

Easton Neighbourhood Plan Consultation Statement

To accompany Easton Neighbourhood
Plan submission version, for examination

October 2023

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1. Introduction

1.1 Background and consultation requirements

- 1.1.1 Easton Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for Easton and a part of the Government's current approach to planning. It has been undertaken with extensive community engagement, consultation and communication.
- 1.1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of Easton Neighbourhood Plan. It also demonstrates how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
- 1.1.3 The Neighbourhood Plan Steering Group have endeavoured to ensure that the Plan reflects the desires of the local community and key stakeholders, which have been engaged with from the outset of developing the Plan.
- 1.1.4 Part 5, Section 15(2) of the Regulations sets out that a Consultation Statement should:
 - a. Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b. Explain how they were consulted;
 - c. Summarise the main issues and concerns raised by the persons consulted; and
 - d. Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

1.2 Designation as a Neighbourhood Area

- 1.2.1 Easton Parish Council made an application for designation as a Neighbourhood Area on 19th December 2017 (see Appendix 1(a) and 1(b)). East Suffolk Council approved the area.

2. Community engagement stages

2.1 The recruitment of a Steering Group

2.1.1 On 17th July 2017 Easton Parish Council agreed to undertake a Neighbourhood Plan and that a Steering Group of interested residents should be formed to guide and produce the Plan. See Appendix 2 for Steering Group members.

2.1.2 The Steering Group developed Terms of Reference, see Appendix 3.

2.2 Community engagement

2.2.1 In December 2017 Easton Neighbourhood Plan Steering Group appointed project support and agreed a project plan, including consultation and communication. Communication is dealt with in section 3 of this report.

2.2.2 There are 4 stages in which residents of Easton and key stakeholders were engaged. This section gives an outline of each stage. Full details can be found in the appendices. The names of individual respondents have been removed.

2.2.4 **Stage 1 – Drop-in event, January 2018** (Appendix 4) held at the Village Hall to provide an opportunity for residents to find out about neighbourhood planning and provide opinions about initial matters such as the amount and type of housing needed in the village. The drop-in attracted almost a third of the village. Almost 100 people attended the event. Appendix 4 shows the following

- 4(a): Poster for launch event, 20th January 2018.
- 4(b): Display material, 20th January 2018.

2.2.5 **Stage 2 – Household questionnaire and housing needs survey, February 2018** (Appendix 5). In Spring 2018 a comprehensive household and housing questionnaire was distributed to every household and adult aged 18 and over (311) in the parish. The questionnaire sought views on a range of topics. The questionnaire was sent via a mail shot, a collection post box was offered and further reminder slips posted through doors to collect the surveys which had been supplied with blank self-sealed envelopes for confidentiality assurance. The completed questionnaires were then delivered to a market research company for analysis and final report. The questionnaire consisted of 48 closed questions and 10 open ended questions. The responses to the open-ended questions have been 'coded' by Fieldwork Assistance in

order to include them in the overall analysis. Appendix 5 shows the following

- 5(a): Report of findings.

2.26 **Stage 3 – Drop-in event, July 2018** (Appendix 6). The summer drop-In event was held in July 2018 when the results of the household questionnaire were displayed alongside an interactive display illustrating the history of Easton and the Hamilton family. An Archaeological Exhibition and presentation by Suffolk County Council Archaeological Services reporting on the finds following the extended archaeological dig prior to the start of the housing development and their history was also part of the day. Appendix 6 shows the following

- 6(a): Poster for drop-in event, 21st July 2018.
- 6(b): Display material, 21st July 2018.

2.27 **Stage 3 – Pre-submission consultation on the draft Neighbourhood Plan** (Appendix 7). The Pre-submission draft Neighbourhood Plan was consulted on for six weeks (from 4th February to 20th March 2023). Appendix 7 shows the following

- 7(a): Front and back of flyer/poster for draft Neighbourhood Plan.
- 7(b): Banner to advertise the drop-in event.
- 7(c): Consultation response form.
- 7(d): Log of all comments and responses to Pre-submission Consultation (Regulation 14).
- 7(e): Regulation 14 to Regulation 16 changes.

2.27 The Pre-submission Neighbourhood Plan was available to residents to read on the Parish Council website (<https://easton.suffolk.cloud/neighbourhood-plan/>), in All Saint's church porch and at the drop-in event on 4th February 2023. It was also sent to the following organisations:

- East Suffolk Council
- Framlingham Town Council
- Parham Parish Council
- Hacheston Parish Council
- Letheringham Parish Council
- Cretingham, Monewden and Hoo Parish Council
- Kettleburgh Parish Council
- Wickham Market Parish Council
- Suffolk County Council
- Natural England
- Environment Agency
- Historic England
- NHS (Ipswich and North East Essex Integrated Care Board)
- Suffolk Preservation Society
- Coal Authority

- Homes England
- Network Rail
- Highways Agency
- Anglian Water
- Essex and Suffolk Water
- UK Power Networks
- Suffolk Wildlife Trust
- Mr Melton at Suffolk Welding
- Suffolk Archeological Services
- Suffolk Preservation Society
- East Suffolk Drainage Board

2.27 The Pre-submission draft Neighbourhood Plan was accompanied by

- Supporting documents
 - Easton Design Guide
 - Easton site masterplanning
- Other supporting documents
 - Strategic Environmental Assessment for the Easton Neighbourhood Plan
 - Strategic Environmental Assessment Screening Opinion
 - Habitats Regulations Assessment of the Draft Easton Neighbourhood Plan
 - Easton site assessment
 - Non-designated Heritage Assets assessment
 - Easton Conservation Appraisal - ESC
 - Village Character Assessment

2.3 Environmental assessments

2.3.1 East Suffolk Council undertook a Strategic Environmental Assessment (SEA) Screening on the draft Easton Neighbourhood Plan (September 2021). Responses were received from the Environment Agency, Historic England and Natural England. It was concluded that the draft Easton Neighbourhood Plan (July 2021) allocates land for new residential development of around 12 dwellings and makes an alteration to Settlement Boundary to incorporate the allocation. It was therefore considered by East Suffolk Council that it was necessary for a Strategic Environmental Assessment to be undertaken to ensure compliance with EU obligations. The screening document can be found on the Easton Parish Council website.

2.3.2 A full SEA for Easton Neighbourhood Plan was undertaken by AECOM who produced an Environmental Report (August 2022). The following conclusions were reached (the SEA can be found on the Easton Parish Council website):

- 'The appraisal considers that the only significant effects likely to arise in the implementation of the ENP are positive in nature and

relate to the SEA theme of community wellbeing. This reflects the vision of the ENP to have a “thriving and vibrant community”, and the policies linked to housing – including ensuring delivered housing meets the needs of the community.

- Minor positive effects are expected for the SEA themes of biodiversity and geodiversity and landscape, reflecting the importance the ENP places on the natural environment and design-led development, as well as the avoidance and mitigation measures provided by the spatial strategy and plan policies.
- Neutral effects are concluded in relation to the SEA themes of climate change, historic environment, and transportation, reflecting the plan’s avoidance and mitigation measures that ensure new development does not cause significant deviations from the baseline conditions recorded.
- Minor negative effects are predicted in relation to the SEA theme of land, soil, and water resources. This is due to the potential loss of best and most versatile’ (page 38 of the SEA).

3.3.3 East Suffolk Council undertook a Habitat Regulations Assessment (HRA) on the draft Easton Neighbourhood Plan (September 2021). A response was received from Natural England. ‘Policies ENT2* and ENT3* the Easton Neighbourhood Plan were identified through the HRA screening process as having a potential likely significant effect on protected Habitat Sites as the result of increased recreational disturbance. However, as confirmed by the conclusions of the Suffolk Coastal Local Plan HRA, the Suffolk Coast RAMS is considered to provide adequate measures to mitigate any impacts arising from planned housing growth including growth identified through neighbourhood plans. The Easton Neighbourhood plan includes adequate reference to the requirements of the Suffolk Coast RAMS, including Policy ENT 5* which specifically covers RAMS. It is therefore concluded that the Easton Neighbourhood Plan will not lead to any adverse effects on protected Habitat Sites’ (page 15 of the HRA).

*Please note, policy numbering has changed.

3. Communication approach

- 3.1 Good communication has been key to residents and businesses feeling informed and involved in the production of Easton Neighbourhood Plan.
- 3.2 Central to the Neighbourhood Plan process was the Parish Council website, <https://easton.suffolk.cloud/neighbourhood-plan/>. The Neighbourhood Plan page was updated during each phase in the development of the Plan. It contained a consultation feedback, background information, minutes and documents and terms of reference.
- 3.3 To spread news of the emerging Neighbourhood Plan, the Steering Group used:
- The Neighbourhood Plan pages on the Parish Council website.
 - Posters displayed around the parish.
 - Parish magazine.
- 3.4 Prior to the Referendum, the Steering Group intend to write a short summary of the Neighbourhood Plan.

4. Conclusion

- 4.1 The programme of community engagement and communications carried out during the production of Easton Neighbourhood Plan was extensive and varied. It reached a wide range of the local population and provided opportunities for many parts of the local community to input and comment on the emerging policies.
- 4.2 The comments received throughout and specifically in response to the consultation on 'Pre-submission draft of Easton Neighbourhood Plan' have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework, the East Suffolk Council – Suffolk Coastal Local Plan.

Appendices

APPENDIX 1: Designation of the Neighbourhood Plan Area

APPENDIX 1(a): Application to designate the Neighbourhood 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.eastsuffolk.gov.uk/neighbourhoodplanning

Please return **Suffolk Coastal applications** to Suffolk Coastal District Council, Planning Policy and Delivery, Melton Hill, Woodbridge, Suffolk IP12 1AU. If you have any questions regarding neighbourhood planning, please email suffolkcoastallocalplan@eastsuffolk.gov.uk or call 01394 444761 / 01394 444558.

Please return **Waveney applications** 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@eastsuffolk.gov.uk or call 01502 523082.

Name of Neighbourhood Area

Please give the name by which your neighbourhood area will be formally known:

EASTON

Applicant details

Title: COUNCILLOR

First Name: SUE

Surname: PUGHOTT

Address: OAKBURN
HARRIERS WALK
EASTON
WOODBIDGE

Postcode: IP13 0HA

Email: sue.e.pughott@btinternet.com

Additional contact (if applicable)

Title:

First Name:

Surname:

Address:

Postcode:


Email:

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: ☒ Name of Parish / Town Council or Neighbourhood Forum: EASTON PARISH COUNCIL

No: ☐


in partnership

10

Extent of the area

Please indicate below and attach an Ordnance Survey plan showing the intended extent of the area.

Whole parish / ward boundary area ☒

Part of the parish or ward ☐

Joint neighbouring parish ☐

Please describe below why you consider the extent of the neighbourhood area is appropriate.

THERE ARE OPPORTUNITIES FOR ^{APPROPRIATE} STRATEGIC EMPLOYMENT/HOUSING MIX AND HOUSING SITES WITHIN THE BOUNDARY OF THE PARISH. THE COMMUNITY OF THE PARISH WILL HAVE A GOOD FOCUS FOR INVOLVEMENT WITHIN THE AREA WHICH IS THAT OF THEIR OWN PARISH.

Intention of neighbourhood area

Please indicate which of the following you intend to undertake within your neighbourhood area.

Neighbourhood Development Plan ☒

Neighbourhood Development Order ☐

Community Right to Build Order ☐

Additional joint parish details

If you are applying with an adjoining parish or parishes please give the clerk's details for each parish.

Declaration

I/we hereby apply to designate a neighbourhood area as described on this form and the accompanying plan.

In the case of joint parish applications, names from each parish would be required.

Name(s)

Date:

Date:

Data Protection Statement: The information you have supplied may be processed by computer or form the basis of manual records. Suffolk Coastal District Council and Waveney District Council will use the data for purposes relevant to the Neighbourhood Planning (General) Regulations 2012 and for no other purpose. Please note: this form will be published online in its entirety.

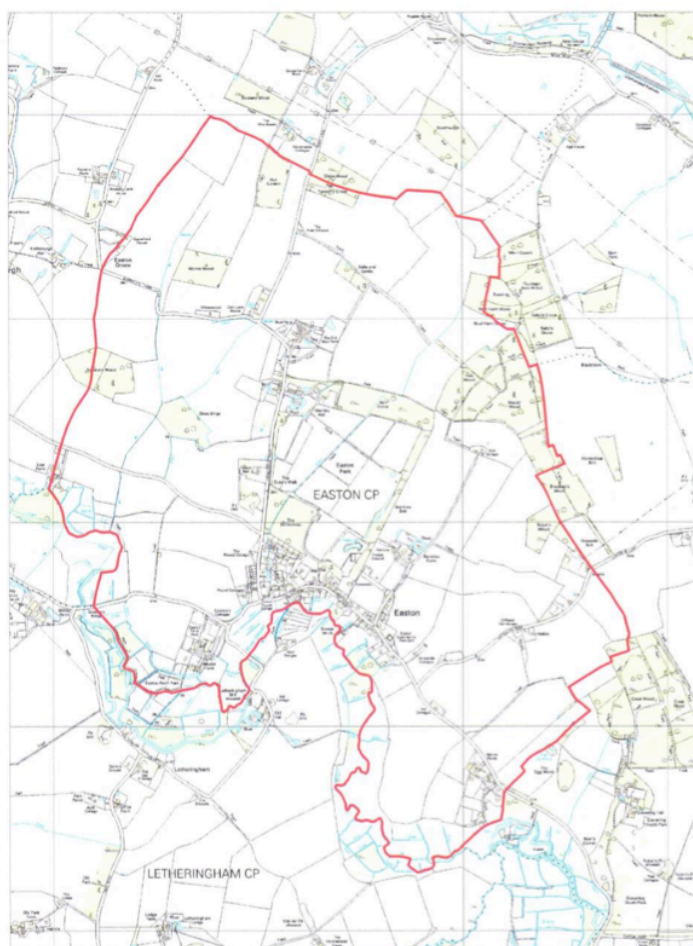
APPENDIX 1(b): Neighbourhood Area Determination and Decision



eastsuffolk.gov.uk

Neighbourhood Area Determination and Decision

Name of neighbourhood area	Easton
Parish /Town Council	Easton Parish Council



Easton

Suffolk Coastal District Council

Scale 1:17500

For reference purposes only. No further copies may be made.

Suffolk Coastal District Council East Suffolk House, Riduna Park, Station Road, Melton, Woodbridge, IP12 1RT
Tel: 01394 383789 DX 41400 Woodbridge



twitter.com/eastsuffolk



facebook.com/eastsuffolkcouncils



East Suffolk Councils



East Suffolk Channel

The procedures governing the production of Neighbourhood Plans are set out in the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended). The first formal stage in the Neighbourhood Plan process is the application by the “relevant body” to the Local Planning Authority for neighbourhood area designation. (Part 2, paragraph 5).

The Local Planning Authority is required to publicise the application for certain circumstances (Part 2, paragraph 6) to determine the application following consideration of representations received and to publicise its decision.

There is no requirement at this stage in the process for the applicant to state what issues it is intended that the Neighbourhood Plan would cover; it is purely the geographic area to which Neighbourhood Plan policies would apply.

DETERMINATION

1. Has the applicant fulfilled all the necessary requirements?

Yes. The Neighbourhood Area designation application has been submitted by Easton Parish Council who are the “relevant body” for the purposes of section 61G of the 1990 Town and Country Planning Act.

The application was accompanied by a map and statement identifying Easton Parish Council as the area proposed to be designated and the reasons for that.

2. Has the application been properly advertised?

As required in the Neighbourhood Planning (General) Regulations 2012 (as amended) http://www.legislation.gov.uk/ukxi/2016/873/pdfs/ukxi_20160873_en.pdf, applications for which the whole of the parish boundary only is utilised there is no requirement to undertake public consultation as to the Neighbourhood Area Application. As such the Easton Parish Council may proceed to the next stages of the neighbourhood plan making process.

3. Are there any reasons why the application should not be permitted as submitted?

There are no reasons why the application should not be permitted as submitted, which would result in the neighbourhood area being the Easton parish boundary.

The Council received an Application for Designation of Easton Neighbourhood Plan on the 24th October 2017.

The Council received the requisite area application documents in accordance with regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended) <http://www.legislation.gov.uk/ukxi/2012/637/regulation/5/made>. These being:

- a map which identifies the area to which the area application relates;
- a statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
- a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.

Regulation 6A of the Neighbourhood Planning (General) Regulations 2012 (as amended) <http://www.legislation.gov.uk/ukxi/2012/637/regulation/5/made> states that a Local Authority in receipt of an application from a relevant body must determine the application.

CONCLUSION

There are no valid planning reasons why Suffolk Coastal District Council should not designate the proposed neighbourhood area for Easton parish as amended.

DECISION UNDER REGULATION 7 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

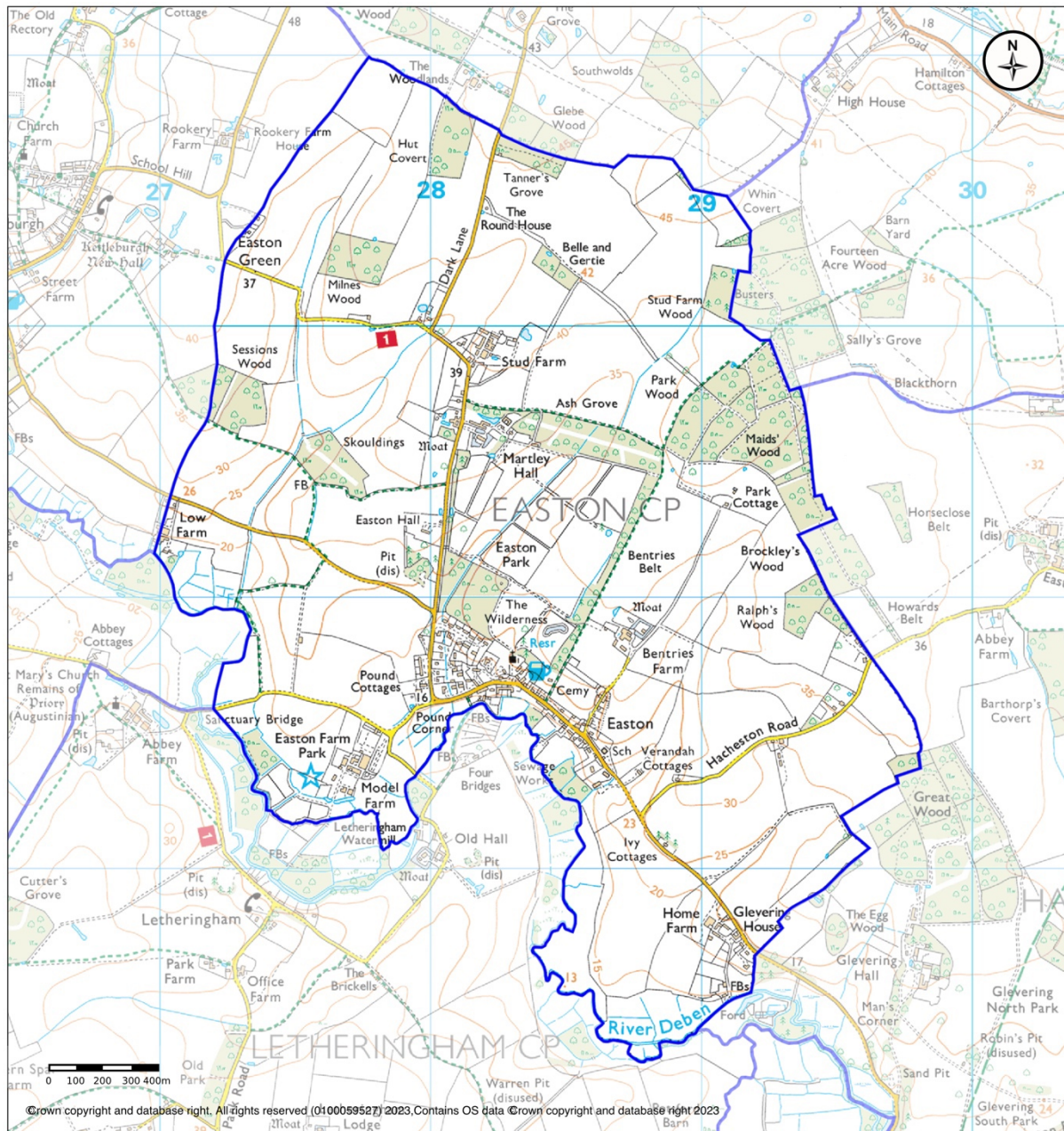
The application for the designation of Easton neighbourhood plan area is **APPROVED**.



