



Lound with Ashby, Herringfleet and Somerleyton

Neighbourhood Plan

Final Draft June 2018

Lound with Ashby, Herringflet, and Somerleyton Neighbourhood Plan

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1. Introduction

- 1.1 Lound and Ashby, Herringfleet & Somerleyton are adjoining parishes in the north of Suffolk. The area is rural, with much of the land being used for agriculture. The main settlement areas are the villages of Somerleyton and Lound, with smaller settlements at Herringfleet and Ashby, together with some scattered farmhouses and converted farm buildings or farm workers' cottages. The two parishes have a combined area of around 5000 acres, and a total population of around 780 (2011 census).
- 1.2 Local residents accept that there needs to be some development in the parishes in order to maintain the communities, but they are keen to preserve the rural image and not have the area transformed by inappropriate development.
- 1.3 Early in 2016 the two parish councils agreed to work together to develop a joint neighbourhood plan. A steering group consisting of residents and Parish Councillors was set up to lead the work.
- 1.4 One of the initial pieces of work was to agree and gain acceptance from Waveney District Council for the designated Neighbourhood Area. The application, map and acceptance are contained in our supporting evidence (sections 11, 12, and 13).
- 1.5 The steering group arranged informal open meetings in November 2016, which were held in Lound Village Hall and in Somerleyton Village Hall. Many local residents came to these meetings to express their views and concerns about living in the area.
- 1.6 These meetings were followed by a written questionnaire which was distributed to all households in August 2017. This questionnaire probed in more detail the issues raised at our open meetings. Over 50% of the questionnaires were returned.
- 1.7 Waveney District Council are in the process of developing a new Local Plan, and the final draft of this was published in March 2018. Waveney District Council are expected to complete and adopt this new Local Plan by the end of 2018, and our Neighbourhood Plan is required to be consistent with this emerging Local Plan.

2. Profile of the Parishes.

- 2.1 The parishes of Somerleyton, Ashby, and Herringfleet were joined together to form one civil parish in 1987. This parish has a population of 427 (2011 census). The majority of the land in this parish is owned by the Somerleyton Estate.
- 2.2 The parish of Lound has a population of 359 (2011 census), and around a quarter of the land in this parish is also owned by the Somerleyton Estate.
- 2.3 Somerleyton Hall is a popular heritage visitor attraction, surrounded by gardens and historic parkland. The Hall is a grade II* listed building, and is the private residence of Lord Somerleyton and his family. It is also available to hire for weddings or private parties.
- 2.4 Somerleyton Hall is part of the Somerleyton Estate, which extends to a total of around 5000 acres (some outside the plan area). The Estate also owns over 100 properties which are mainly residential houses in Somerleyton. These are let on the open market.
- 2.5 Ashby, Herringfleet, Somerleyton and Lound each have ancient Listed churches. These four churches, together with churches at Fritton and Blundeston (which are outside the Neighbourhood Plan area) are grouped together into a single benefice.
- 2.6 There is a conservation area in Somerleyton which extends from The Green down The Street to the Brickfields Cottages, including a working farm and the village pond, as well as other interesting and attractive buildings. The intention of the Conservation area is to preserve this exceptional village character.
- 2.7 All the settlements making up the two Civil Parishes have their complement of Listed Buildings, as well as traditional buildings including farmhouses and cottages of great character.
- 2.8 Somerleyton railway station is on the Southern edge of the village and has regular services to Norwich and Lowestoft. Near the Station are the remains of Somerleyton Brickyard, which at its early twentieth century peak produced around 2 million handmade bricks a year.
- 2.9 Other facilities in Somerleyton include a Primary School, a village hall, a public house and a Marina.

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

3. Our Vision for 2036.

In many ways we don't expect to see a significant amount of change.

- 3.1 The conservation area in Somerleyton village will be the same and the listed buildings in Somerleyton and Lound will continue to be well looked after.
- 3.2 New homes will have been built but they will be blended into the villages with careful design and landscaping. New housing development will not have changed the distinct nature of the villages.
- 3.3 The Somerleyton Estate will continue to be a major landowner in the area, and will continue to manage much of the surrounding farmland.
- 3.4 The primary school in Somerleyton will continue to provide a good education and will be a social hub for young families.
- 3.5 The village hall in Lound will continue to provide a wide range of community activities and will be financially self supporting.
- 3.6 The village hall in Somerleyton will be refurbished or replaced, and together with the sports field will continue to provide a wide range of community and sports facilities.
- 3.7 The network of paths in and around the villages will be well used and well maintained.
- 3.8 The public houses in Lound and Somerleyton and the café in Lound will still be open and trading successfully.

