

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan
Supporting Evidence

**Lound with Ashby,
Herringfleet
and Somerleyton**

Neighbourhood Plan 2014 to 2036

SUPPORTING EVIDENCE

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan
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April 2021

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1. Application to designate Plan Area.

Application to designate a Neighbourhood Area

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

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

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

Name of Neighbourhood Area Please give the name by which your neighbourhood area will be formally known: <input type="text" value="Lound with Ashby, Herringfleet and Somerleyton"/>

Applicant details
Title: <input type="text" value="Mrs"/>
First Name: <input type="text" value="Jenni"/>
Surname: <input type="text" value="Livingstone"/>
Address: <input type="text" value="Crown House"/>
<input type="text" value="The Street"/>
<input type="text" value="Somerleyton"/>
<input type="text" value="Lowestoft"/>
Postcode: <input type="text" value="NR32 5QB"/>
Email: <input type="text" value="neillingstone@btinternet.com"/>

Additional contact (if applicable)
Title: <input type="text" value="Mr"/>
First Name: <input type="text" value="Louis"/>
Surname: <input type="text" value="Smith"/>
Address: <input type="text" value="Mardle House"/>
<input type="text" value="The Street"/>
<input type="text" value="Lound"/>
<input type="text" value="Lowestoft"/>
Postcode: <input type="text" value="NR32 5LT"/>
Email: <input type="text" value="louis.smith7@btinternet.com"/>

Relevant body Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.	
Yes: <input checked="" type="checkbox"/>	Name of Parish / Town Council or Neighbourhood Forum:
No: <input type="checkbox"/>	<input type="text" value="Lound Parish Council"/>



2. Decision Notice from Waveney District Council

Neighbourhood Area Application Decision Notice

Neighbourhood Planning (General) Regulations 2012

Neighbourhood Area Approved

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

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

Application Date: 10th May 2016

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

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

Date of Decision: 14th September 2016

Signed:



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

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3. Statement of Consultation

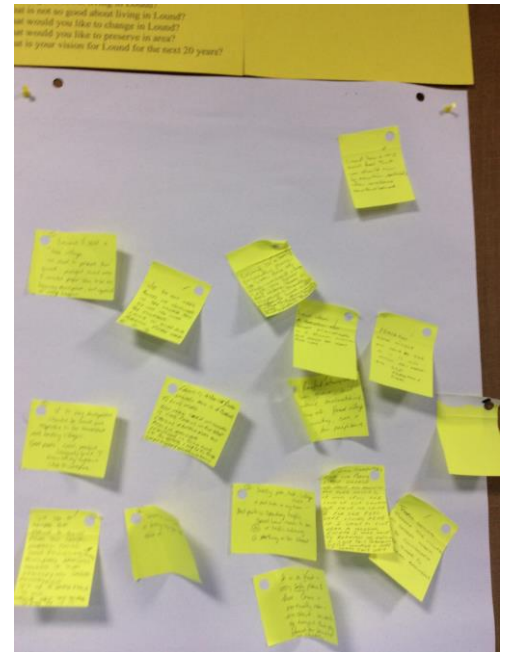
3.1 Consultation meetings held on 13th November 2016.

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

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



Consultation meeting at Somerleyton



Post-it notes for residents' comments

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

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

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**NEIGHBOURHOOD PLAN
CONSULTATION DAY 13TH NOVEMBER 2016**

THE KEY ISSUES RAISED BY THE COMMUNITY WERE:

Housing.

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

Living in the Area.

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

Environment & Heritage.

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

Community Facilities.

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

Education.

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

Employment.

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

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Health.

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

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

Encourage physical activity to promote health.

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

The full list of responses is available at

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

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3.2 Questionnaire - August 2017.