Cllr Tony Fryatt
Cabinet Member with responsibility for Planning

Date: 19th December 2017

APPENDIX 1(c): Map of proposed Easton Neighbourhood area



APPENDIX 2: Neighbourhood Plan

Steering Group members

The Neighbourhood Plan has been produced by the Easton Neighbourhood Plan Steering Group:

- Brian Boon
- Frances Gander
- Chris Neil
- Sue Piggott (Chair of Neighbourhood Plan steering group and Chair of Easton Parish Council)
- Jill Temperton
- John Townshend

Supported by:

- East Suffolk Council – support for content of the Neighbourhood Plan.
- Places for People Planning Consultancy Ltd, Ian Poole – content of Pre-submission draft Neighbourhood Plan.
- Rachel Leggett and associates – layout of the Neighbourhood Plan, further mapping work and guidance through Regulation 14 and beyond.

Photos as 'own' have been taken by Sue Piggott.

APPENDIX 3: Terms of Reference for Easton Neighbourhood Plan Steering Group

EASTON NEIGHBOURHOOD PLAN -STEERING COMMITTEE

TERMS OF REFERENCE

- 1 Easton Neighbourhood Plan(ENP) will be undertaken by representatives from the Parish of Easton, with a minimum of one Parish Councillor and maximum of two Parish Councillors, as members of the Steering Committee.
- 2 At the first meeting the appointments of Chair will be made, Secretary and Treasurer will be made following.
- 3 The Steering Committee will work under the guidance of the appointed Planning Consultant for Easton Neighbourhood Plan. The committee will adopt delegated powers from the Parish Council and will make decisions in accordance with the guidance of the Planning Consultant. The Steering Committee will provide communication reports to the Parish Council. The Steering Committee will control the budget and communicate income and expenditure to the Parish Council to ensure transparency and clear book-keeping.
- 4 The Steering Committee will facilitate actions and information required by the Planning Consultant, to ensure and encourage involvement of members of the community and interested parties in the Easton Neighbourhood Plan.
- 5 Meetings will be monthly. Minutes will be produced and published on the Neighbourhood Plan page of the Parish Council Website.
- 6 Additional sub groups may be formed that will report into The Steering Group.
- 7 Responsibilities of all members of the Steering Group and sub groups:
 - To ensure that the probity of the Group and sub groups and their work is open and transparent.
 - All members of the Steering Group and sub groups must declare any personal interest that may be perceived as being relevant to any decisions or recommendations made by the Steering Group and sub groups. This may include membership of any organisations, ownership of interest in land (directly or indirectly) or a business or indeed any other matter likely to be relevant to the work undertaken by the Steering Committee.
 - To ensure that there is no discrimination in the plan-making process and that it is an inclusive, open and transparent process for all groups involved in Easton Neighbourhood Plan.
 - Members of the Steering Committee will treat other members of the Committee with respect and dignity allowing members to air their views without prejudice and interruption.
 - Members of the Steering Committee have a responsibility to act in the best interests of the Easton Neighbourhood Plan area as a whole and to contribute to the preparation of a long-term plan that will enhance the economic, social and environmental interests of the Parish within the Neighbourhood Plan area, following consultations with the whole community.
- 8 In the event of it being necessary to vote on an item within The Steering Committee there will be ONE vote per member. It will only be passed if there is a 2/3 (two thirds) majority.
- 9 On completion of Easton Neighbourhood Plan the Steering Committee will be officially dissolved.

APPENDIX 4: Stage 1 – Drop-in event, January 2018

Appendix 4(a): Poster for launch event, 20th January 2018

EASTON NEIGHBOURHOOD PLAN

LAUNCH EVENT

VILLAGE HALL - SATURDAY

JANUARY 20TH 2018 -11.30AM TO 4PM

**Your Village
Your Say**



**You are Invited to come, and
enjoy**

Hot Chocolate, Coffee, Tea
& Homemade Cake

**There will be display boards and a
chance to give and record your
comments.**

**Issues of importance to the Village
such as Housing, Roads,
Countryside, Historic Character,
Ecology and Economics, are part of
the plan.**

**A Neighbourhood Plan sets new
housing numbers within the Parish.
The Community has a chance to give
their views to help form the Policies
that will make the Neighbourhood
Plan; it then becomes a statute legal
planning policy alongside the SCDC
Planning Policies (The Local Plan)
and NPPF National Planning Policies.**

Neighbourhood Plan Steering Committee- For more details contact- Chair: sue.e.piggott@btinternet.com

1. WELCOME



Easton Neighbourhood Plan

The Parish Council has decided to prepare a Neighbourhood Plan for the village so that the village influence where any new developments goes over the next 20 years.

Here's your chance to find out about Neighbourhood Plans and how you might help with Easton's Plan.

WHAT IS A NEIGHBOURHOOD PLAN?

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village.

It can, for example, also identify proposals for:

- Improving areas
- Providing new facilities
- Sites for new development
- Protecting sites of environmental or historic quality

When complete, it will form part of the statutory development plan for the area, meaning Suffolk Coastal District Council and Planning Inspectors will have to take note of what it says when considering development proposals.

WHY WE'RE DOING IT

Our village is coming under increasing pressure for new development. Suffolk Coastal District Council have started work on a new local plan for the district which will allocate sites for the new homes and other growth that's needed between now and 2036.

A neighbourhood plan can decide locally where development should take place as well as identifying locally important features that should be protected.



Leiston Neighbourhood Plan
2015-2029



Made - March 2017

Martlesham Parish Council
Martlesham Neighbourhood Plan



Neighbourhood Plans
have been produced for:
Framlingham
Leiston
Great Bealings
Rendlesham
Melton
and are underway at:
Martlesham
Wenhaston
Bredfield
Saxmundham

KEEPING EASTON SPECIAL

2. BACKGROUND



Easton Neighbourhood Plan

WHAT A NEIGHBOURHOOD PLAN CAN AND CANNOT DO

A Neighbourhood Plan can...

- Decide where and what type of development should happen in the parish
- Promote more development than is set out in the Local Plan.
- Include policies, for example regarding design standards, that take precedence over existing policies in the Local Plan for the parish – provided the Neighbourhood Plan policies do not conflict with the strategic policies in the Local Plan.

A Neighbourhood Plan cannot...

- Conflict with the strategic policies in the Local Plan.
- Be used to prevent development that is included in the Local Plan.



WHO PREPARES THE PLAN?

The Plan will be prepared by a Working Group that consists of Parish Councillors and volunteers from the village.

Thanks to a government grant, we have secured the support of Places4People Town Planning Consultants who have considerable experience in the preparation of local and neighbourhood plans.

If you would like to get involved in any way then please let us know.



KEEPING EASTON SPECIAL

3. THE PROCESS



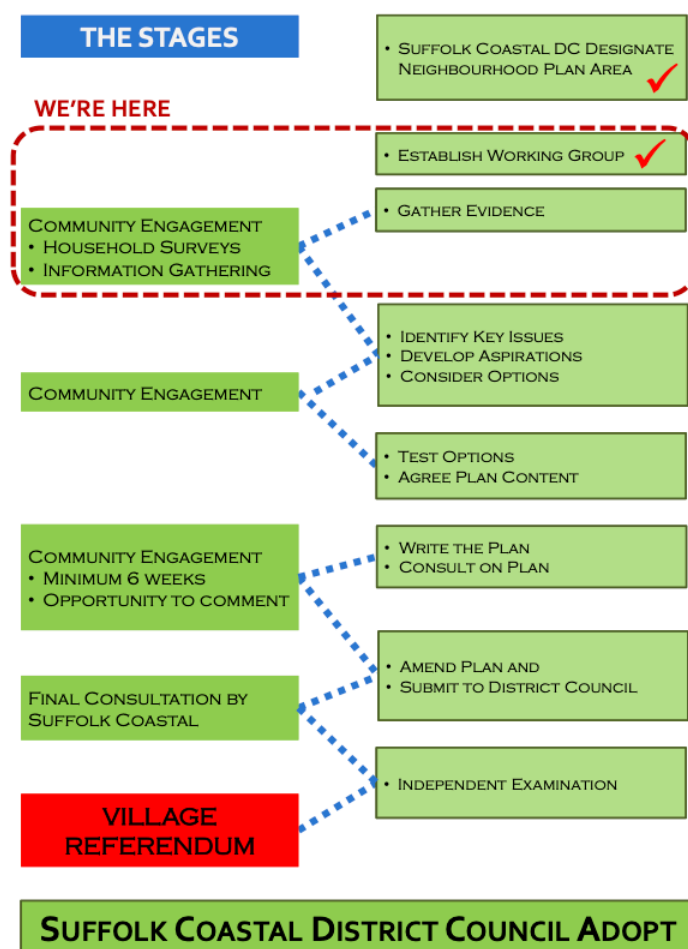
Easton Neighbourhood Plan

HOW IT'S PREPARED

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut. The Plan will be prepared by the Steering Group advised by specialists when necessary. We encourage YOU to get involved too, either with the Steering Group or at the various consultation stages like today.

At the end of the day, it's YOU that will decide whether the Plan should be approved.

Community Involvement is a major part of the process and it must be approved in a local referendum before it can be used.



KEEPING EASTON SPECIAL

4. PLANNING RULES



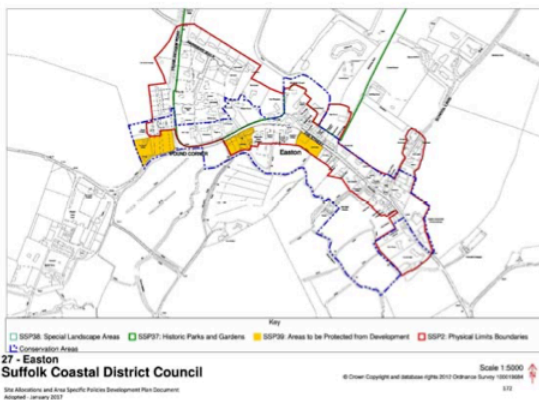
This board provides details of the current and emerging planning policies that our Neighbourhood Plan will have to conform with.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) came into force in 2012 with the aim of making the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

It encourages local people to “shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area”

Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.



CURRENT SUFFOLK COASTAL LOCAL PLAN

The current Local Plan Core Strategy designates Easton as a “Local Service Centre” reflecting the level of services and facilities in the village.

The Local Plan identifies the Physical Limits Boundary (illustrated left) within which new homes will normally be allowed to be built as small groups or on infill plots. Some development “consistent with the scale and character” of the village is also allowed as an extension to the Boundary.

NEW LOCAL PLAN

Suffolk Coastal are just starting work on a new Local Plan that will guide where development goes up to 2036. They’ve just finished consulting on Issues and Options for the Plan.

The initial consultation document identifies a need to find additional sites for at least 1,646 homes by 2036 over and above those sites in the current Local Plan. Some sites in Easton were identified suitable for development.

The new Local Plan will not be finished until at least the end of 2019.

Help plan the future of the District

Issues and Options for the Suffolk Coastal Local Plan Review
Consultation - 18th August to 30th October 2017

www.suffolk.gov.uk/help-plan-the-future-of-the-district



KEEPING EASTON SPECIAL

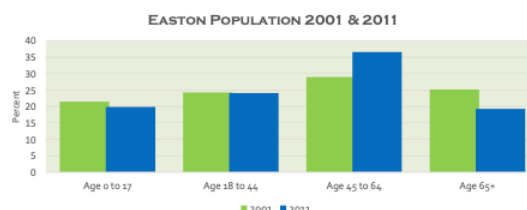
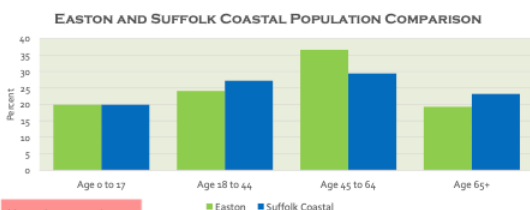
5. HOUSING



The Neighbourhood Plan should provide some guidance on the number of new homes needed by 2036 and where they should be built in the village.

There is an expectation that we must build new homes to meet the needs of the local area. The population continues to grow because of people moving into the area and due to the fact that people are living longer.

- The 14 new homes being built next to the Primary School will meet the needs of the village for the next few years.
- In the longer term there will probably be a need for some more homes.
- Preparing a Neighbourhood Plan provides an opportunity to influence the size and location of these homes rather than react to planning applications from developers.



Use red or green dots to indicate if we do or don't need these

What type of housing do you think we will need in Easton in the future?

- Small homes (1-2 bedrooms)?
●
- Family homes (3 -4 bedrooms)?
●
- Large homes (5 bedrooms)?
●
- Bungalows?
●

KEEPING EASTON SPECIAL

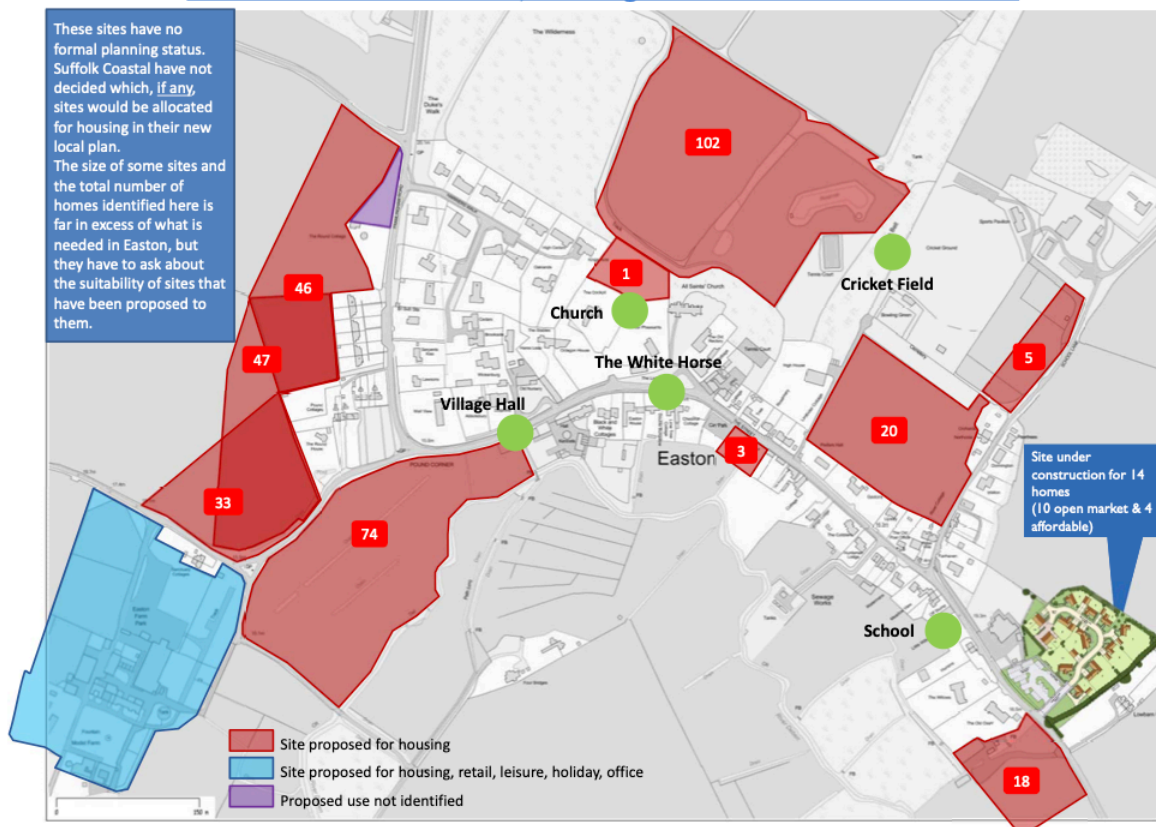
6. HOUSING SITES



Easton Neighbourhood Plan

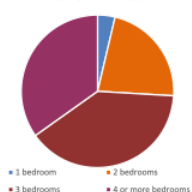
The recent Local Plan consultation identified a number of sites that had been submitted to Suffolk Coastal District Council for consideration for new development.

The map identifies where they and the District Council's estimate of how many homes could be built on sites proposed for housing but do not take account of development constraints such as access, flooding and the historic environment.



The selection of a suitable site or sites for new homes will not be easy

House sizes in Easton



Not including the Hopkins development, how many more new homes do you think should be built over the next 18 years?

Less than 10
Between 10 and 20
More than 20

What size houses should be built?

1-2 bedroom homes
3-4 bedroom homes
5 or more bedroom homes
A mix of sizes

Please use green dots to indicate your preferences.

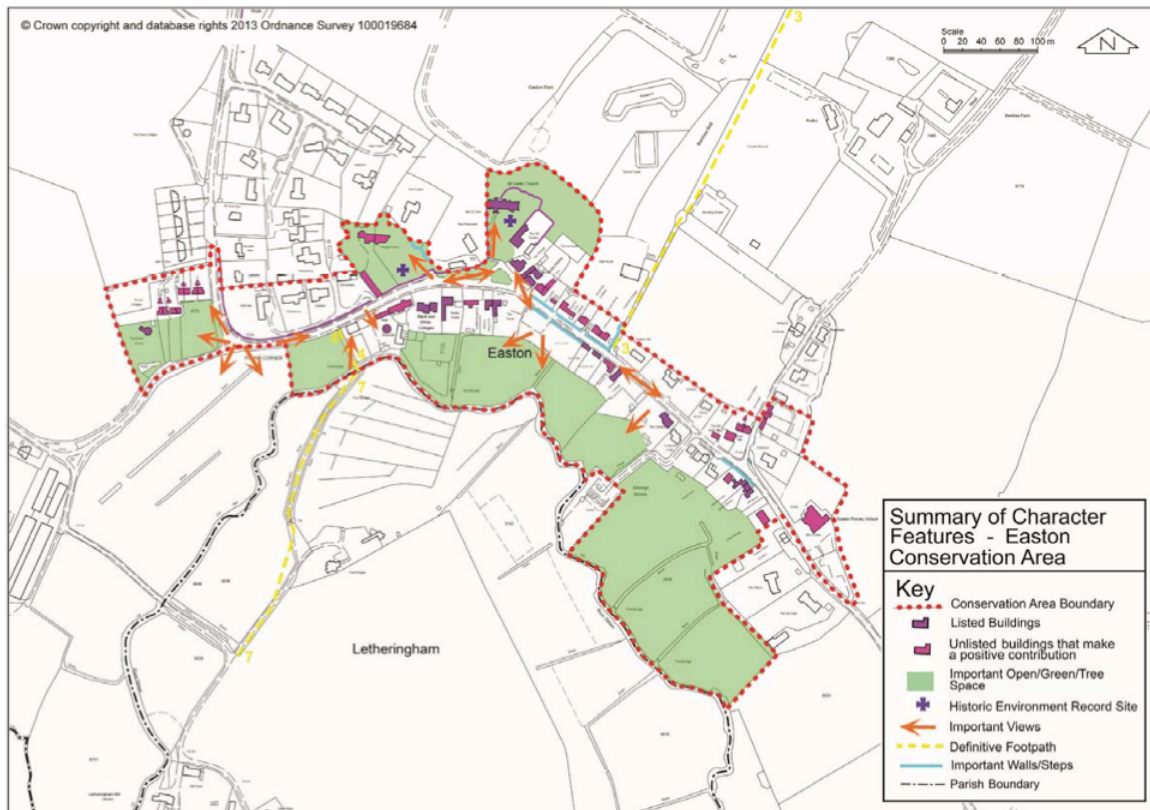
KEEPING EASTON SPECIAL

7. VILLAGE CHARACTER



Easton Neighbourhood Plan

A Conservation Area Appraisal was completed in 2014 and we'll use this as a basis to identify additional features and characteristics that should be preserved



Are there any other distinctive features that should be protected. For example, green spaces, important views, unlisted buildings, important walls, steps or hedgerows.

Use post-it notes on the map or in this space to identify additional important features.
Use green dots on the note if you agree with a suggestion or red dots if you disagree.

KEEPING EASTON SPECIAL

8. LIKES AND DISLIKES



Easton Neighbourhood Plan

To help us prepare the Neighbourhood Plan, we would like you to tell us what you like most about the village and what you'd like to see improved.