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3.9 The railway station in Somerleyton will be providing a regular and improved service to Norwich and to Lowestoft.



Somerleyton Station

- 3.10 High speed broadband will be available to all properties in the parishes and there will also be improved levels of mobile telephone coverage. This will allow more residents to work from home.
- 3.11 Small businesses will have developed and thrived, particularly those providing services for tourism and leisure.
- 3.12 More young people and families will be living and thriving here, with the population extending across all age ranges, with the facilities in the area supporting the community's existing inhabitants and attracting newcomers.
- 3.13 There will be a village shop in Somerleyton, preferably organized as a community enterprise.

4. Objectives of the Neighbourhood Plan.

Our objectives for the Neighbourhood Plan were initially defined as:

- 4.1 To protect and enhance the rural and historic qualities of the parishes.
- 4.2 To set clear guidance on future appropriate housing development whilst safeguarding the village landscape.
- 4.3 To produce a design brief for the proposed new housing development in Somerleyton, as required by the emerging Waveney District Council Local Plan.
- 4.4 To support and improve local facilities.
- 4.5 To encourage the growth of local businesses, particularly those providing facilities for leisure activities and local tourism.

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

In producing the Neighbourhood Plan we developed the five original broad objectives into a series of more specific objectives (categorised as social, environmental and economic). These detailed objectives are shown in the three tables below. The tables also show the linkage between our new policies and the objectives they will address.

Social Objectives

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

Environmental Objectives

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

Economic Objectives

	Objective	Policy
Econ 1	To maintain and expand our existing services.	7
Econ 2	To support existing employers in the area.	8
Econ 3	To support the diversification of suitable redundant agricultural, brownfield and previously used sites.	8
Econ 4	To make the parish an appealing location for small businesses and entrepreneurs by supporting suitable development sites for business start ups.	8
Econ 5	To support tourism and leisure businesses.	8

5. Policies included in this Neighbourhood Plan

Policy LAHS 1 Housing Mix

Proposals for new residential developments will be permitted where at least 50% of new dwellings on the site are 1 or 2 bedroom properties and proposals to build new houses (up to 3 bedrooms) will be supported. Houses of 4 or more bedrooms will require compelling justification within the proposal to gain approval.

Policy LAHS 2 Layout of new Residential Developments

Proposals for developments for new dwellings shall ensure that open space and layout should reflect the villages' local character and rural environment. For

Lound with Ashby, Herringflet, and Somerleyton Neighbourhood Plan example, incorporation of indigenous trees, footpath and cycle access to existing community facilities etc.

This rural configuration shall not be compromised by housing density and shall, where applicable, reflect or enhance the Conservation Area.

Policy LAHS 3 Design of new Residential Developments

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

Policy LAHS 4 Provision of Green Space

The provision of open green space in any new development is essential to blend with the existing unusual character of the villages, and it should be well related to its surroundings with quality landscaping.

Policy LAHS 5 Provision of Footpaths

Any new development must preserve any existing footpaths on the site and must include new footpaths connecting to the existing footpath network.

Policy LAHS 6 Parking Provision for new Residential Developments

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

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

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

Policy LAHS 7 Support of Local Community Facilities

This plan seeks to promote the development and retention of local services and community facilities such as meeting places, village halls, sports venues, public houses and places of worship.

Policy LAHS 8 Support of Local Businesses

This plan seeks to promote

- the retention of agricultural land for agricultural use.
- sustainable rural tourism and leisure developments that benefit the local economy.
- high speed broadband available to all properties and also improved levels of mobile telephone coverage. This will enable more residents to work from home will encourage an increased number of small start up businesses.

