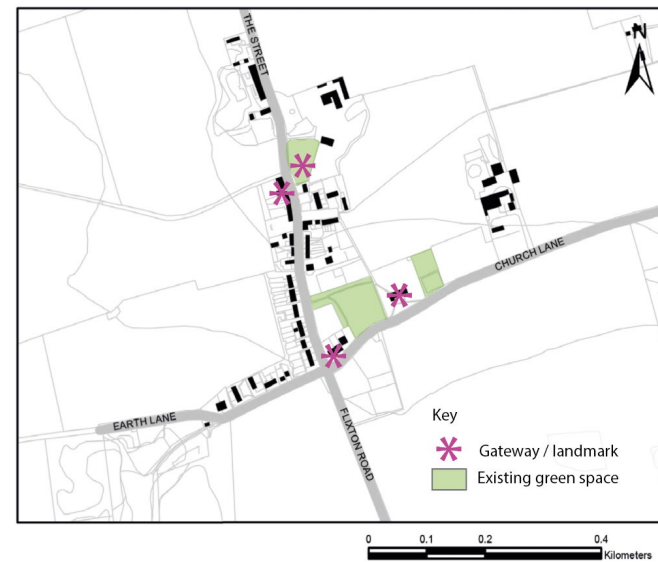


Figure 19 Lound Gateways and Landmarks

#### 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 roovescape. 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 roofscape 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.

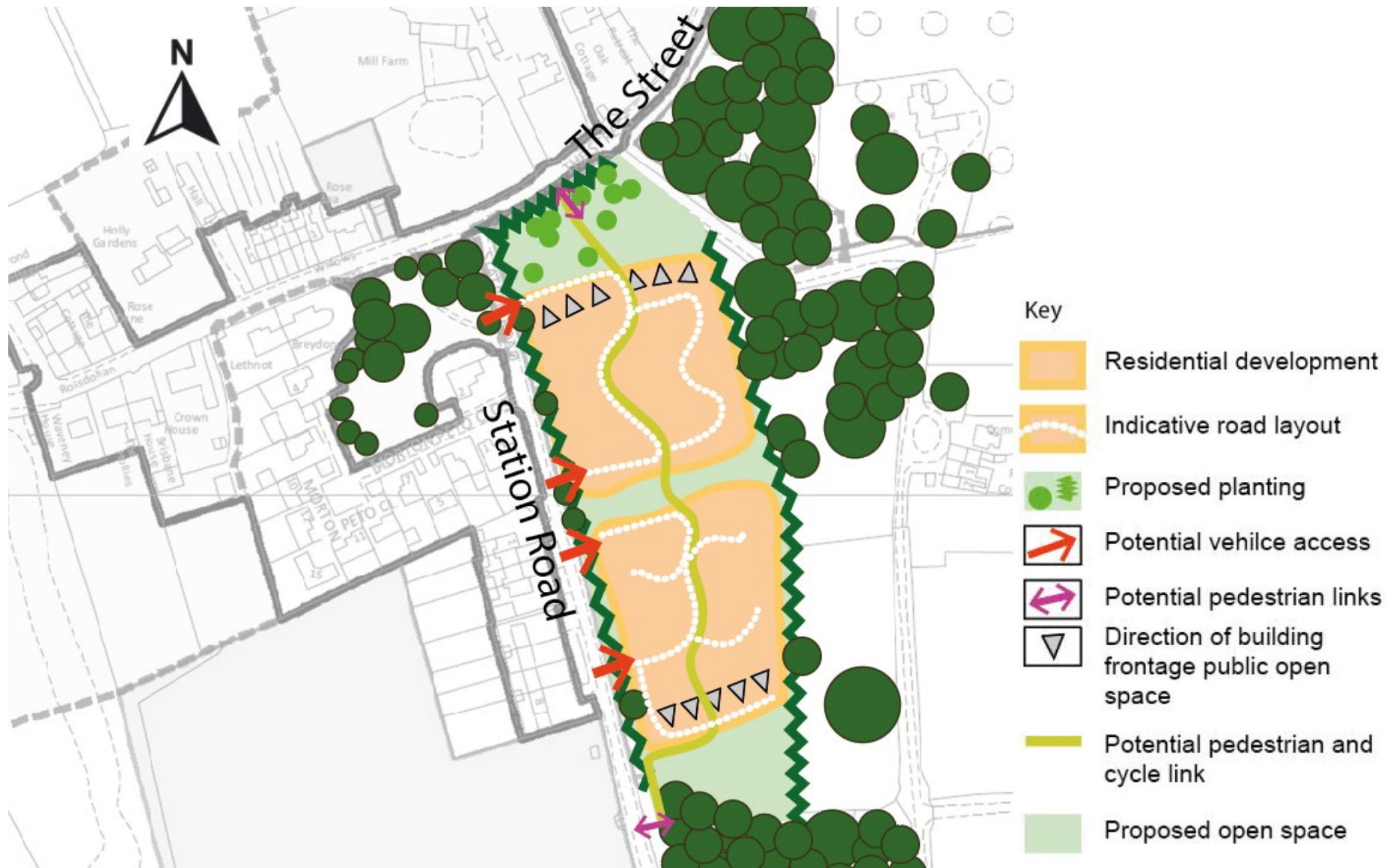


Figure 33 Somerleyton - Concept Masterplan (WLP7.6)



## 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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