MOST CHERISH

Use post-it notes
& coloured dots

LIKE TO SEE IMPROVED

KEEPING EASTON SPECIAL

9. WHAT NEXT?



Easton Neighbourhood Plan

Over the coming months the Steering Group will be focusing on a number of projects to provide the evidence to support the Plan

Questionnaires

You'll soon be receiving a detailed questionnaire which will help us to get up to date information and views about the residents of the villages and your needs.

Statistical Data

We're gathering information about the parish, its residents and the environment.

All of this will help inform what we should include in the Plan.

Site Assessments

We're going to see which potential sites are best for development and when that work is done, we'll consult you before choosing any sites.



Can you help?

If you want to get involved, even if it's only for a specific piece of work, then please let us know

Keep up to date – visit the Neighbourhood Plan pages on the Parish Council website

<http://easton.suffolk.cloud/neighbourhood-plan/>

KEEPING EASTON SPECIAL

APPENDIX 5: Stage 2 – Household questionnaire and housing needs survey, February 2018

Appendix 5(a): Report of findings



Easton Neighbourhood Plan Report and Analysis

Prepared for

Easton Neighbourhood Plan Steering Group

By

Michael Mackman, BA (Hons), CMMRS

April 2018

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Introduction and Background

This is a report on a market research project carried out on behalf of Easton NP Steering Group.

The key objective of the research was to establish evidence for the Neighbourhood Plan which will shape the future of the Parish of Easton. All decisions that are to be made by the local authority or central government will have to comply with the Neighbourhood Plan for Easton.

Methodology

Easton NP Steering Group developed the questionnaire to inform the development of their Neighbourhood Plan. The Questionnaire was delivered to all adults over 18 in the Parish. A total of 252 questionnaires were delivered and all distribution and collection of the questionnaires was organised by the steering group – the total number of completed questionnaires was 160, a response rate of 63.5%. A sample size of 160 from a village adult population of 252 gives a statistical confidence interval* of $\pm 4.7\%$. This is a robust level of statistical reliability, better than the $\pm 5.0\%$ recommended and used by the Government as the benchmark for data which can then be safely used for developing policies and strategies.

The sealed questionnaires were delivered to Fieldwork Assistance, an independent professional market research agency. The questionnaire in its final draft form consisted of 48 closed questions and 10 open ended questions. The responses to the open ended questions have been 'coded' in order to include them in the overall analysis.

***Confidence interval**

The confidence interval, or margin of error, is the plus-or-minus figure usually reported in newspapers or on television. For example suppose 41% percent of your sample gives a particular answer. If you have a confidence interval of 5, you can be certain that between 36% (41-5) and 46% (41+5) of *your* total population would have given the same answer.

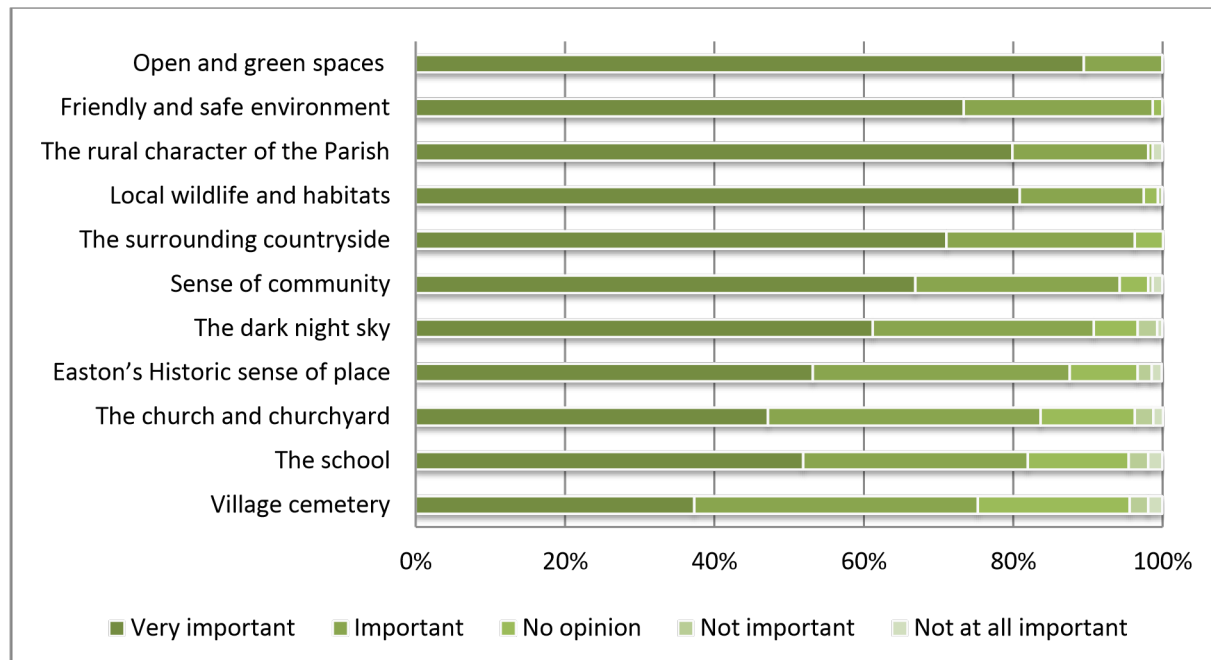
The confidence interval for this survey is 4.7%, so it is actually more accurate than 5%. In the example above we can say: you can be certain that between 36.3% (41-4.7) and 45.7% (41+4.7) of the total adult population of Easton would have given the same answer.

ABOUT OUR COMMUNITY

Residents were presented with three questions about their community. These three questions offered residents a choice of answers to indicate their level of importance, concern and use.

Q1 How important do you feel the following features of the Parish are?

The chart below illustrates the responses to this question.



It is clear that residents of Easton value the features of the Village very highly. They demonstrate a very high level of consensus amongst village residents about their village.

There were four features rated as either Important or Very important by 97.5% of residents or more. These four features are:

- Open and green spaces - actually rated as very important or important by 100% of respondents,
- Friendly and safe environment
- The rural character of the Parish
- Local wildlife and habitats

These are extremely high ratings and indicate a very clearly how important village residents consider these features.

There were three features rated as important or very important by over 90% of residents:

- The surrounding countryside
- Sense of community
- The dark night sky

A further three features were rated as important or very important by over 80% of residents:

- Easton's Historic sense of place
- The school
- The church and churchyard

The Village Cemetery is seen as least important feature of the Parish, but this was still rated by 75% of residents as an important or very important feature.

Something else?

Respondents were given the opportunity to list other features of the village which were not listed but which they considered to be important.

Residents mentioned eight other features:

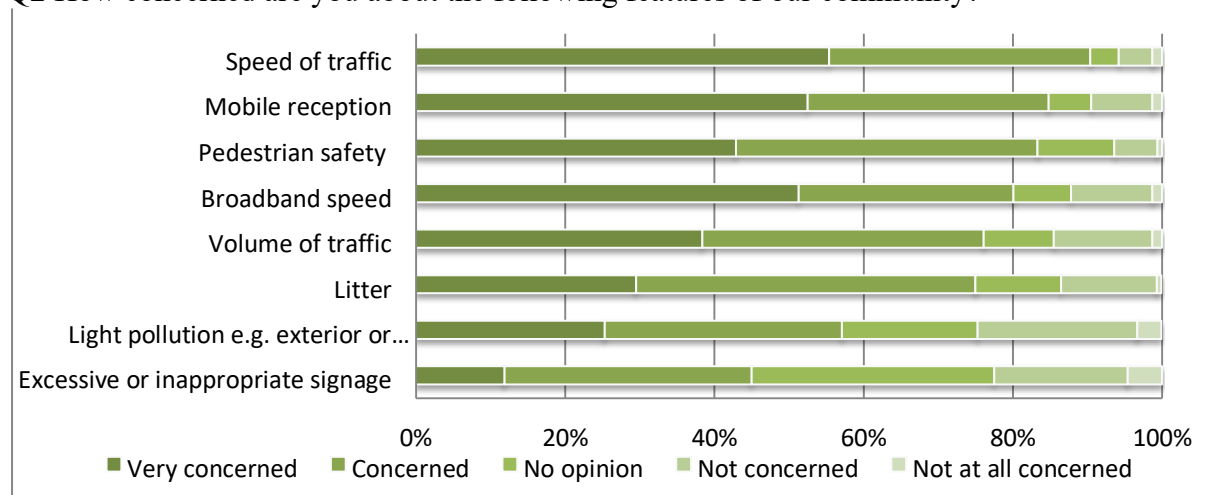
- The pub, mentioned by 2.5% (four) of respondents
- Tranquillity of living in the countryside, the Village Hall and The Pre School each mentioned by 1.30% (two) respondents

There were four items mentioned by just one respondent:

- Safety concerns reference dark night sky
- Poor roads covered in mud
- The Kennels
- Tidy verges / Well maintained roads

This short list of 'Other' responses indicates that the original list included in the questionnaire covered the key features of the village.

Q2 How concerned are you about the following features of our community?



The greatest concern for residents is the speed of traffic in the village. There were 90.4% of respondents who said they were either Concerned or Very concerned about this issue.

There were three features which over 80% of residents said they were either Concerned or Very concerned about. These were:

Mobile reception (84.4%)

Pedestrian safety (83.3%)

Broadband speed (80.1%)

There were two features which over 75% of respondents said they were either Concerned or Very concerned about:

Volume of traffic (76.1%)

Litter (75%)

The other feature which more than 50% of residents stated they were either Concerned or Very concerned about was Light pollution e.g. exterior or security lighting 57.1

There was just one feature, Excessive or inappropriate signage, which less than 50% of residents stated they were either Concerned or Very concerned about. However, with 32% saying that they had no opinion this is actually a high level of concern over this issue.

Something else?

Respondents were given the opportunity to list other features of the village which were not listed but which they were concerned about.

Most responses to this question were used by residents to reinforce the features listed in the main part of the question.

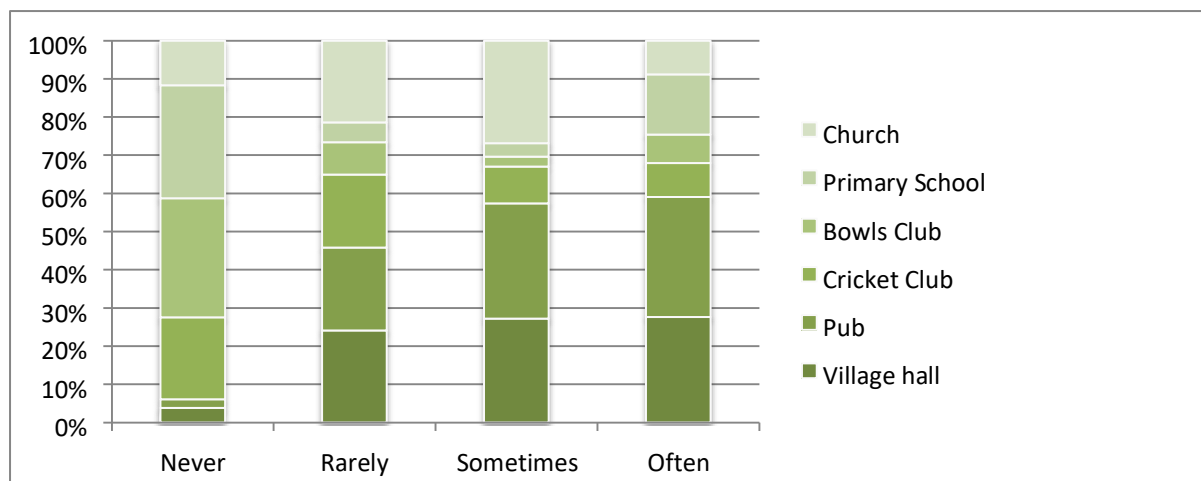
Safe pedestrian usage in Harriers Walk was mentioned by 1.90% (9 respondents).

Declining rural character, Dogs fouling is more important, Village speed to be 20mph, Car park for village hall, Traffic calming needed were each mentioned by two respondents (1.3%).

No litter, Quality of roads / Pot holes, Discourage 2nd home ownership, Regular bus service, Vehicle parking on pavements, Avoid too much signage, Security lighting - avoid excessive brightness, Maintaining semi rural habitat i.e.: grasslands were all mentioned by just one respondents (0.6%).

This list of 'Other' responses, with no issues being mentioned by more than three respondents indicates that the original list included in the questionnaire covered the key concerns of village residents.

Q3 How frequently do you use the following existing Parish amenities?



The Village Hall and the Pub are the most often used amenity, with 64% using the Pub and 58% using the Hall either Often or sometimes. There were 27% who said they used the Pub Often.

The Church is used Often or Sometimes by 41% of residents.

Two amenities, The Cricket Club and the Primary School are used Often or Sometimes by 20% and 18% of residents respectively. These two amenities were most likely to be never used by respondents

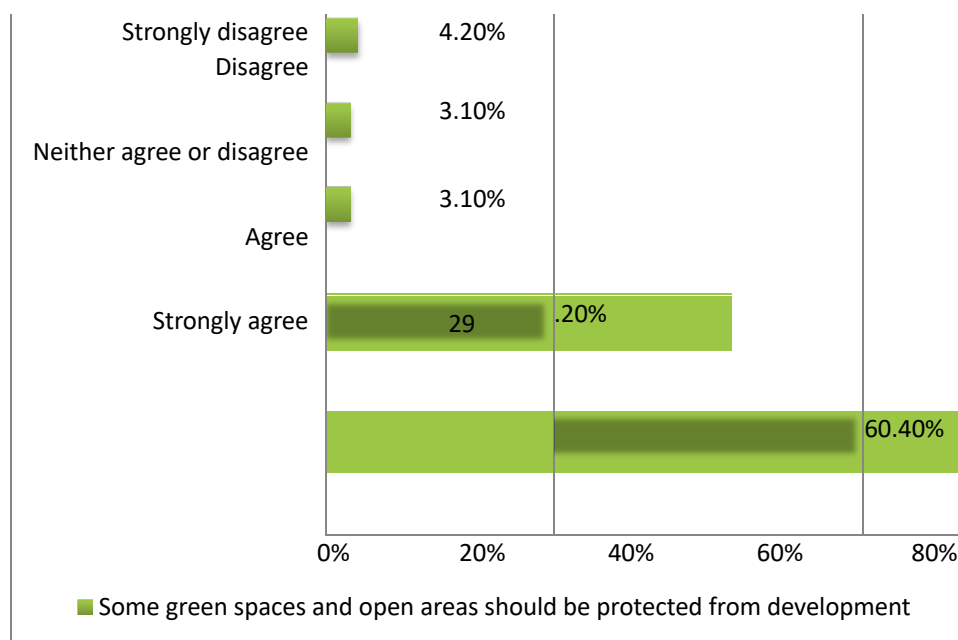
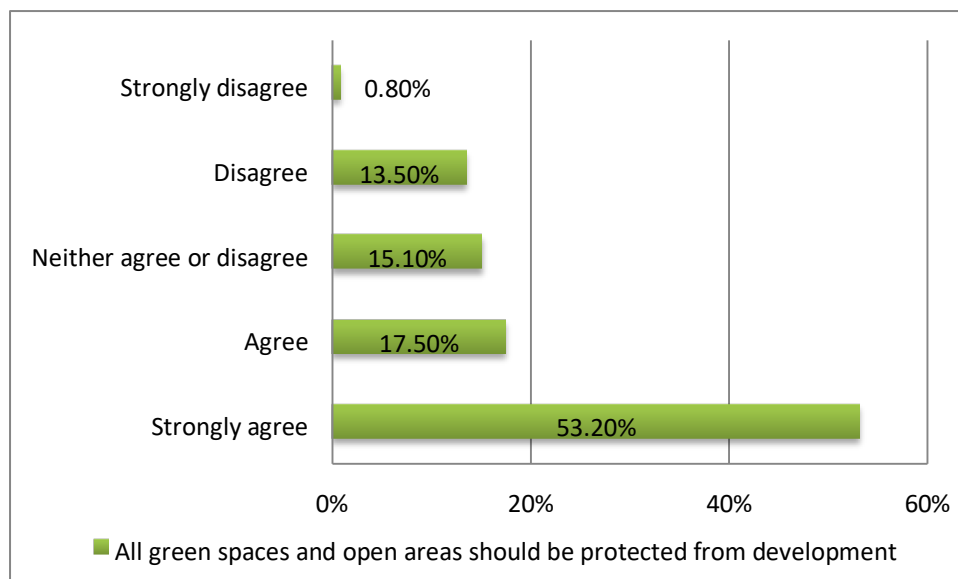
Lowest reported usage by residents was of the Bowls club, with 6% using it Often and just 3% Sometimes. The Bowls Club was also most likely to be never used by respondents (79%).

The Village Hall and the Pub are therefore the two key village amenities.

OUR NATURAL ENVIRONMENT

Residents were presented with two questions about green and open spaces. These two questions offered residents a choice of answers to indicate their preference for use of green spaces and provision of other community amenities.

Q4 Thinking about green spaces and open areas.



The instructions for this question were not fully understood by respondents. Responses should have been made to either Q4a OR Q4b. Most respondents answered both questions

Overwhelmingly residents strongly favour open areas being protected from development.

More respondents (78%) answered Q4a, indicating that a significant proportion want ALL green and open spaces protected. Within this group there were 70% who either Agreed or Strongly agreed with the statement.

There were 14% who disagreed with the statement.

Of the smaller number who answered Q4b (58%) there were 89% who Agreed or Strongly agreed with the statement. There were just 8% who Disagreed with the statement.

Overall, there is indication in these responses that there is greater support for Some, rather than All open areas being protected from development. However, because of the confusion over the responses to this question, care must be taken in using this interpretation.

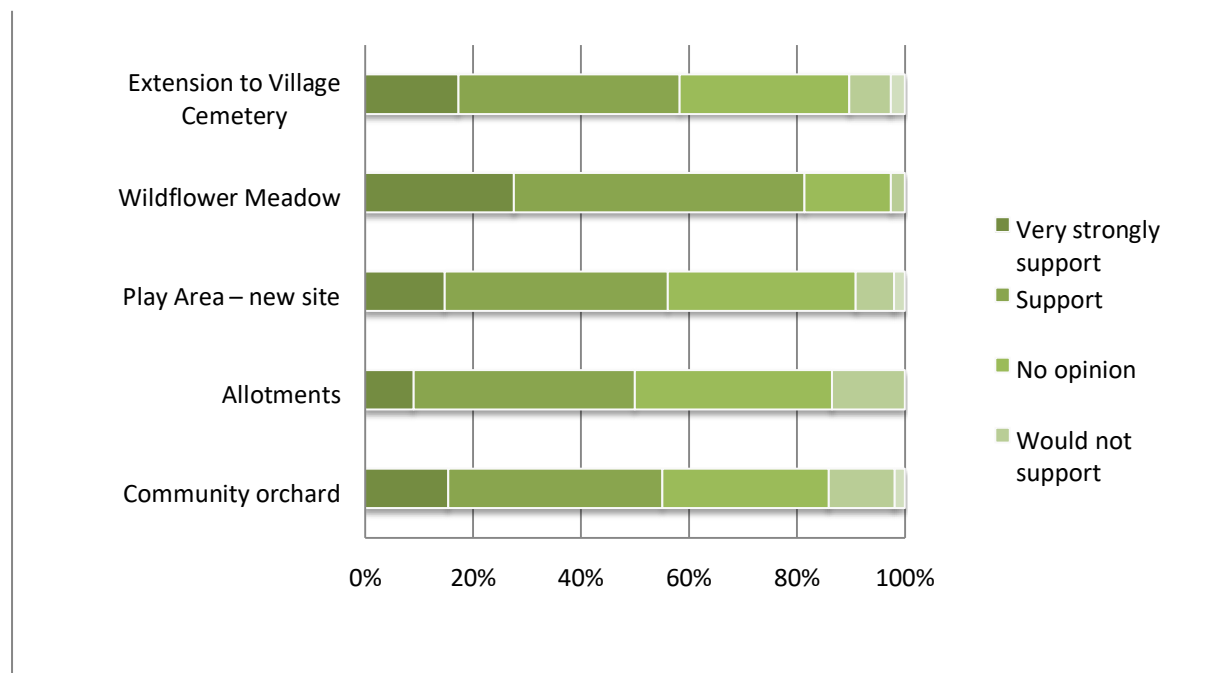
Those who Agreed or Strongly agreed with Q4b, that SOME green areas should be protected were asked to write in which they felt should be protected.

The main area that 18% of respondents felt should be protected was Meadows / Water meadows / Grassland with a further 9% more generally mentioning 'Protect the countryside'. The Village green was specifically mentioned by 7% of respondents and a further 6% mentioning Green areas throughout village.