6. Housing

6.1 Housing Provision

- 6.1.1 The Area currently consists 362 dwellings of a reasonably even mix of detached, semi-detached and terraced dwellings with a typical home described as detached with 3 bedrooms.
- 6.1.2 Most of the dwellings (59%) are owner occupied whilst 38% are rented. The residue 3% being occupied either under a shared ownership arrangement or as rent free. Somerleyton, Ashby and Herringfleet have a significantly higher proportion of privately rented dwellings compared to Lound.
- 6.1.3 Future housing provision will be the major factor in promoting a measure of growth in the Area. The types of housing provided will influence the range of people attracted to live in the Area and to promote and ensure sustainable communities there is a desire to encourage younger people and families.
- 6.1.4 Responses from the Neighbourhood Plan Questionnaire show that small homes (1-2 bedrooms) and affordable homes are favoured, followed by dwellings suitable for older people and then large homes (3+ bedrooms).
- 6.1.5 Given that the movement of older people from larger underutilised homes to smaller homes serves to release the housing stock for family accommodation, the provision of homes suitable for older people in the Area would help encourage this movement.
- 6.1.6 The Neighbourhood Plan Questionnaire indicates there is little desire or requirement for housing association or sheltered accommodation type dwellings. This reflects a desire to maintain more independent living across all age ranges and status.

Policy LAHS 1 Housing Mix

Proposals for new residential developments will be permitted where at least 50% of new dwellings on the site are 1 or 2 bedroom properties and proposals to build new houses (up to 3 bedrooms) will be supported. Houses of 4 or more bedrooms will require compelling justification within the proposal to gain approval.

6.2 Housing Development

- 6.2.1 The nature of the Area is one of well established and varied housing stock. There are only a small number of discrete developments built in recent years, and all of these are limited in size. (eg. Brickfields and Morton Peto Close in Somerleyton, and “The Green” in Lound.)

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- 6.2.2 Responses from the Neighbourhood Plan Questionnaire indicate that proposals for large groups of new dwellings are considered inappropriate but smaller groups of new dwellings would be accepted. Limiting development size will ensure that the villages are not overwhelmed by any single group or site and will assist in the integration challenges that each scheme will need to address.
- 6.2.3 The conversion of redundant buildings attracts most support for the increase in dwellings.
- 6.2.4 Proposals for developing infill and backfill sites would be considered, although backfill is considered less appropriate in Lound. Each proposal however needs to ensure the resulting increase in density does not diverge from the stated aspiration to maintain green and open space layouts.
- 6.2.5 Future housing development must reflect open spaces and rural surroundings commensurate with the Villages' character.



The Green, Lound

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6.2.6 The Villages' current residential stock is located in a diverse range of sites from close village communities, for example Somerleyton and Lound Street to small clusters, for example Lound Back Lane and Lound Dorking Road and Ashby Dell to isolated residences. There is no overwhelming strength of feeling that this should change, so new single or multiple developments within or outside the Villages' boundaries will be considered on their own merits and will be regulated by this Neighbourhood Plan and prevailing WDC requirements, to allow an organic growth in the Area reflecting the existing diverse range of small groups and single dwellings.

Policy LAHS 2 Layout of new Residential Developments

Proposals for developments for new dwellings shall ensure that open space and layout should reflect the villages' local character and rural environment. For example, incorporation of indigenous trees, footpath and cycle access to existing community facilities etc.

This rural configuration shall not be compromised by housing density and shall, where applicable, reflect or enhance the Conservation Area.

6.3 Sites for Development

6.3.1 Two sites in Somerleyton are identified in the emerging WDC Local Plan as suitable for housing development. They are:

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

Figure 22 - Strategic site allocations in Somerleyton



6.3.5 Design Codes

The Design Code for these proposed sites and any further sites that may come forward within the lifetime of this Neighbourhood Plan is given as:

- 1 Development of the sites shall reflect the character of the existing village as described in the village descriptions included in the supporting evidence included with this Neighbourhood Plan.
- 2 To enhance the setting, appropriate landscape planting and surface treatment, designed by a registered Landscape Architect, shall be a minimum requirement.
- 3 Mandatory Standard Highway details and conventional street lighting shall not be applied. Traditional highway details, such as already exists within the Village, shall be replicated and no street lighting shall be allowed.
- 4 For any site of 10 or more dwellings a pre-application submission shall be made to the Parish Council

Specific design codes for the individual sites are:

WLP7.5 - Land north of The Street, Somerleyton (ex. Forge Garage site)

1. The site lies within the Somerleyton Conservation Area. This puts an onus on developers to produce a very high standard of design which respects or enhances the particular qualities of the area in question.