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

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

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

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

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

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

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

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3.3 Regulation 14 Consultation

3.3.1 Neighbourhood Plan Development Process

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

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

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

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

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

3.3.2 Consultation Process

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

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

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

The full suite of documents are:

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

All of the above are available at the following link –

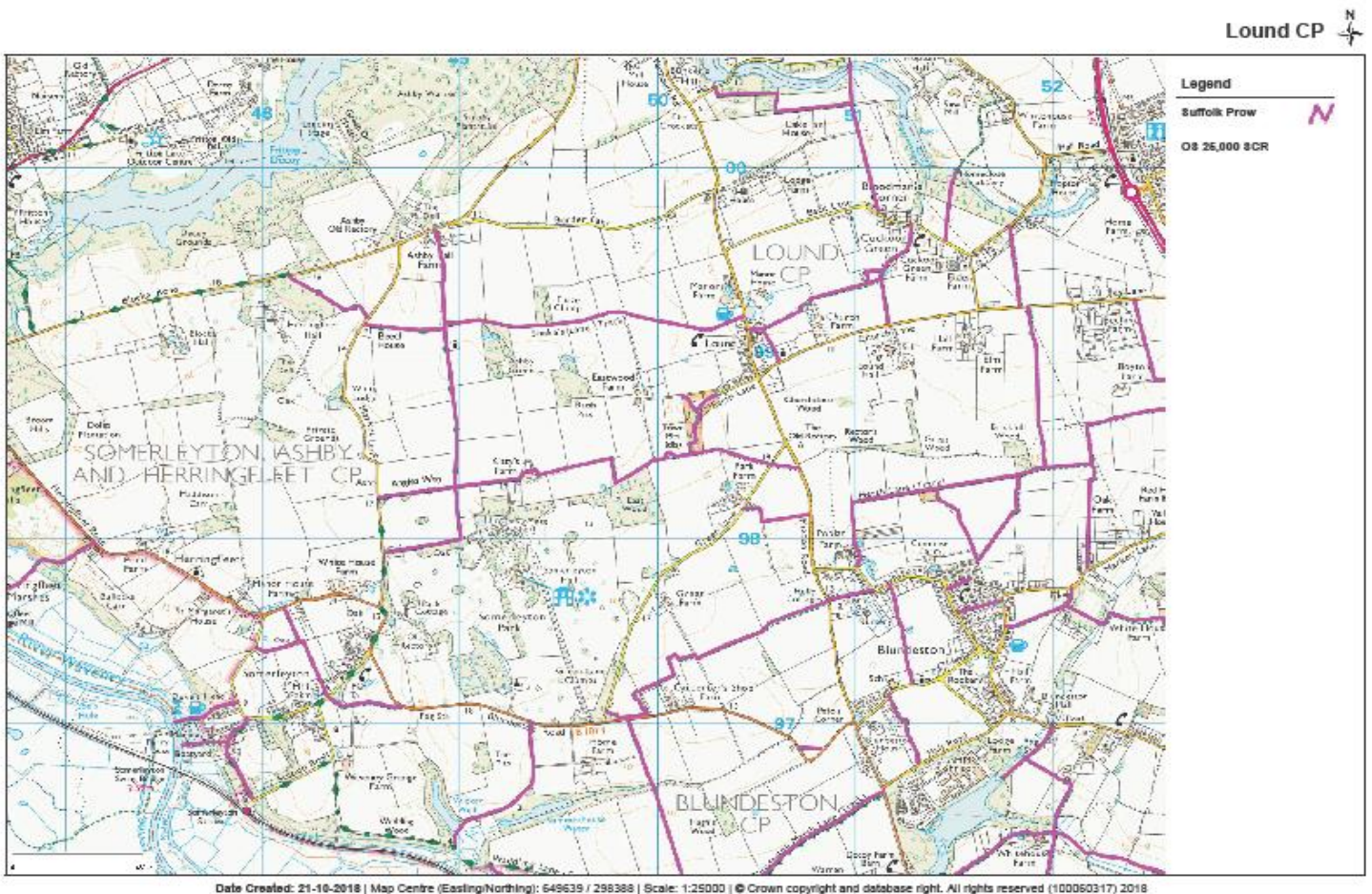
[Neighbourhood Plan Regulation 15 Documents » Lound Village \(onesuffolk.net\)](#)

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

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4. Existing Public Rights of Way

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.1.4 Lound Public Rights of Way - 14 in number.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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5. Character of existing Somerleyton village

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

6. Character of existing Lound village

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

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

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

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

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

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