Hedgerows, Play area and Cricket ground were all mentioned by 5% of respondents.

There was a 'tail' of other areas mentioned by 2% or fewer respondents. These were: Bio diversity & public amenity, Footpaths, Historic "Easton Park", River valley & visibility from the road to the river, Area leading to Framlingham, Easton Farm & above School Lane, Within reason - ensuring roads & amenities have been considered, More development will make Easton a town, The street - create play area, Land behind Hopkin homes

Q5 Would you support the provision of the following community uses?



The strongest support was for a Wildflower meadow with 81% of respondents indicating that they Supported or Strongly supported this idea.

An extension to the Village Cemetery and a New Play Area were supported by 59% and 56% of residents respectively saying that they Supported or Strongly supported these ideas.

A Community orchard received support from 55% of respondents with 16% supporting it strongly.

Allotments received the lowest overall level of support. Although there were 50% supporting this idea, there were just 9% who supported it strongly.

Residents were asked to write in other ideas they had for community facilities. A few gave their ideas for other facilities.

A little shop / Village store was mentioned by 3% (4 respondents) as was concern about the maintenance of the wild flower meadow.

There were three respondents (2%) who did not understand the need for a new site for the play area

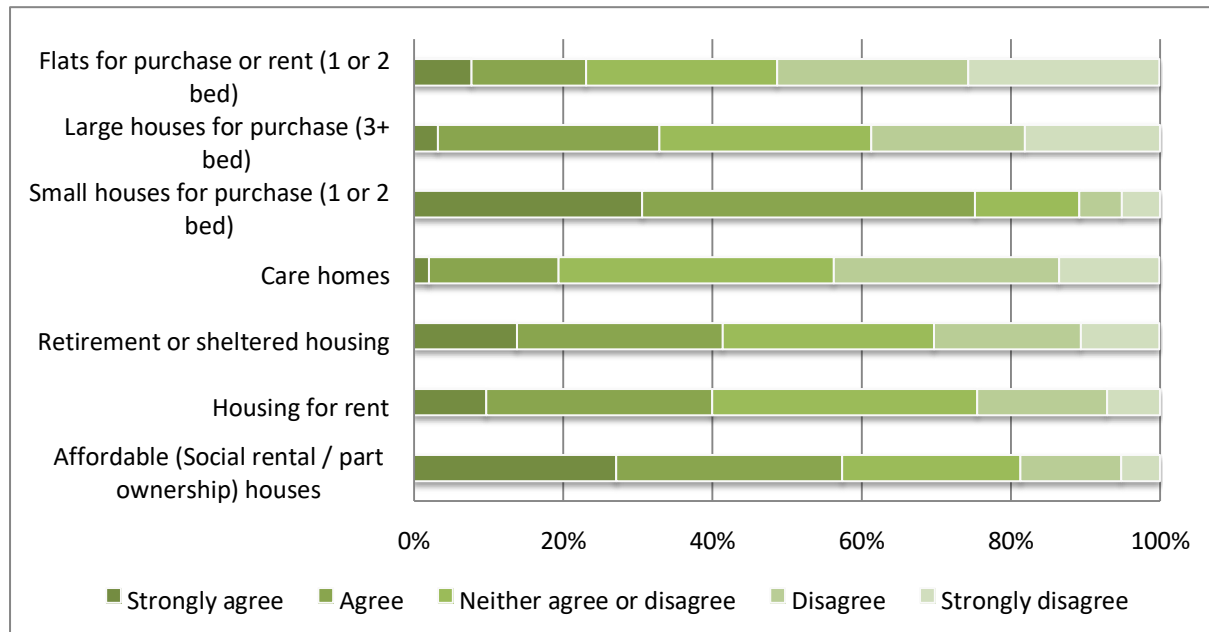
There were comments made by just one respondent each about the following topics:

More interesting play equipment for older children, Something for teenagers, More events / meetings at the pub, New site for playground needs to be easy access / safe, Bus service , Pavement from Harriers Walk to village centre, Cemetery field and Use of church of non religious purposes.

ABOUT HOMES

Residents were presented with six questions about their homes and housing in the village. These six questions offered residents a chance to express their views on types of housing needed, the scale of development, the design of housing and possible locations. .

Q6 How strongly to you agree/disagree about the type of dwellings needed in Easton?



The strongest support was for Small houses for purchase. There were 75% of respondents who Agreed or Strongly agreed with this type of housing being needed in Easton. This is a very strong statement regarding the type of housing residents want to see in the village.

There is also significant support for affordable housing, with 58% of respondents indicating support.

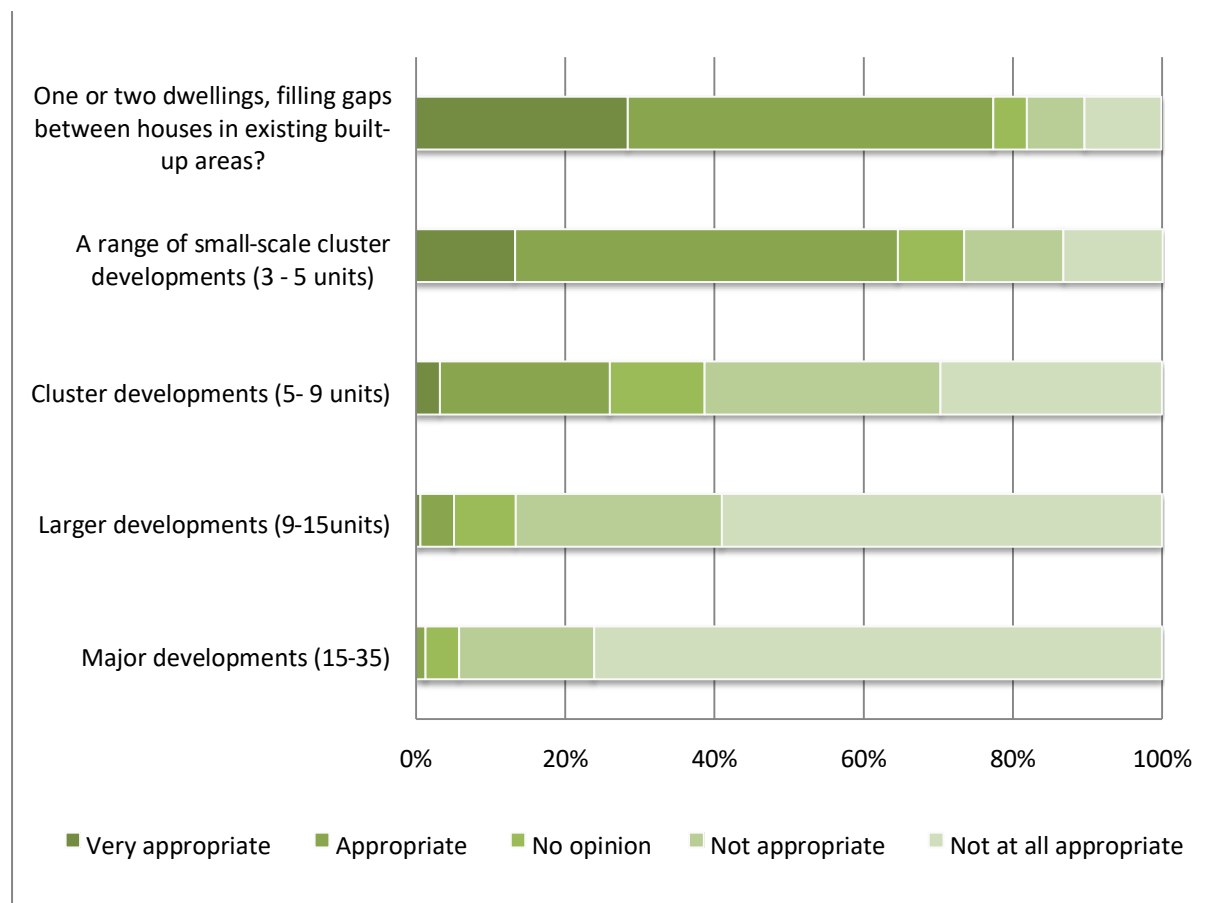
There is comparatively little support for any of the other types of housing listed in the question.

Although there were 33% stating that the Agreed with Larger houses only 3% Strongly agreed with that type of housing.

There were two types of housing which about 40% of respondents agreed with: Retirement or sheltered housing (41%), Housing for Rent (40%) with Sheltered housing receiving Strong agreement by 14% of respondents.

Flats (22%) and Care Home (19%) received the overall lowest level of agreement.

Q7. How appropriate do you think the following type of development is to accommodate new homes?



Overwhelmingly respondents indicated a very strong preference for small scale developments.

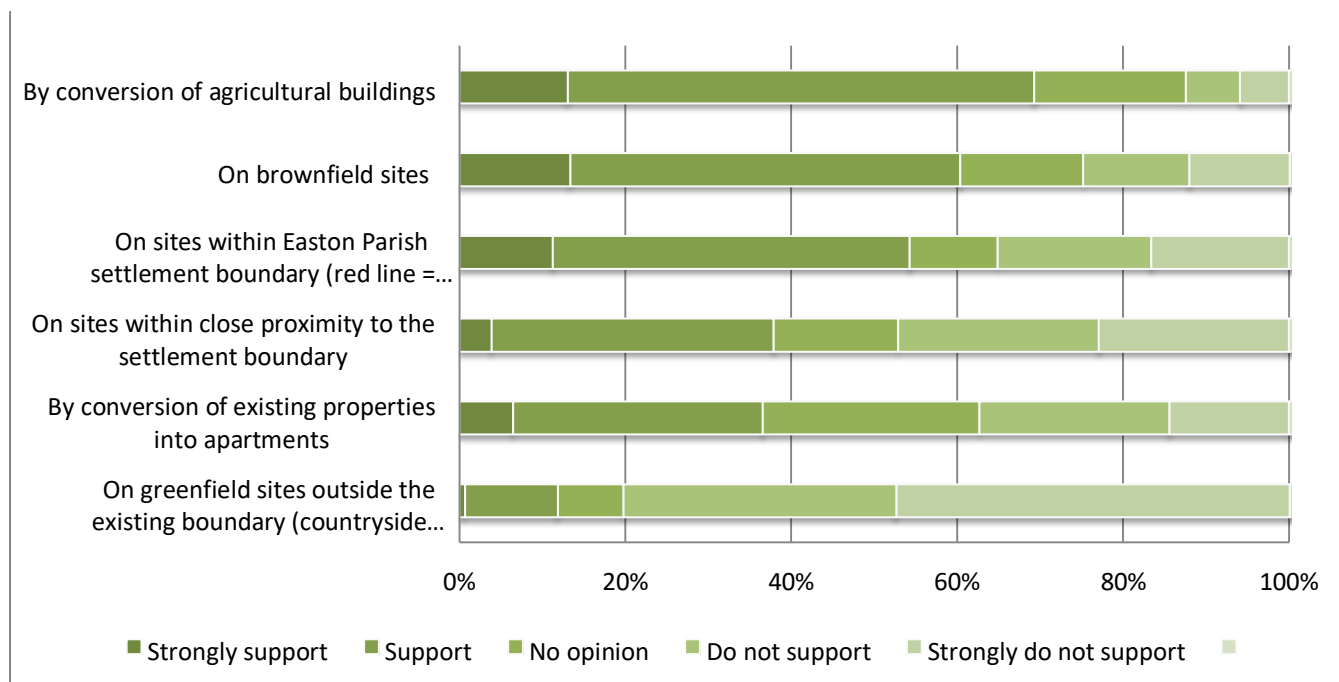
The two options ‘Filling gaps’ and ‘Small scale cluster’ were considered Appropriate or Very Appropriate by 78% and 65% of respondents respectively. This is a very strong level of support for this type of development.

To reinforce this response there were very few who considered large developments appropriate. There were 5% who considered Large developments (9-15 units) and just 1 % who considered Major development (15 – 35 units) appropriate for the village.

Cluster developments (consisting of 5 – 9 units) were considered appropriate by 26% of respondents.

There is thus a very strong level of support for small scale development and very strong opposition to large scale development.

Q8. How strongly do you support building development in the following locations?



The most attractive building development option for residents is to convert agricultural buildings. There were 69% who supported or strongly supported this option.

There were 60% who supported the development of brownfield sites.

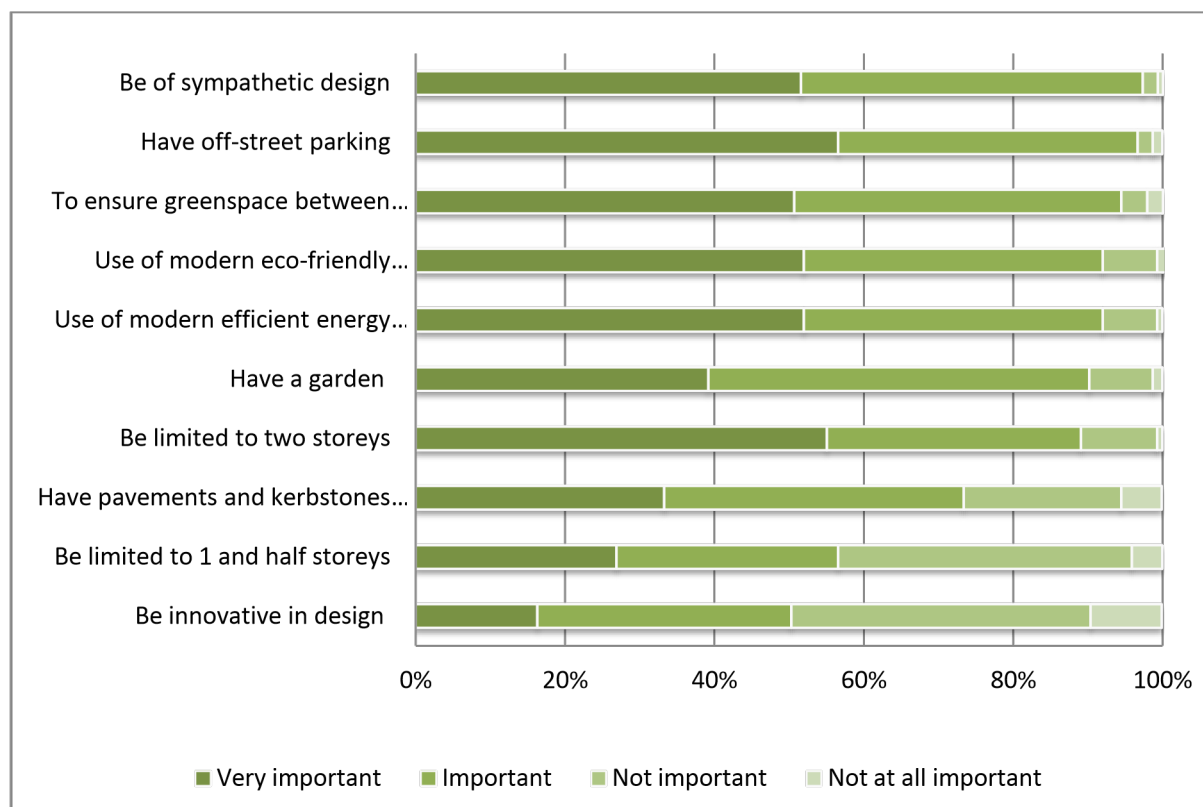
These two were much more attractive options than any of the others offered.

Only about one third of residents supported development in close proximity to the settlement boundary (37% support or strongly support) or converting existing properties into apartments (36%).

There were just 12% who supported development on Greenfield sites outside the existing boundary, and in fact there were 81% who opposed this.

These provide very clear evidence of the preferences for development in the village.

Q9. Do you agree with the following principles that should influence the design of new houses?



The responses to this question provide very strong evidence of the style and nature of any new home design in the village.

Ranked in order, the priorities are that new housing should be:

- Of sympathetic design
- Have off street parking
- Have greenspace between bordering buildings
- Have a garden
- Be limited to two storeys.

These criteria were supported by 90% or more of respondents, demonstrating a very high level of support

The only other criteria which received substantial support (from 73% of respondents) was 'Have pavements and kerbstones by the roadside'.

All other criteria were supported by 50% of participants or less.

Q10. Places where you think it would be suitable to build new homes.

Respondents were given a map of the village showing the Settlement Boundary and the Conservation Boundary. They were asked to place an 'X' on the map where they thought housing could be sited and to add the number of houses they thought could be built there.

In consultation with Easton Neighbourhood Steering Group the various locations on the map were given descriptions. These are shown in the map below.



The numbers suggested by respondents at each location have been added together and divided by the number of responses to give an average number of houses suggested for each location.

Location	Number of responses
B. West Round Cottage - Framlingham Rd	20
J. Curtilage Four Pheasants	13
M. Cemetery Field – West half	13
S. East Suffolk Welding Field	13
C. West Round Cottage- Framlingham Rd	10
E. West and Rear Round Cottage – Pound Corner	6
O. Top School Lane – West	6
K. The Wilderness – Parkland	4
N. Cemetery Field – East half	4

A. Kettleburgh Junction	3
P. Top School Lane – East	3
D. West and Rear Old Council Houses- Framlingham Rd	2
F. Easton Farm Park	2
Q. Rear School Lane to School	2
H. Pound Corner Flood Meadow	1
I. West Hunt Kennels – Flood Meadow	1
L. The Wilderness – Parkland	1
R. North Hopkins Development	1
Pound Corner Flood Meadow	0

There were 29 respondents who suggested other locations away from the Settlement Boundary.

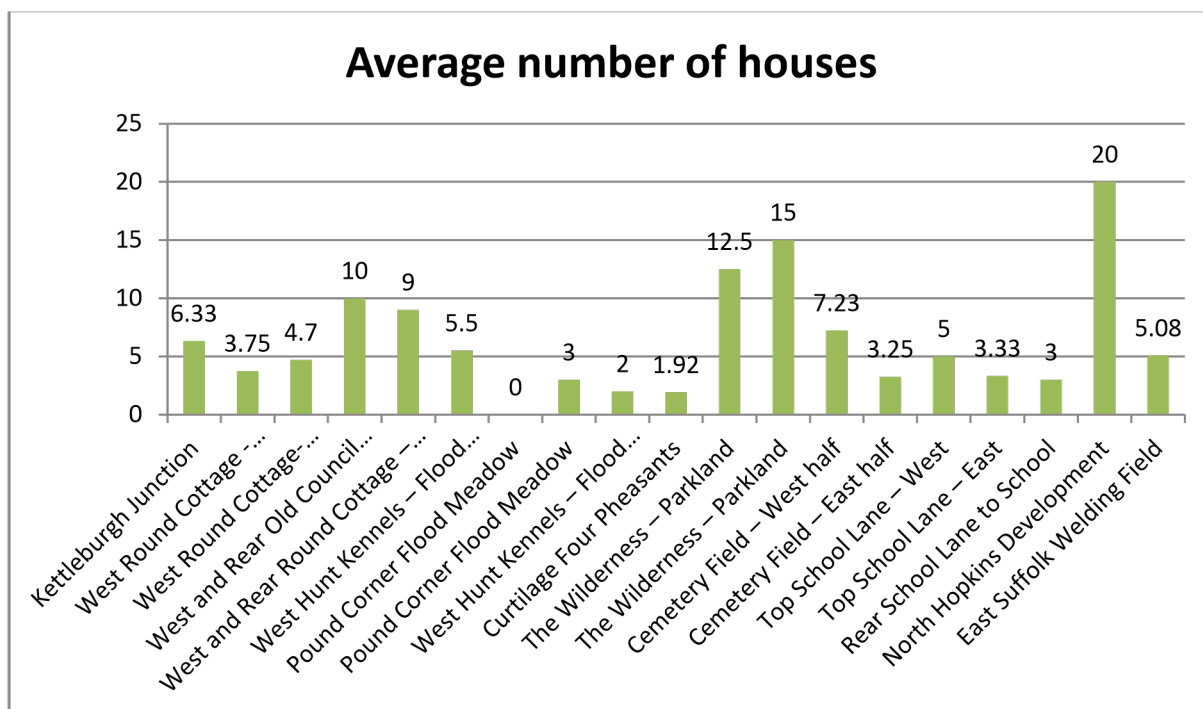
The most popular location was location B West Round Cottage, selected by 20 participants (13%).

There were three location selected by 13 respondents (8%)

J.Curtilage Four Pheasants; M.Cemetery Field West half and
S.East Suffolk Welding Field

One location C.West Round Cottage- Framlingham Rd was selected by 10 Respondents (6%)

The average number of houses per location are shown in the chart below.