WLP7.6 - Mill Farm Field, Somerleyton.

- 1 The site lies adjacent to the Conservation Area and therefore affects the Conservation Area setting. This requires a very high standard of design which respects or enhances the particular qualities of the area in question.
- 2 Sustainable surface-water drainage shall be provided within the site.

WLP7.12 - Land east of The Street, Lound.

- 1 The site lies adjacent to the Village Green and to the Grade I Listed Church. In accord with National Planning Policy paragraph 129, development of the site should enhance the setting of the Grade I Listed Building.
- 2 The access from this site onto The Street joins The Street at a bend in the road. Particular care must be taken to ensure that sightlines for drivers joining The Street are not obstructed by buildings or parked cars.

6.4 Existing Building Styles and Designs

6.4.1. Somerleyton's memorable character is created largely by the Victorian houses and School around The Green. Deliberately designed as a "Model Village" these were intended to look good and to be memorable. This design character is repeated further southwest along The Street at Widows Cottages, a symmetrical composition of seven cottages in terrace form. Wooded areas and open fields and views punctuate the scene.



Widows Cottages, Somerleyton

Other Victorian terraces and individual houses sharing similar brick details relate to the nineteenth century brick works. All these buildings of similar scale and pretension form the beads on the string of the Street. This extends in a gentle curve from the River Waveney to Somerleyton Park and Hall to the northeast, forming a beautiful village worthy of its Conservation Area status.

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

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

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6.4.3 In Lound the village character is more clearly linear, as the Street runs north south, with a slight sinuosity. The character is created by slight variations of the historic street frontage and by the elevation of some of the houses at the southern end of the village above street eye level. The sequence of buildings includes The Green, a harmonious modern development close the village pond (The Mardle), the public house the Village Maid, The Mardle Café, the Village Hall, The Village Green and, set back, the mediaeval church. Some modern development along Earth Lane to the south west completes the village.

6.4.4 Lound also has smaller dependent settlements, but these are without churches or other dominant buildings. The hamlet of Cuckoo Green stands in open fields to the east of Lound and that of Back Lane and Dorking Road lies further north at the edge of the parish.

6.4.5 The exact composition of the character of Somerleyton and Lound is described in more detail in sections 16 and 17 of the supporting evidence included with this document. They represent the local understanding of the quality of each place. Local people are the experts on their own places. Their view should form the basis of any new designs, made from outside to add to their existing villages.

6.5 Design Styles for new residential development.

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

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

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

6.5.4 The natural and planted landscape around and in each village is a major contributor to its character. Additions to either village will need to continue this integration. The best practitioners to ensure that this is achieved are Registered Landscape Architects.

6.5.5 The character of the two villages is not enhanced by their modern road engineering details. Wherever possible new roads and paths should be edged and paved using traditional materials and details, preferably with the collaboration of a Registered Landscape Architect.

6.5.6 For any site including more than ten dwellings a pre-application submission should be made to the Parish Council concerned, via the Local Authority Planning Department.

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

6.5.8 A detailed narrative explanation of the style, design and character of the existing villages which will guide future development proposals, is given in sections 16 and 17 of the supporting evidence included with this Plan.

Policy LAHS 3 Design of new Residential Developments

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

7. Environment.

7.1 Introduction.

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

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

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

Policy LAHS 4 Provision of Green Space

The provision of open green space in any new development is essential to blend with the existing unusual character of the villages, and it should be well related to its surroundings with quality landscaping.

7.2 Footpaths and Bridleways.

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



Snakes Lane approaching Lound

A list of these public rights of way is included in section 15 of the supporting evidence. In response to our questionnaire virtually everyone said they walk these footpaths and bridleways regularly, with 30% saying they also use them for cycling, and 10% using them for horseriding. Many people said they would like to see enhancements to this network of footpaths, with better maintenance and some additional routes.

Policy LAHS 5 Provision of Footpaths

Any new development must preserve any existing footpaths on the site and must include new footpaths connecting to the existing footpath network.

7.3 Traffic and Parking.

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

7.3.2 Parking on The Street in Lound can be a problem, with vehicles on both sides of the road restricting its width. This has led to difficulties for wide farm machinery.