The highest average number of houses (20) for a site was at North Hopkins Development. Only L The Wilderness (15), K The Wilderness (12.5) and West and Rear Old Council Offices (10) had averages of 10 houses or more.

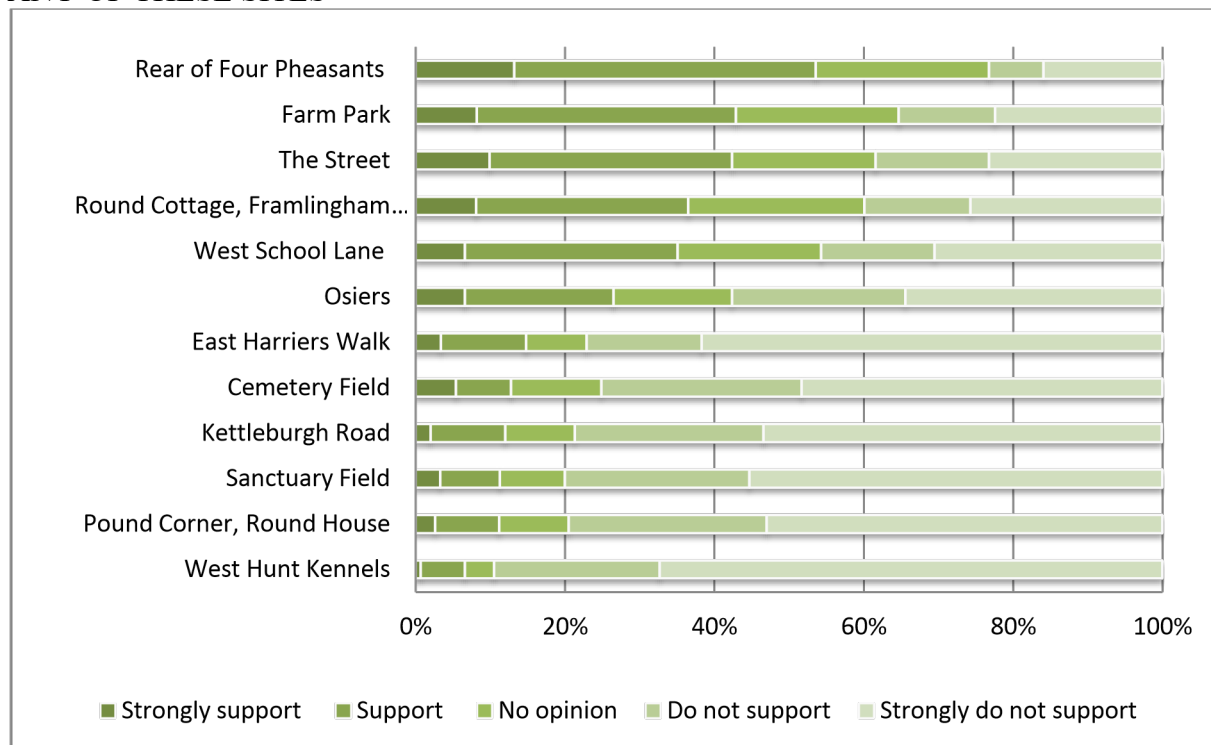
This emphasizes the preference by residents for smaller scale developments in Easton Village

Comments

There were 4% who thought there should be no development, and other comments made supported 'Infill buildings',

The details of all comments can be seen in the data tables included as an appendix to this report.

Q11. MAP KEY: HOW MUCH WOULD YOU SUPPORT THE DEVELOPMENT OF ANY OF THESE SITES



There was just one site which was supported or strongly supported by over 50% of respondents. This was ‘Rear of Four Pheasants’.

There were two sites which attracted support from more than 40% of respondents:

Farm Park (44%) and The Street, 42%

Three further sites were supported by more than 25%:

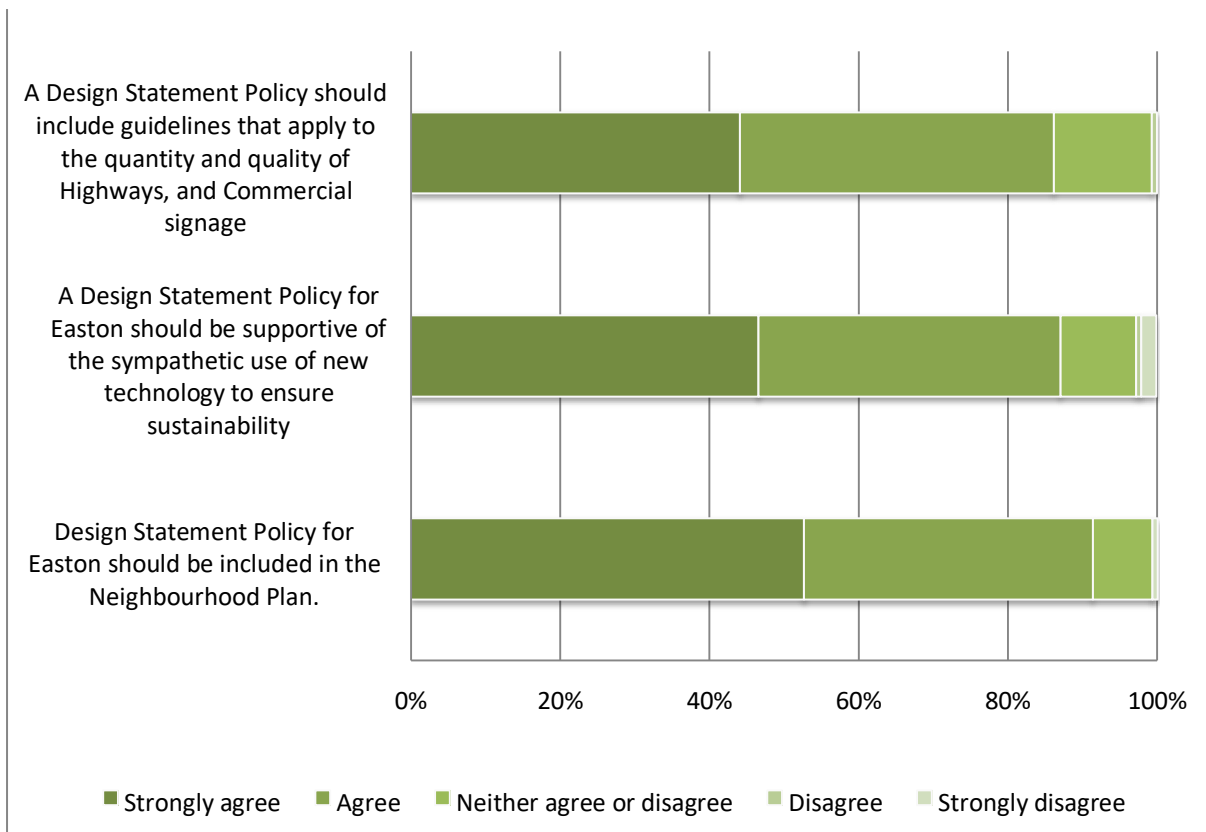
Round cottage (37%)
 West School Lane (35%)
 Osiers (26%)

All other sites were supported by less than 20% of respondents.

Although there was not overwhelming support for any particular site or group of sites, there were several that received very low levels of support. This is a factor which should be noted when determining the preferred sites for housing.

ABOUT DESIGN

Q12. What do you consider important and appropriate?



There was overwhelming support for the idea that a design statement policy for Easton should be included in the Neighbourhood Plan, with 92% of respondents who agreed or strongly agreed with that concept.

There was strong support also for the inclusion of the design Statement being supportive of new sustainability technology and for guidelines on the quality and quantity of signage, supported by 87% and 86% respectively.

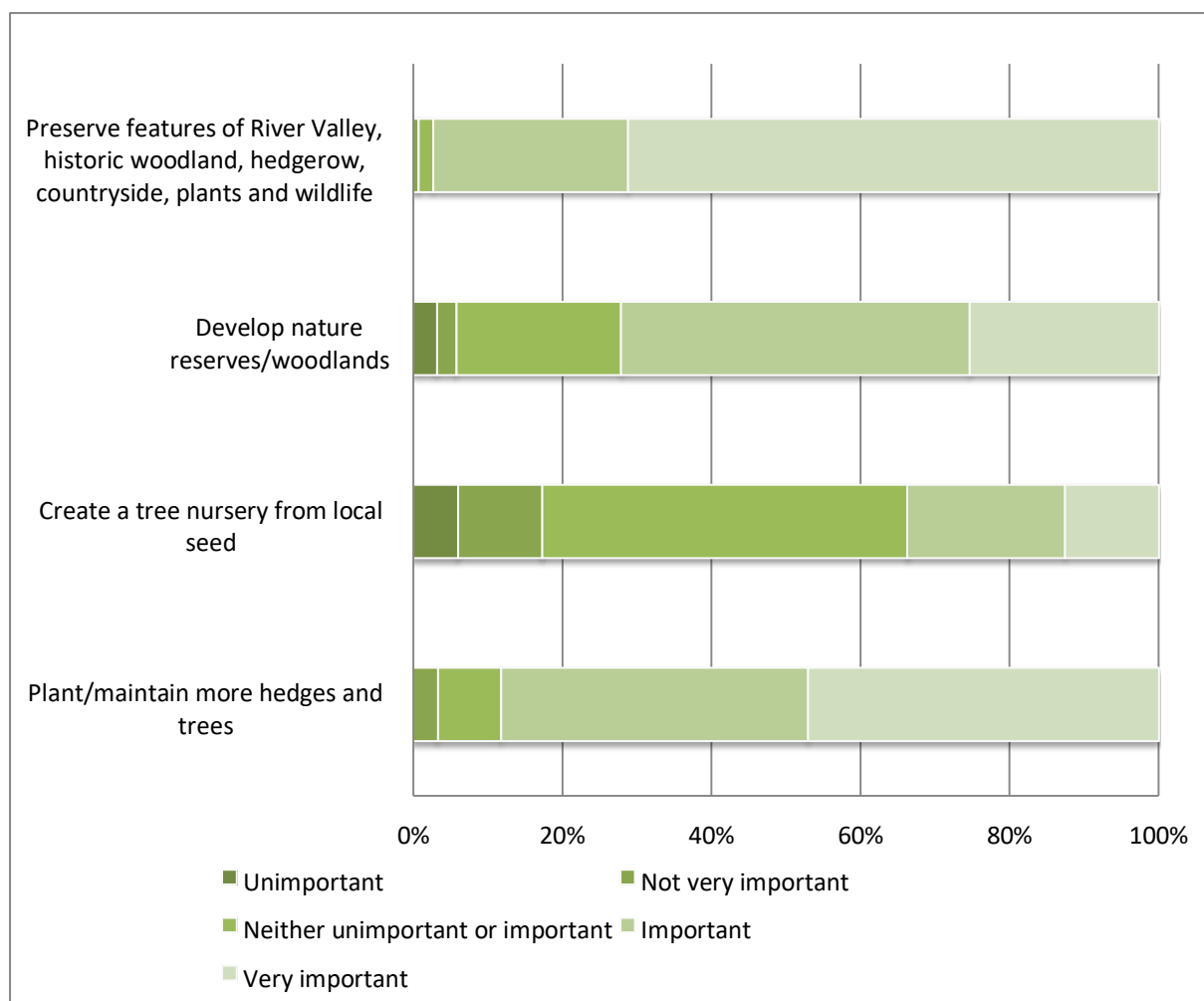
Something else?

The one significant criteria mentioned by 6% of respondents was ‘Build with a rural vision’.

There were 2% (3 respondents) who mentioned ‘no street lighting’ and ‘Broadband/ services/ infrastructure’. The details of all comments can be seen in the data tables included as an appendix to this report.

ECOLOGICAL NATURAL ENVIRONMENT

Q13. How important are the following to improve/maintain Easton’s eco-environment?



Greatest support from 97% of respondents was for ‘Preserving features of the River Valley, woodland, hedgerows and plants’.

This is a very strong level of support from respondents on this issue.

There was also significant support for two other ideas for improving and maintaining Easton’s environment. These were ‘Plant or maintain more trees’ (88%) and ‘Develop nature reserves and woodland’ (72%).

Creating a tree nursery from local seed was seen as important by only 33% of respondents.

Something else?

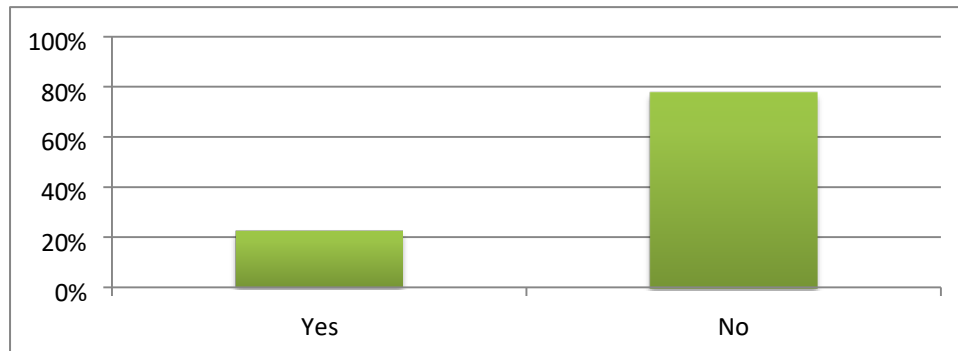
There were 6% of respondents who stated that they felt the environment should be protected.

Other comments, by one or two respondents, included maintenance of ditches, ensuring verges are not mown too early and encouraging landowners to protect areas for wildlife such as Skylarks.

The details of all comments can be seen in the data tables included as an appendix to this report.

ABOUT WORKING

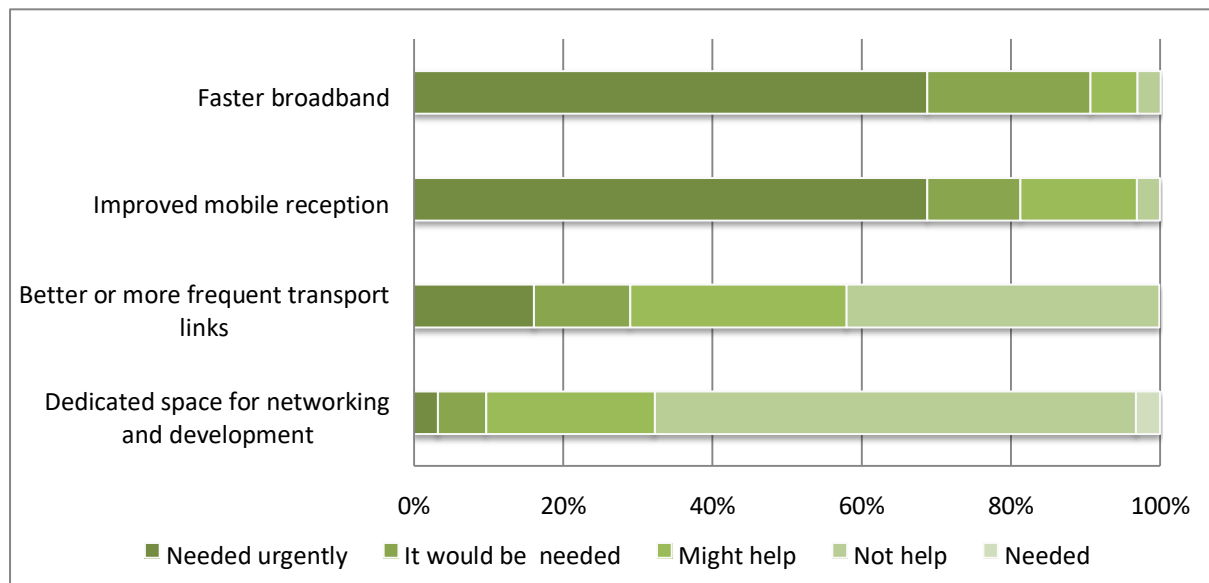
Q14. Do you run a business, or work in Easton?



Just under 25% of respondents work in Easton.

Care needs to be taken with the interpretation of the following responses because of the low sample size of 34 respondents. A sample size of 34 from a village adult population of 252 gives a statistical confidence interval of only $\pm 15.66\%$.

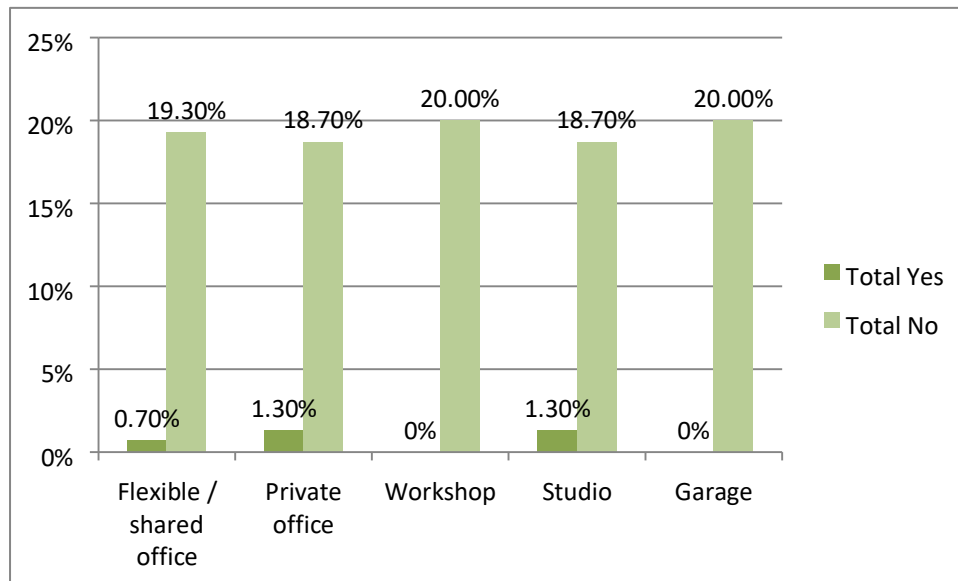
Q15. How much do you think the following would improve your experience of working, training or studying in the Parish of Easton, or would support the growth of your business or service.



There is an urgent need expressed by respondents for faster broadband and an improved mobile reception. There were 90% and 81% of respondents respectively who indicated that these are either needed or needed urgently.

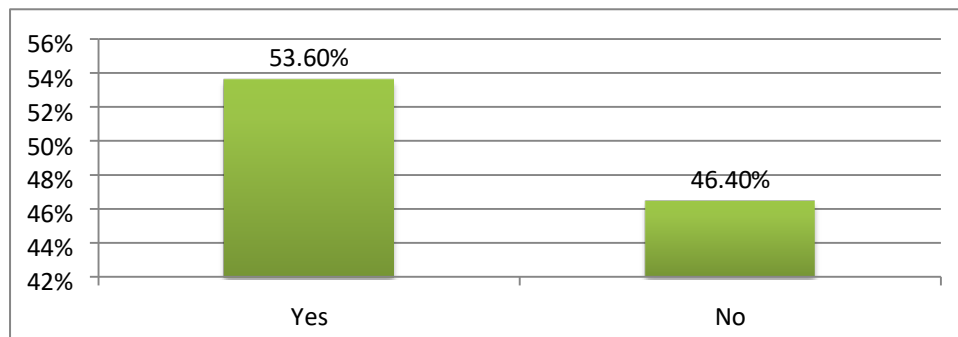
Transport links and a networking facility were not seen as important, with 13% and 10% expressing a need for them to help in their work.

Q16. Do you require additional workspace within the Parish of Easton?

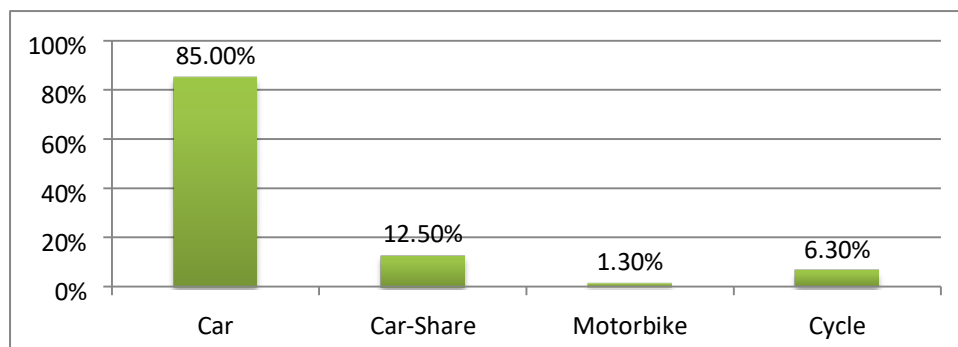


Demand for more work space in Easton is very low. Whilst this is clearly not a major issue in terms of total responses, it could of course be a major concern for a local business seeking to expand, or for residents wishing to set up a new business.

Q17. Do you travel to work from Easton?



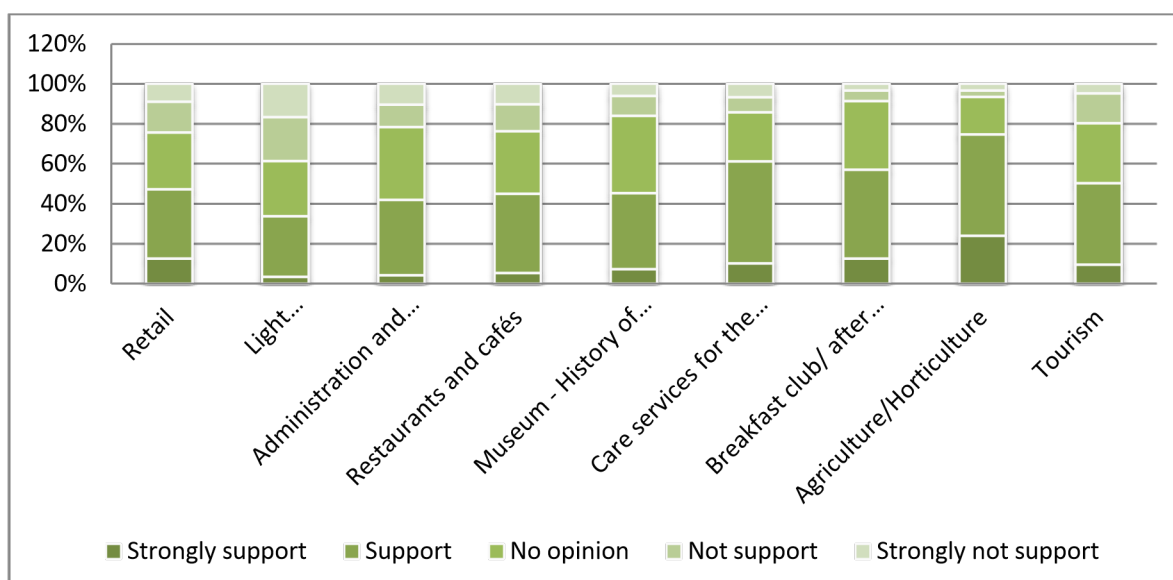
If YES – how?



There are over 50% of respondents who leave the village, mainly by car (85%), to go to work.

There are 13% who share a car, increasing the evidence for the reliance on a car in order to get to work.

Q18. How much would you support the establishment or development of the following business types or employment opportunities in Easton?



The most support - 75% of respondents, was for the development of agriculture or horticulture business in Easton.

There was strong support for two community based businesses. There were 61% who supported or strongly supported a business providing care services for the elderly and 57% of respondents who supported a breakfast or after school club for school children.

All the other business idea were supported by 50% of respondents or less, with light industrial or manufacturing receiving the lowest overall support at 37% of respondents.

This does indicate a good level of support for developing businesses and working opportunities within the village.

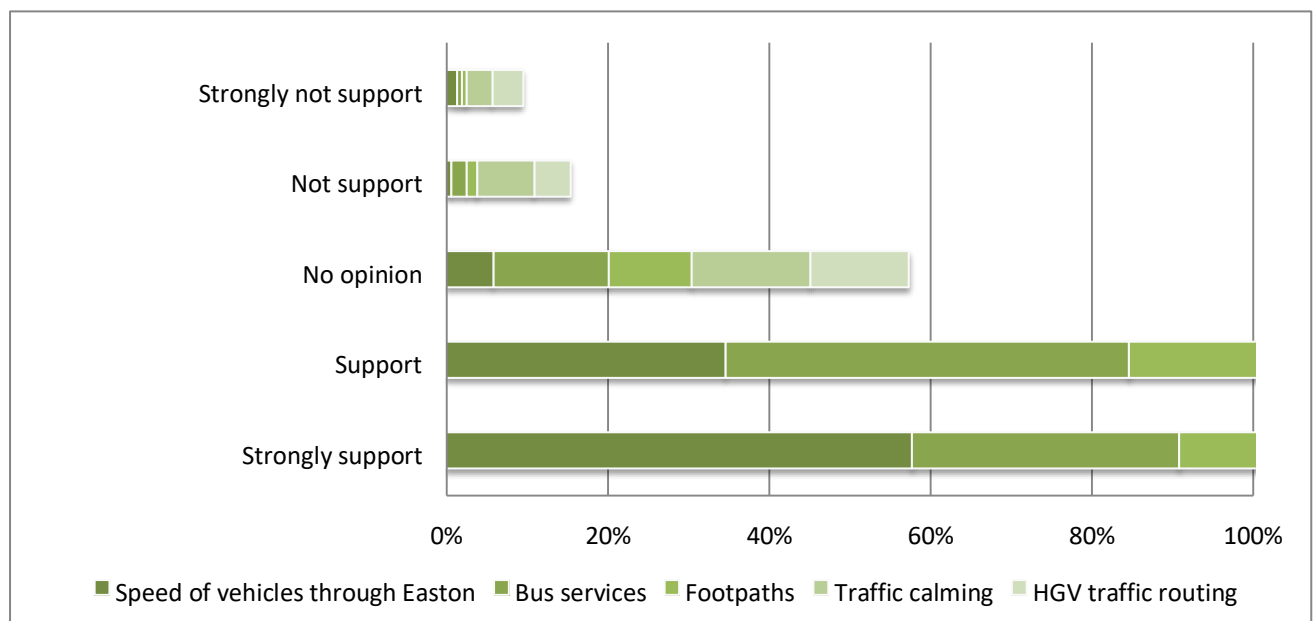
Something else

There were comments made by 4% of respondents supporting a small village shop, with half saying that it should not be a chain store.

The details of all comments can be seen in the data tables included as an appendix to this report.

TRAFFIC/ROADS

Q19. How strongly do you feel that the following transport issues should be addressed?



There was strong support for all the transport issues listed.

The strongest support – 92%, was addressing the speed of vehicles through the village. There was also strong support for Footpaths (88%), Bus services (83%) and HGV routing (80%).

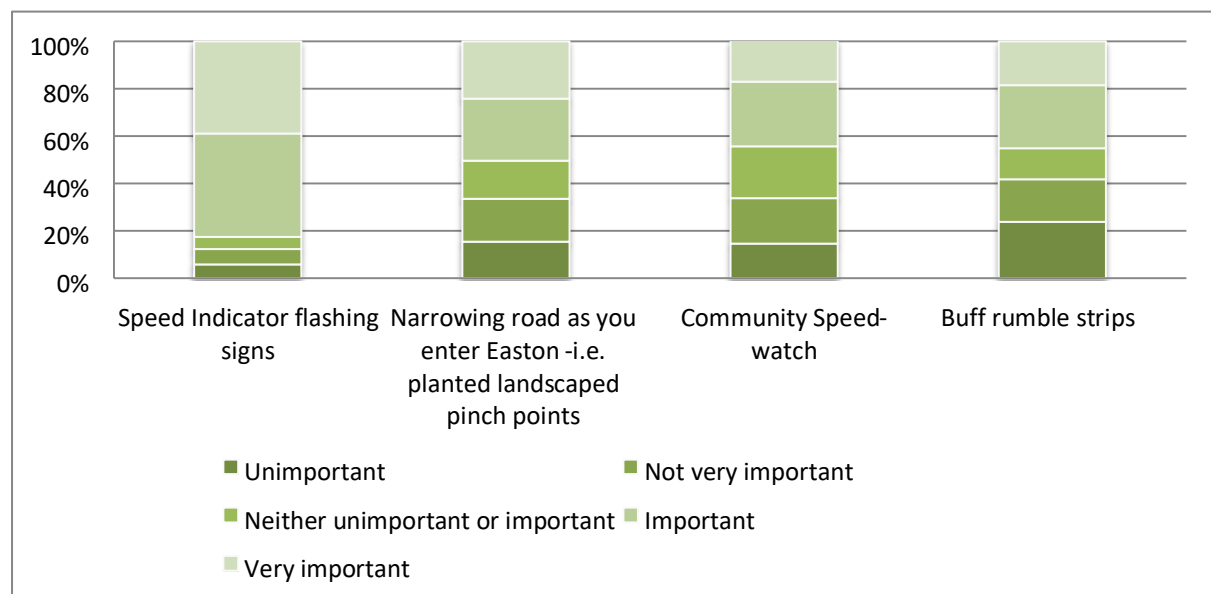
The lowest level of support, but still high at 75% was for traffic calming

Something else?

The main comment, made by 4% of respondents was to route all HGV traffic away from the village.

The details of all other, mainly single comments can be seen in the data tables included as an appendix to this report.

Q20. How important do you feel the following may be in calming traffic?



Speed indicator signs were seen as important or very important by 82% of respondents. This was easily the most popular solution.

The other three solutions all received similar ratings with between 51% and 44% seeing them as important or very important.

Something else?

There were 3% who suggested white kerbside fencing and another 3% who thought there should be no traffic calming.

The details of all comments can be seen in the data tables included as an appendix to this report.

GOVERNMENT HOUSING NEEDS SURVEY

Section A: Your Current Home

Respondents were asked about their current homes, and how long they have lived in Easton.

For over 99% of respondents, their house in Easton is their main home.

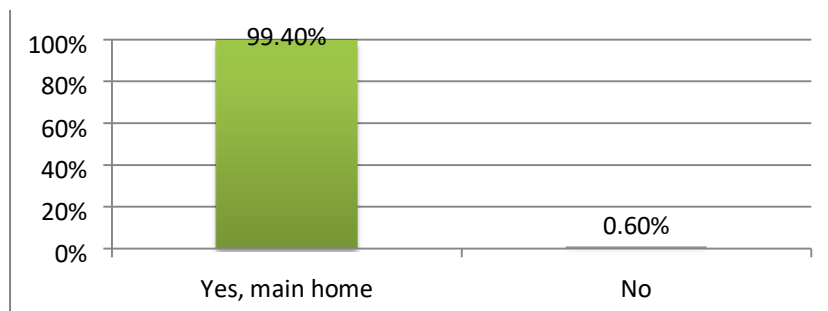
Over 30% are detached and a further 15% semi detached.

Respondents are mainly owner occupied, have lived in Easton for over 10 years and are living in larger houses occupied by two people.

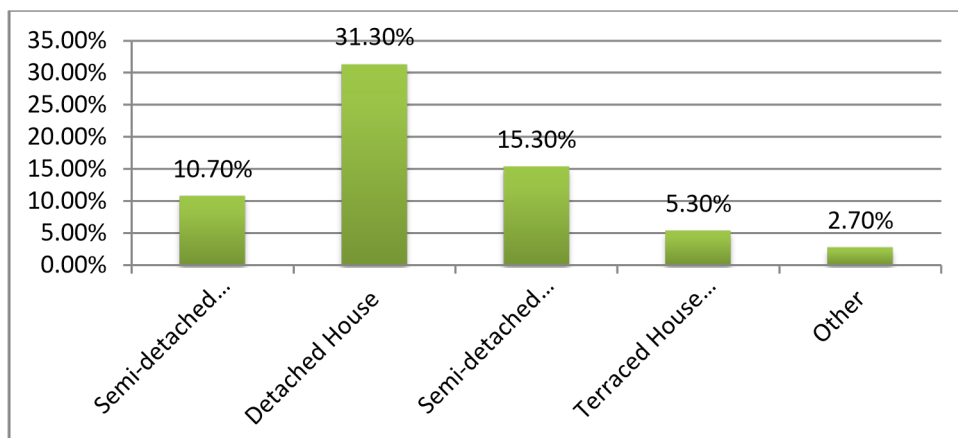
Most moved to Easton from urban areas and wanted a larger garden.

The charts below provide the details of this demographic profile of respondents.

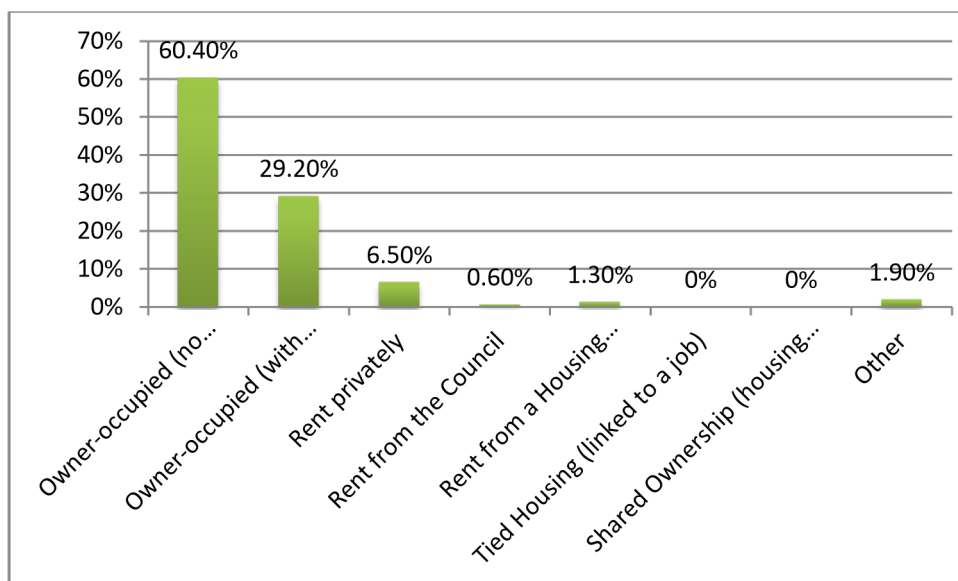
A1. Is this your main home?



A2. What type of home do you live in?

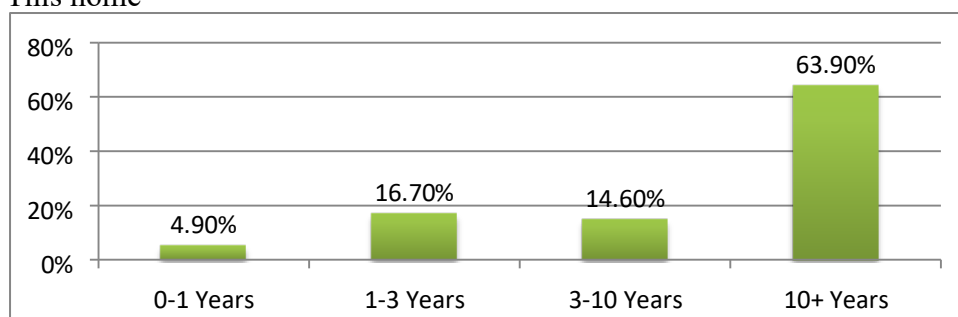


A3. Do you own or rent this home?

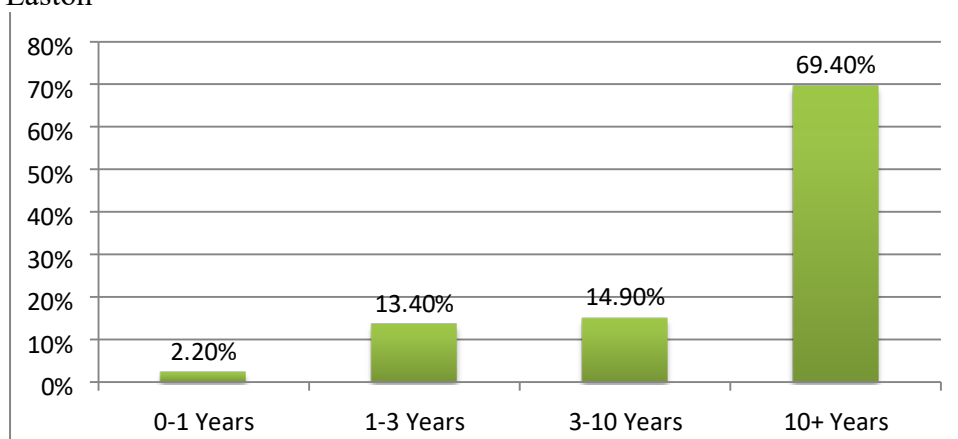


A4. How long have you lived in...?