7.3.3 Parking on The Street in Somerleyton and at Somerleyton school is also a problem, with parked cars reducing the B1074 to a single lane at school start and finish times. Some off road parking for the school would be welcomed.

Policy LAHS 6 Parking Provision for new Residential Developments

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

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

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

7.4 Renewable Energy.

The responses to our questionnaire showed that large scale renewable energy schemes would not be welcomed. Any renewable energy schemes that have a significant visual impact will not be supported.

8. Community Facilities

8.1 Existing Community Facilities in Lound

8.1.1 Lound Village Hall.

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

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



Lound Village Hall

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

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

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8.1.2 Lound Village Green

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

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

8.1.3 Lound Church

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

8.1.4 The Mardle

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

8.1.5 Allotments.

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

8.1.6 Bowls club.

The bowls club in Lound is next to the village hall allotments. During the summer the club competes against other local bowls clubs in local league matches.

8.1.7 Other Lound Facilities.

The Village Maid in Lound is a long-established pub and restaurant. Just along The Street is the Mardle Café. On Jay Lane there is a residential nursing home, and next to this is Horatio House. This is a newly opened independent school for pupils whose needs can't be met in mainstream education. There are also two garden centers in the village.

8.2 Existing Community Facilities in Somerleyton.

8.2.1 Somerleyton Playing Field.

The Playing Field in Somerleyton is a well-used facility providing an all weather tennis court and 5 a side football pitch. The cricket field is used regularly in the summer both for matches and training. Currently it has very basic changing and toilet facilities.

There is also a children’s play area on the field which is valued by the community.



Cricket on Somerleyton Playing Field

8.2.2 Somerleyton School.

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

8.2.3 Somerleyton Green.

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

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8.2.4 Somerleyton Village Hall.

Somerleyton Village Hall is a valuable asset; it is however in need of repairs and improvements. Despite this it has a Pre-School Playgroup, and offers a range of activities including a badminton group, ukulele group, quiz nights, film nights, jumble sales, art exhibition and the venue for Parish Council meetings and Womens Link, all well supported by the wider community.

8.2.5 Somerleyton Community Association.

Somerleyton Community Association, a registered charity, provides play facilities on the field, and manages the Village Hall. There is also a well-established Bowls Club and much appreciated allotments

8.2.6. Parish Churches.

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

8.2.7 Other Somerleyton Facilities.

The Dukes Head in Somerleyton has an adjoining function room, In Somerleyton there is a Marina and a recently opened bike hire shop. Somerleyton has a station serving the Norwich to Lowestoft line and a weekly community bus service.

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

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

8.3 Community Aspirations for Somerleyton and Lound.

8.3.1 Somerleyton Village Hall.

Somerleyton Community Association are actively pursuing the creation of a new community centre on the playing field to provide both a village hall and changing facilities. This will provide a range of leisure activities, together with a social and community hub catering for all from the youngest to the eldest.

New developments in the village will contribute towards the improvements of the existing leisure and sporting provision through the Community Infrastructure Levy.

8.3.2 Somerleyton School.

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

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

8.3.3 Village Shop.

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

8.3.4 Railway Station.

The daily train service to Norwich and Lowestoft will be maintained as will the weekly community bus service. The Suffolk County Council mobile library will continue to provide an amenity for residents.

8.3.5 Communications.

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

8.3.6 Children's Play Equipment.

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

Policy LAHS 7 Support of Local Community Facilities

This plan seeks to promote the development and retention of local services and community facilities such as meeting places, village halls, sports venues, public houses and places of worship.

9. Business and Employment.

9.1 Existing Businesses.

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

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

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

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

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

Policy LAHS 8 Support of Local Businesses

This plan seeks to promote

- the retention of agricultural land for agricultural use.
- sustainable rural tourism and leisure developments that benefit the local economy.
- high speed broadband available to all properties and also improved levels of mobile telephone coverage. This will enable more residents to work from home will encourage an increased number of small start up businesses.

10. Health.

10.1 Hospitals.

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

10.2 Doctor's Surgeries.

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

10.3 Pharmacies.

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

10.4 Promotion of Healthy Activity.

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

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



Cyclists signing in for weekly time trial