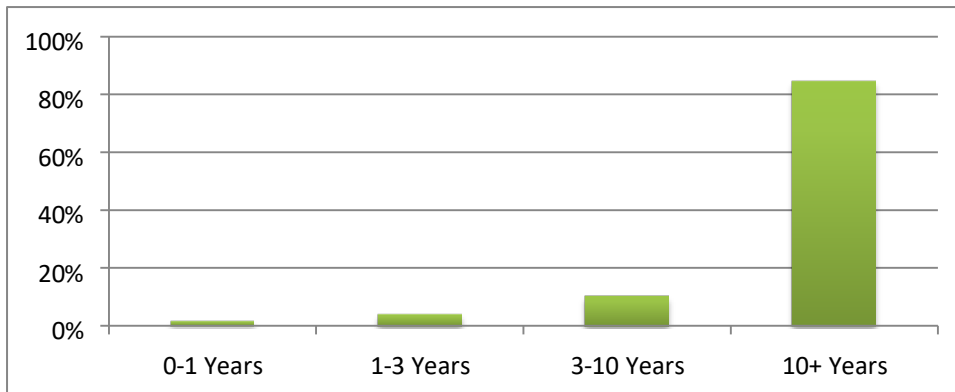
This home



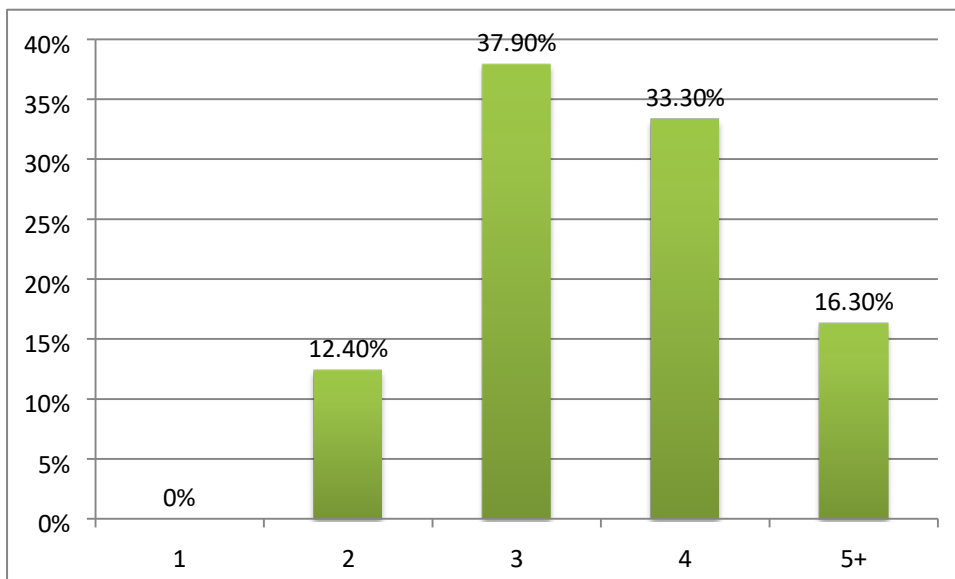
Easton



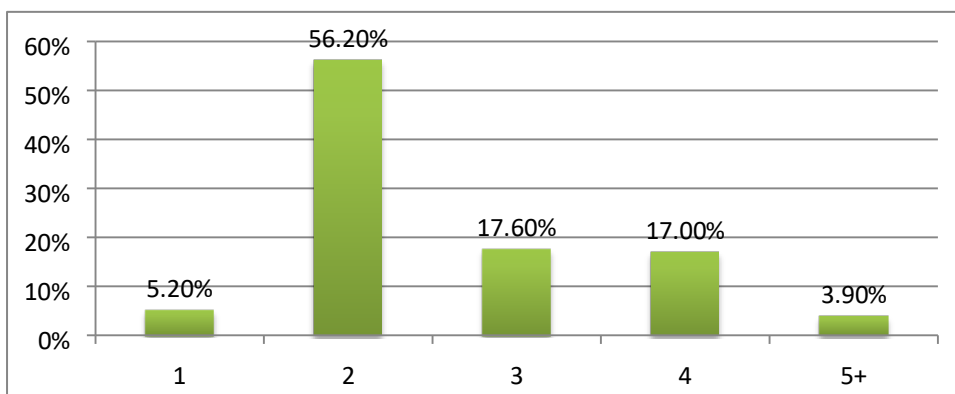
Suffolk



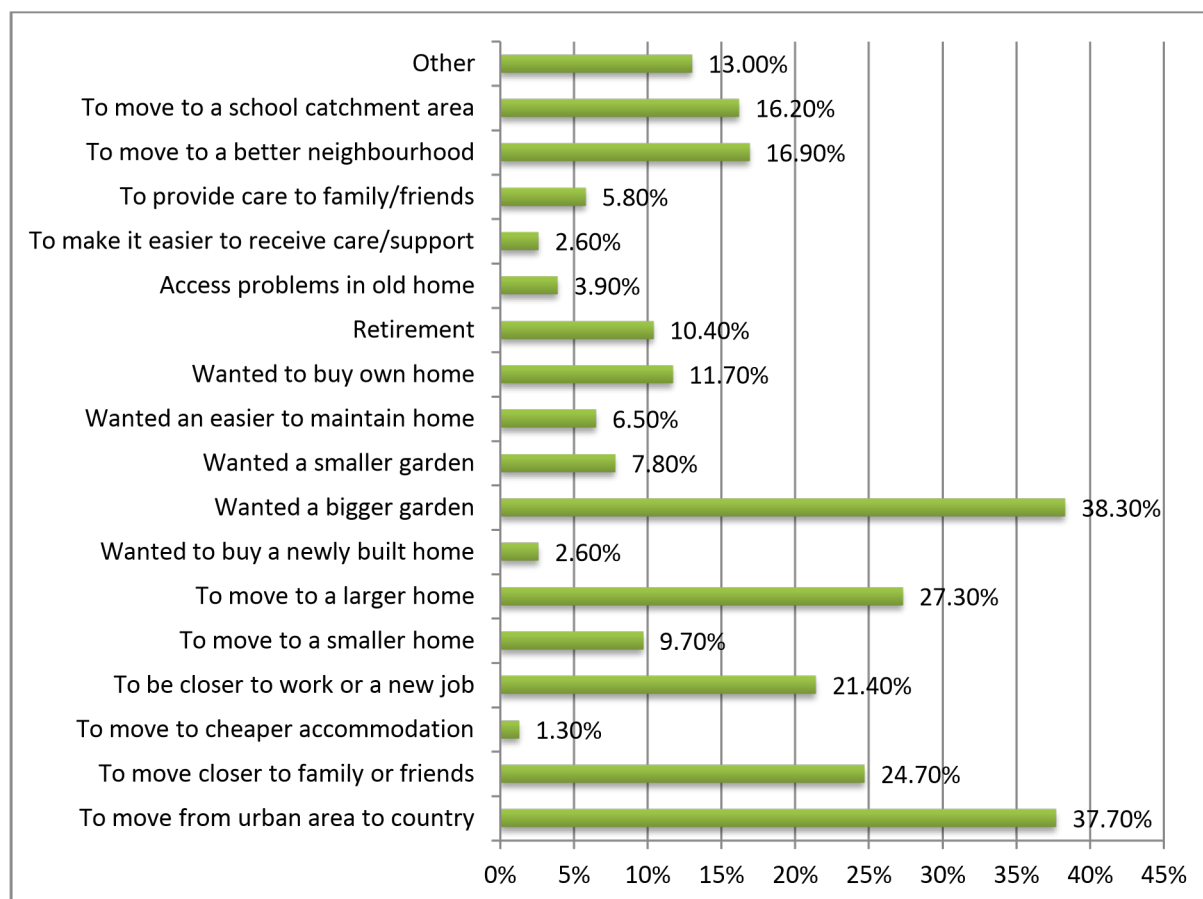
A5. How many bedrooms does your home have?



A6. How many people permanently live in your home?



A7. What factors influenced your decision to move to your current home?



Section B: Your Future Needs

The following tables show the responses to questions asked about future housing needs, money matters, housing support needs and demographics.

The responses have been ranked from highest to lowest to help interpretation.

Do you think you will move to a different home in the future?		
No		51.70%
Yes		48.30%

If Yes, Do you think you will move to a different home in the future?		
Don't know		60.30%
Yes, in 3 to 5 years		26.00%
Yes, in 1 to 2 years		5.50%

Yes, within a year	4.10%
Yes, in the process of doing so	2.70%
No	1.40%

If you are thinking of moving would you like to move:	
Elsewhere	75.00%
Within Easton only	25.00%

What type of house would you like to move to:	
New build	38.90%
Established property	38.90%
Self-build	22.20%

If you ticked “New build” or “Self-build” in B4, why?	
Better energy efficiency	63.60%
Lower maintenance costs	45.50%
Better build quality	45.50%
Better overall design	45.50%
More adaptable/accessible home	45.50%
Control over design/features	36.40%
Range of mortgage schemes	18.20%
Special offers or discounts	0%-

If you ticked “Established property” in B4, what type?	
Detached Bungalow	57.10%
Detached House	42.90%

Bedsit/Studio	0%
Flat/Apartment	0%
Terraced House (inc. end terrace)	0%
Semi-detached House	0%
Semi-detached Bungalow	0%
Other	0%-

How many bedrooms would you like to have if/when you move?		
3		33.30%
4		33.30%
5+		19.00%
2		14.30%
1		0%

How many bedrooms do you expect to have if/when you move?		
3		42.90%
4		33.30%
2		19.00%
5+		4.80%
1		0%-

What ownership status would you expect to have if/when you move?	
Owner-occupied (with loan/mortgage)	54.50%
Owner-occupied (no loan/mortgage)	45.50%
Rent privately	0%
Rent from the Council	0%
Rent from a Housing Association	0%

Tied Housing (linked to a job)	0%
Shared Ownership (housing association)	0%
Residential Care Home	0%
Rent-free (e.g. family property/annex)	0%
Sheltered retirement bungalows/units	0%
Has something been preventing you from moving within Easton	
No	85.70%
Yes, for 1-5 years	9.50%
Yes, for over 5 years	4.80%
Yes, for less than a year	0%

What has been preventing you from moving?	
Cannot afford a mortgage	66.70%
Local education choices	66.70%
Family reasons	66.70%
Cannot afford the deposit on a house	33.30%
Cannot afford moving costs	33.30%
Cannot find the right property	33.30%
Lack of affordable rented housing	33.30%
Location of employment	0%
Rent/mortgage arrears	0%
Unable to sell current home	0%

Negative equity	0%
Don't have the support needed to move	0%
Unsure of options available to help move	0%
Other	0%

What are the main reason for wanting/needing to move?	
Wanting to buy own home	75.00%
Wanting an easier to maintain home	50.00%
To move to a larger home	50.00%
To move to cheaper accommodation	25.00%
Wanting to buy a newly built home	25.00%
Wanting a bigger garden	25.00%
Wanting to rent a home	25.00%
Retirement	25.00%
Wanting a smaller garden	0%
To move to a smaller home	0%
To move to an accessible home	0%
To make it easier to receive care/support	0%
To provide care to family/friends	0%
Other	0%

Section C: Money matters

Are you willing to answer questions about money matters?		
	Yes	53.90%
	No	46.10%

What is your employment status?		
	Employed	48.80%
	Retired	35.70%
	Self-employed	10.70%
	Student	6.00%
	Other	3.60%
	Unemployed	0%

What is your estimated household income. Annual gross (be...		
	£60,000 +	27.10%
	£40,001 - £50,000	21.20%
	Prefer not to say	15.30%
	£30,001 - £40,000	11.80%
	£50,001 - £60,000	5.90%
	£15,001 - £20,000	4.70%
	£20,001 - £25,000	4.70%
	£25,001 - £30,000	4.70%
	£10,001 - £15,000	2.40%
	Up to £10,000	1.20%
	In full time education	1.20%

What is the maximum monthly cost in rent or mortgage that...		
	Prefer not to say	43.80%
	£401 - £600	10.00%
	£601 - £800	10.00%
	£201 - £400	6.30%
	£801 - £1000	6.30%

£1201 - £1400	6.30%
Less than £200	5.00%
£1400 or more	5.00%
£701 - £900	3.80%
£1001 - £1200	3.80%

Are you registered on a waiting list for housing?	
No	100.00%
Yes	-

Section D: Housing support needs

Do you have any support needs due to a long-term illness ...	
No	92.30%
Yes	7.70%

Has your home, or the access to it, been built or adapted to meet the needs of someone with a long-term illness or disability?	
Yes	75.00%
No, but adaptations needed	16.70%
Yes, but no longer needed	8.30%
No, adaptations are not needed	0%

What facilities do you already have in your home?	
Ground floor toilet or wet room	100.00%
Handrails/grab rails	83.30%
Downstairs bedroom	58.30%
Assistance maintaining home/garden	50.00%

Bathroom adaptations	41.70%
Safe access to garden/external area	33.30%
Alarm system	33.30%
Access to property/ramp	25.00%
Wheelchair adaptations	16.70%
Extension/extra room	8.30%
Vertical lift/stair lift	-
Kitchen adaptations	-

What facilities do you need to be provided?	
Access to property/ramp	50.00%
Safe access to garden/external area	50.00%
Assistance maintaining home/garden	50.00%
Extension/extra room	50.00%
Bathroom adaptations	37.50%
Wheelchair adaptations	25.00%
Downstairs bedroom	25.00%
Handrails/grab rails	25.00%
Kitchen adaptations	25.00%
Alarm system	25.00%
Vertical lift/stair lift	-
Ground floor toilet or wet room	-

your present home is not adequate for you, do you need to move to resolve this difficulty?	
No, I do not need to move	100.00%
Yes, I cannot afford adaptations	10.00%

Yes, my home cannot be adapted	0%
Yes, I need to be closer to healthcare	0%
Yes, I need to be closer to family/friends	0%
Yes, for another reason	0%

Demographics

To which age group do you belong?		
	Under 20	1.30%
	20 - 29	1.90%
	30 - 39	3.80%
	40 - 49	17.80%
	49 -60	26.10%
	60 -69	23.60%
	70+	25.50%


APPENDIX 6: Stage 3 – Drop-in event, July 2018

Appendix 6(a): Poster for drop-in event, 21st July 2018

**EASTON NEIGHBOURHOOD PLAN
SUMMER EVENT**

Prosecco, Canapes and Cake

**VILLAGE HALL - SATURDAY 21ST JULY
2018- Midday to 4.30PM**



Your Village Your Say

Come and see

The results of the
Questionnaire and
Neighbourhood Plan progress
so far, also

AN EXHIBITION of the
History of Easton including
Audio and Visuals by Brian Boon


A SPECIAL ARCHEOLOGICAL DISPLAY

A table display of the most significant finds along with a visual presentation by SCC Archeological Services which they will man throughout the day. You will be able to see the results of the dig prior to Hopkins Homes building the new estate next to the School.

VISUAL PRESENTATION AT 2PM -showing the dig and how the finds have been collected and recorded followed by question time.

Appendix 6(b): Display material, 21st July 2018

WELCOME



The Parish Council has decided to prepare a Neighbourhood Plan for the village so that the village influence where any new developments goes over the next 20 years.

We held a Drop-in event in January and today we'd like to update you on progress and get your feedback on what the Working Group has been doing.

What is a Neighbourhood Plan?

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village.


It can, for example, also identify proposals for:

- Improving areas
- Providing new facilities
- Sites for new development
- Protecting sites of environmental or historic quality

When complete, it will form part of the statutory development plan for the area, meaning Suffolk Coastal District Council and Government Planning Inspectors will have to take note of what it says when considering development proposals.

What 's Happened Since January?

- Household Survey distributed and collected
- Household Survey results independently analysed
- Village Character Appraisal undertaken by the Working Group
- Possible housing sites being assessed by independent consultants as part of Government support package
- Suffolk Coastal Draft Local Plan has been published for consultation



KEEPING EASTON SPECIAL

THE PROCESS



How it's prepared

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut. The Plan will be prepared by the Steering Group advised by specialists when necessary. We encourage YOU to get involved too, either with the Steering Group or at the various consultation stages like today.

At the end of the day, it's YOU that will decide whether the Plan should be approved.

Community Involvement is a major part of the process and it must be approved in a local referendum before it can be used.



KEEPING EASTON SPECIAL

HOUSEHOLD SURVEY RESULTS

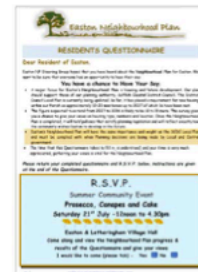


Easton Neighbourhood Plan

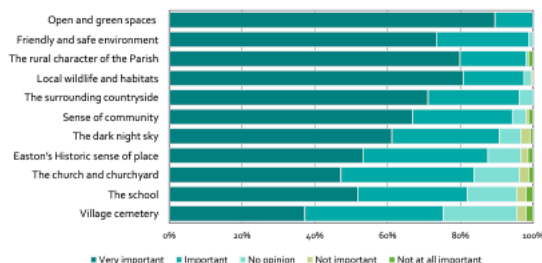
The questionnaire was delivered to all adults over 18 in the Parish in February.. A total of 252 questionnaires were delivered and 160 were returned- a response rate of 63.5%*.

The sealed questionnaires were delivered to Fieldwork Assistance, an independent professional market research agency. The questionnaire consisted of 48 closed questions and 10 open ended questions. The responses to the open ended questions have been 'coded' by Fieldwork Assistance in order to include them in the overall analysis.

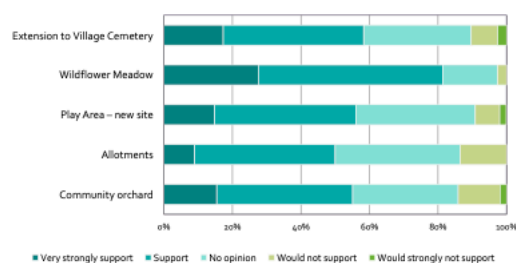
Today we illustrate just a few key results but the final report of the survey will be available on the Neighbourhood Plan website shortly



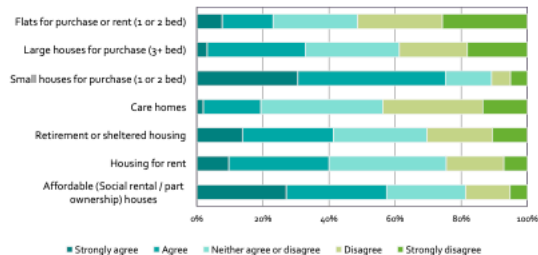
How important do you feel the following features of the Parish are?



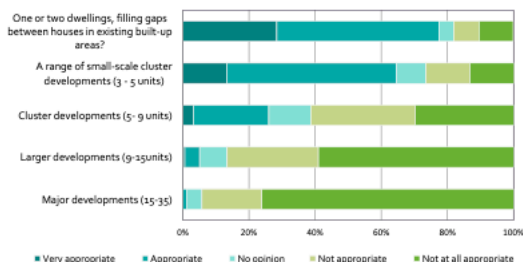
Would you support the provision of the following community uses?



How strongly to you agree/disagree about the type of dwellings needed in Easton?



How appropriate do you think the following type of development is to accommodate new homes?



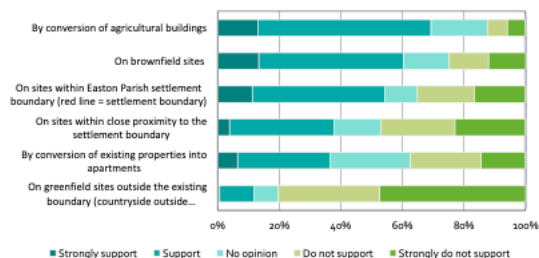
* A sample size of 160 from a village adult population of 252 gives a statistical confidence interval* of $\pm 4.7\%$. This is a robust level of statistical reliability, better than the $\pm 5.0\%$ recommended and used by the Government as the benchmark for data which can then be safely used for developing policies and strategies.

HOUSEHOLD SURVEY RESULTS

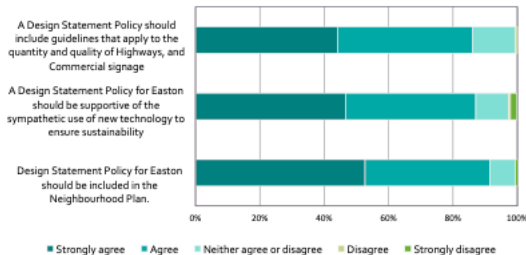


Easton Neighbourhood Plan

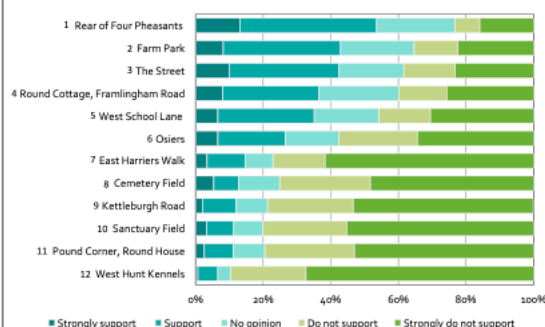
How strongly do you support building development in the following locations?



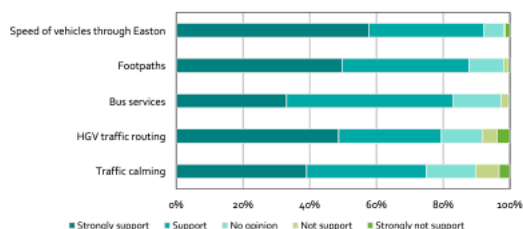
About Design: What do you consider important and appropriate?



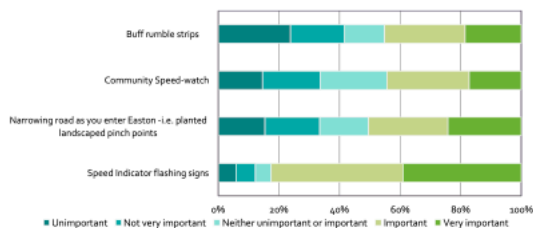
How much would you support the development of any of these sites?



How strongly do you feel that the following transport issues should be addressed?



How important do you feel the following may be in calming traffic?



CHARACTER APPRAISAL



Easton Neighbourhood Plan

A draft Character Appraisal has been prepared by the Neighbourhood Plan Working Group to identify and describe the distinctive features, appearance and feel of Little Waldingfield.

Landscape setting of the village

- The village sits within part of a wider area identified in the local plan as the River Deben Special Landscape Area mixture of landscape types:
 1. Valley meadowlands
 2. Rolling estate claylands
 3. Ancient estate claylands

Valley meadowlands

Flat valley floor grasslands on silty and peat soils

- Flat landscapes of alluvium or peat on valley floors
- Grassland divided by a network of wet ditches
- Occasional carr woodland and plantations of poplar
- Occasional small reedbeds
- Unsettled
- Cattle grazed fields
- Fields converted to arable production



Rolling Estate Claylands

A valley side landscape of clay loams with parklands and fragmented woodland

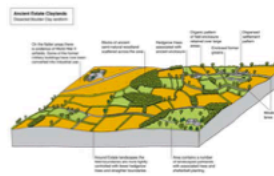
- Rolling valley-side landscape
- Medium clay and loamy soils
- Organic pattern of fields
- Occasional areas of more rational planned fields
- Numerous landscape parks
- Substantial villages
- Fragmented woodland cover, both ancient and plantation
- Winding hedged and occasionally sunken lanes



Ancient Estate Claylands

Gently rolling heavy clay plateaux with ancient woodlands and parklands

- Dissected Boulder Clay plateau
- Organic pattern of field enclosures
- Straight boundaries where influence of privately owned estates is strongest
- Enclosed former greens and commons
- Parklands
- WWII airfields
- Villages with dispersed hamlets and farmsteads
- Timber framed buildings
- Distinctive estate cottages
- Ancient semi-natural woodland



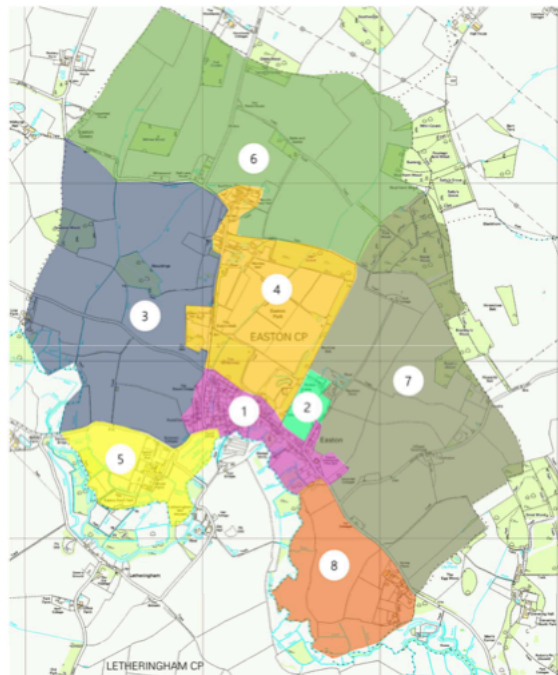
The Village Character Appraisal

In April the Working Group, guided by our Neighbourhood Plan consultants, identified eight distinct character areas of the built-up parts of the parish, as illustrated below. These areas were assessed by walking the roads and footpaths using the national Planning Aid guidance and template that covers:

- Topography
- Layout
- Roads, streets and routes
- Spaces
- Buildings
- Landmarks
- Green and natural features
- Streetscape
- Views

The boards that follow provide a summary of the Draft Character Appraisal findings.

We would welcome your feedback



CHARACTER APPRAISAL



Easton Neighbourhood Plan

Character Area 1 Village Centre

Topography	Land Uses
<ul style="list-style-type: none"> Rolling Estates Claylands, River valley setting Lowest areas are seasonal flood meadows. Valley bottom following the line of the River Deben to the south and sloping upward to the north. The Street is within the valley bottom area and has properties to the north of it on higher ground, which culminates towards the east at Primary School, perched on a bank high above road level. 	<ul style="list-style-type: none"> Mix of uses, but predominantly residential Community - Car Park; Village Hall; Church; Primary School; Green space/ amenity land - Village Green; land adjoining the car park; amenity land at the Kennels & Pound Corner. Recreation - Grassed football pitch and children's play area. Business / employment - White Horse Public House; Easton Harrier Hunt Kennels, Welding company based at The Old Osier
Layout	Roads, Streets, Routes
<ul style="list-style-type: none"> Primarily detached dwellings set back from roads Some examples of semi-detached homes and occasional short terrace Smaller plots on School Lane. A few properties are adjacent to the footway on The Street Development of more recent bungalows in large plots at Harriers Walk built on the grounds of the former Easton Estate Park Mansion House and retains some of this park-like quality, due to the sloping site, low roof elevations and large number of mature trees. 	<ul style="list-style-type: none"> The Street: Relatively wide road with narrow footways and grass verges. School Lane (southern end): Narrow lane with high hedges and verges and concealed accesses. Framlingham Road: Relatively wide road with grass verges and footway extending to end of Serpentine Wall. Harriers Walk and Earls Field: Residential cul-de-sacs Footpaths: Four Bridges path from next to Hunt Kennels to Letheringham via attractive arched bridge. Cemetery and Bowls Club path from The Street provides a route around Easton Park to Framlingham Road or to Parham.
Spaces	Buildings
<ul style="list-style-type: none"> Village Green between The Street and the Church used for May Fair and Christmas Tree Recreation Ground accessed from Four Bridges footpath: Unmarked football pitch and fenced play area. Car park and adjoining amenity land Round House and surrounding land at Easton Harrier Hunt Kennels Pound Corner Round House and Pound Cottages grounds Churchyard 	<ul style="list-style-type: none"> Large number of listed buildings and other buildings that are worthy of protection as local assets, as identified in Suffolk Coastal's Conservation Area Appraisal and identified on map below. 3 of the 4 unique Round Houses are situated in Area 1 (The Street, Pound Corner and Framlingham Road). Variety of architectural styles, forms and scales, from single storey cottages (Rosemary Cottage, Double Bungalow) to the large 3 storey Black and White Cottages, with their massive chimneys and ornate external timbering, features not seen in other villages. More recent developments include Harriers Walk and individual dwellings in School Lane and Earls Field, with some individual modern dwellings in The Street, Framlingham Road and School Lane
Landmarks	Green and Natural Features
<ul style="list-style-type: none"> Serpentine Wall and gateway to former Easton Estate Church White Horse Primary School Village Hall and Harrier Hunt Kennels Two large beech trees at Pond Corner Horse chestnut opposite White Horse Large cedar trees near church 	<ul style="list-style-type: none"> Village green Amenity land next to car park Tree preservation orders as identified on map below Flood meadows between The Street and River Deben Grass verges Trees behind Serpentine Wall and along The Street and Framlingham Road.
Streetscape	Views
<ul style="list-style-type: none"> Serpentine Wall is the major streetscape feature of The Street and Framlingham Road Signs and lines associated with traffic management Only limited overhead wires. The village has no street lighting Short concrete posts separating village green from highway Village Sign Boundaries, a mix of hedging, low brick walls (other than Serpentine Wall) and wooden fencing. 	<ul style="list-style-type: none"> Important views are identified on the map

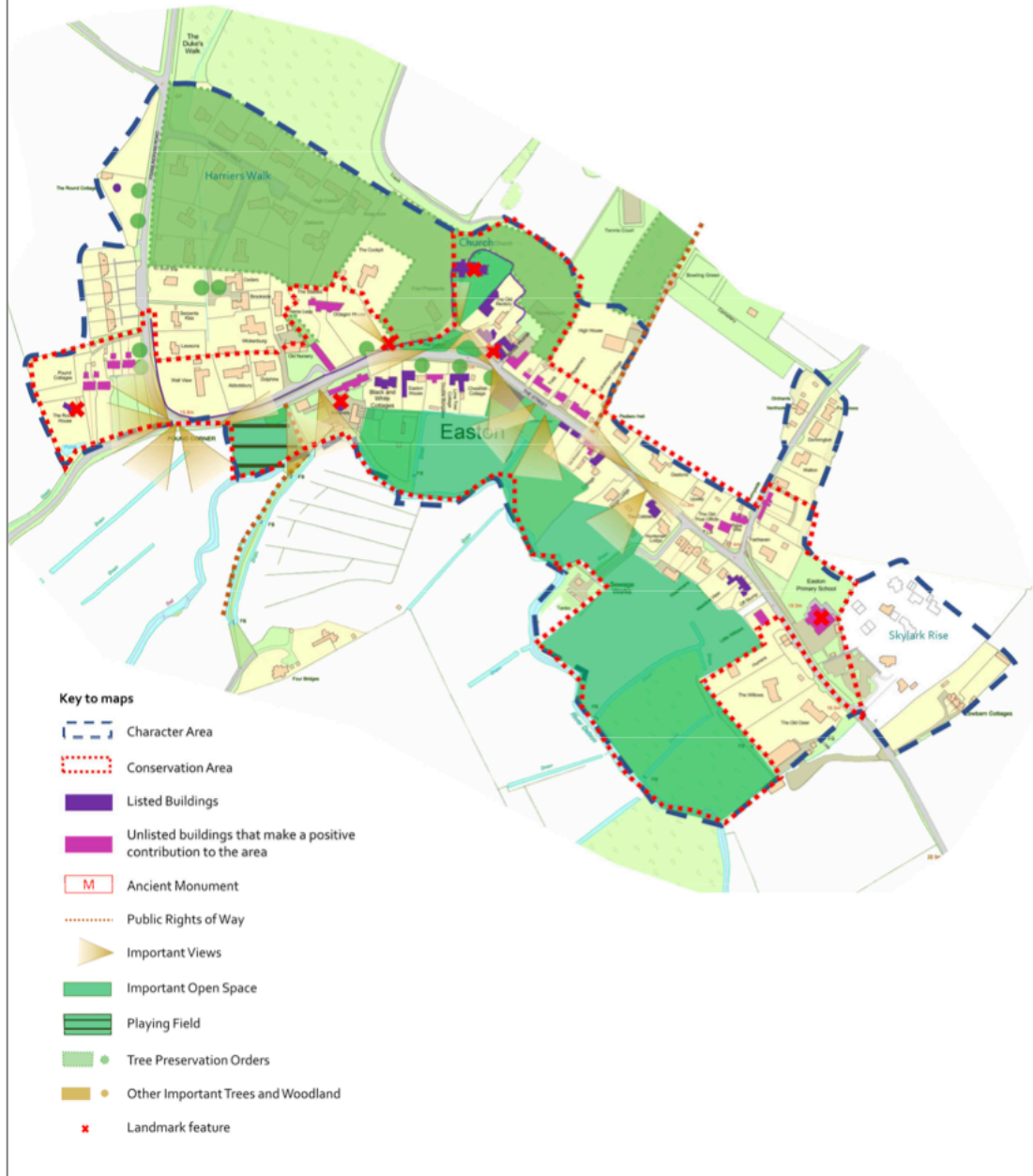


CHARACTER APPRAISAL



Easton Neighbourhood Plan

Character Area 1 Village Centre



CHARACTER APPRAISAL



Character Area 2 Bowls / Cricket Club and Cemetery area

Topography	Land Uses
<ul style="list-style-type: none"> Rolling Estates Claylands. Valley side sloping down to The Street, steep in places. Flattening out towards the top of the area. 	<ul style="list-style-type: none"> Primarily community and recreation uses plus agricultural field and paddock
Layout	Roads, Streets, Routes
<ul style="list-style-type: none"> Rectangular plots of land with exception of two dwellings intruding into area on School Lane. Red brick wall boundary of Easton Park provides distinct boundary to the area 	<ul style="list-style-type: none"> Area is accessed by roadway / public footpath leading from The Street. The public footpath provides a route around Easton Park to Framlingham Road or to Parham.
Spaces	Buildings
<ul style="list-style-type: none"> Cricket Field Bowling Green Cemetery 	<ul style="list-style-type: none"> Bowls Clubhouse overlooking Bowling Green Cricket Pavilion with decorative clock on roof and low white picket fence in front
Landmarks	Green and Natural Features
<ul style="list-style-type: none"> Cricket Pavilion Cemetery 	<ul style="list-style-type: none"> Formal sports fields Cemetery more informal green space with low trimmed hedge with a few trees to the south side including large oak and informal hedging to north side The trees of Bentries Belt lie the other side of the red brick wall and border the whole of the public right of way. Some large trees overhang the footpath.
Streetscape	Views
<ul style="list-style-type: none"> Sleep incline from The Street, where the path is completely tarmac. Grass in the middle until it reaches the entrance to High House, where it becomes fully tarmac. Grass verges both sides and red brick walling along the majority of western side, with wire and wooden post fencing bordering Cemetery Field to the east side. Beyond Bowls Club it's a narrow public footpath only with the red brick wall to the west and wire fencing on the east. 	<ul style="list-style-type: none"> Important views are identified on the map



CHARACTER APPRAISAL



Easton Neighbourhood Plan

Character Area 3 Western outskirts

Topography	<ul style="list-style-type: none"> Rolling estate claylands which are undulating and interspersed with areas of woodland. Narrow flat river valley. Land levels towards the approach to the village
Land Uses	<ul style="list-style-type: none"> Predominately agriculture – arable, pasture and meadowland
Layout	<ul style="list-style-type: none"> Other than Easton Grange and an isolated barn between Monewdon Road and Kettleborough Road, there are no buildings in this area. Fields are large and bounded by established hedgerows.
Roads, Streets, Routes	<ul style="list-style-type: none"> Borretts Farm Lane: Old single vehicle lane leads to Kettleburgh. Kettleburgh Road: Slightly wider but retains its country lane feel. Monewdon Road: Single track country lane with post and rail fencing for much of its length providing extensive views. Public footpaths run generally north – south through the area.
Spaces	<ul style="list-style-type: none"> No public spaces in this area
Buildings	<ul style="list-style-type: none"> Easton Grange (Low Farm) house Grade 2 Listed Building – Late 16c /early 17c. The barns associated with the farm have been renovated and converted to a wedding venue. Isolated barn between Monewdon Road and Kettleburgh Road
Landmarks	<ul style="list-style-type: none"> No distinct landmarks within this character area but extensive views to distant buildings including Letheringham church
Green and Natural Features	<ul style="list-style-type: none"> Woodlands – Sessions and Skouldings wood between Kettleburgh Road and Borretts Farm Lane Grass verges along roads and well maintained hedgerows between fields. Isolated and distinct oak trees are a distinct feature throughout the area
Streetscape	<ul style="list-style-type: none"> No particular features of note
Views	<ul style="list-style-type: none"> Views identified on map below

Character Area 4 Martley Hall and Easton Park

Topography	<ul style="list-style-type: none"> Rolling Estates Claylands, sloping down towards the Deben River Valley to the south
Land Uses	<ul style="list-style-type: none"> Mix of residential and commercial stud farm with associated paddocks
Layout	<ul style="list-style-type: none"> Cluster of buildings at northern end of Framlingham Road around Martley Hall Martley Hall Stud introduces regular shaped paddocks into Easton Park Easton Hall and Easton Hall Lodge sit within plot screened by trees from Framlingham Road
Roads, Streets, Routes	<ul style="list-style-type: none"> Framlingham Road: Country lane feel with extensive tree line and wide verge on eastern side in front of Serpentine Wall Public Footpath: Commences off the Framlingham Road immediately adjacent to a postbox and Martley Hall and leads eastwards to Parham via Stud Farm Wood or the path also follows the Serpentine Wall to the Cricket Club and the village
Spaces	<ul style="list-style-type: none"> No public spaces in this area but wide verge is important to setting of Serpentine Wall
Buildings	<ul style="list-style-type: none"> No Listed Buildings other than Serpentine Wall Easton Hall: Arts and Crafts 1920's house. Martley Hall has a 16th Century timber framed core and is moated. The Hall was modernised and restored in the 1920's and the wings were extended. Martley Hall Cottages built in 1920's for stud farm workers The Old Stud Farm complex of buildings now converted to residential
Landmarks	<ul style="list-style-type: none"> The red brick Serpentine wall running along much of the east side of Framlingham Road The large pillared gateway within the wall giving access to Martley Hall. The three late 19th Century former Estate houses close to the sharp bend in Framlingham Road .
Green and Natural Features	<ul style="list-style-type: none"> Easton Park: A large area of historic timbered parkland and horse paddocks with ancient woodland to the north (Ash Grove) & south (The Wilderness). Designated Historic Parkland in Local Plan. Framlingham Road: Wide grass verge and tree lined
Streetscape	<ul style="list-style-type: none"> Serpentine Wall on Framlingham Road Martley Hall pillared gateway
Views	<ul style="list-style-type: none"> Views identified on map below



CHARACTER APPRAISAL



Easton Neighbourhood Plan

Character Area 5 Easton Farm Park

Topography	<ul style="list-style-type: none"> Rolling estate claylands and floodplain Slopes towards the River Deben, which are undulating and interspersed with areas of woodland.
Land Uses	<ul style="list-style-type: none"> Mix of uses centred on Farm Park tourism destination Grazing on fields and flood meadows
Layout	<ul style="list-style-type: none"> Farm Park is modelled on traditional "Model Dairy Farm" with surrounding grazing and meadows. Now a major destination used for farming related activities and special events. Sanctuary Cottages on Monewden Road.
Roads, Streets, Routes	<ul style="list-style-type: none"> Monewden Road: Single track country lane with post and rail fencing for much of its length providing extensive views. Narrow lane leading to Letheringham Mill
Spaces	<ul style="list-style-type: none"> No public spaces in this area
Buildings	<ul style="list-style-type: none"> Duke of Hamilton's late 19th Century Listed "Model Dairy Farm" buildings. Listed late 19th Century loose boxes and numerous old farm buildings. Sanctuary Cottages, a pair of Listed Estate workers cottages.
Landmarks	<ul style="list-style-type: none"> No distinct landmarks within this character area but extensive views to distant buildings including Letheringham church Easton Farm Park and Sanctuary Cottages. 2 road bridges over the River Deben, marking the eastern and western boundaries
Green and Natural Features	<ul style="list-style-type: none"> River Deben lined with trees. Field hedges. Low lying meadowlands subject to seasonal flooding. Large willow trees lining the roadside near Sanctuary Bridge.
Streetscape	<ul style="list-style-type: none"> Fingerpost road directions, cycle route and speed signage
Views	<ul style="list-style-type: none"> Views identified on map below

Character Area 6 North of Borretts Farm Lane and Stud Farm

Topography	<ul style="list-style-type: none"> Generally flat and rolling with a slight fall towards Deben valley and towards Parham
Land Uses	<ul style="list-style-type: none"> Predominately agriculture with crops being grown on rotational basis A number of woods where game are reared for Autumn shooting
Layout	<ul style="list-style-type: none"> Patchwork of rectangular areas of woodland surrounded by large arable fields and with the occasional isolated dwelling.
Roads, Streets, Routes	<ul style="list-style-type: none"> Dark Lane: Commences from the Framlingham Road and leads to Framlingham. Borretts Farm Lane: Old single vehicle lane leads to Kettleburgh. Public Footpath: From Framlingham Road immediately adjacent to postbox and Martley Hall and leads eastwards to Parham via Stud Farm Wood or via the Serpentine Wall to the Cricket Club and the village
Spaces	<ul style="list-style-type: none"> No public spaces in this area
Buildings	<ul style="list-style-type: none"> The Round House, Dark Lane: Grade 2 listed property built late 19th C. Dark Lane House: Grade 2 listed property built early in 17th C. Milneswood: Built in the mid 1960's.
Landmarks	<ul style="list-style-type: none"> The Oak Woods in the area are a distinct feature in the landscape, as is the Round House Listed Building
Green and Natural Features	<ul style="list-style-type: none"> Woodlands - Milnes Wood, Hut Covert, Tanners Grove, Stud Farm Wood and the wonderfully named Belle & Gertie wood. Mixed native species hedgerows grow either side of both Dark Lane and Borretts Farm Lane
Streetscape	<ul style="list-style-type: none"> Borretts Farm Lane and Dark Lane are single track roads
Views	<ul style="list-style-type: none"> Views identified on map below



CHARACTER APPRAISAL



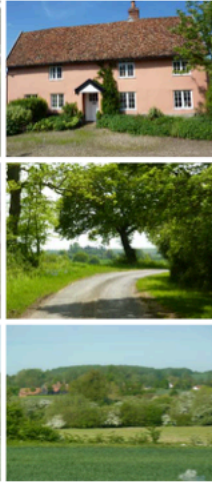
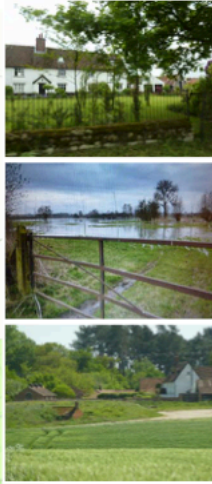
Easton Neighbourhood Plan

Character Area 7 Eastern outskirts

Topography	<ul style="list-style-type: none"> Slopes steadily down to the River Deben valley. Lower part (as far as Bentries Farm) is Rolling Estates Clayland. Above of this, where the slope declines, it becomes Ancient Estate Claylands.
Land Uses	<ul style="list-style-type: none"> Some residential including 7 properties on Hacheston Road Predominantly arable farmland with some grass paddocks and woodland
Layout	<ul style="list-style-type: none"> Properties on Hacheston Road spread out in large plots Bentries Farm and Park House stand in isolated locations
Roads, Streets, Routes	<ul style="list-style-type: none"> School Lane and Hacheston Road are both single track School Lane provides access to Cricket Club and Park House Public footpath: Commences on The Street and heads north past the Bowls and Cricket Club to Stud Farm Wood
Spaces	<ul style="list-style-type: none"> No public spaces in this area
Buildings	<ul style="list-style-type: none"> Mix of traditional current or former farm houses, farm cottages and farm buildings Bentries Farm (formerly Bentries Hall) - moated Grade 2 Listed farmhouse. The Moat is a Scheduled Ancient Monument. A number of other listed buildings exist including Glevering House, Home Farm and Offhand Farmhouse
Landmarks	<ul style="list-style-type: none"> The two pairs of Estate cottages on the Hacheston Road. Single veteran roadside oak tree near Offhand Farm on the Hacheston Road. Bentries Farm & buildings within fields to the west of Hacheston Road. Earls Field, the new housing estate currently under construction on the valley side, is highly prominent from the lower part of Hacheston Road
Green and Natural Features	<ul style="list-style-type: none"> Single veteran oak tree near Offhand Farm Hedgerows on Hacheston Road and School Lane Park Wood, Maids Wood and Ralph's Wood - County Wildlife Sites
Streetscape	<ul style="list-style-type: none"> Hacheston Road - Grass verges and front boundaries mainly hedged. Upper School Lane steep banks and grass verges. Finger post at Hacheston Road / Wickham Market Road junction
Views	<ul style="list-style-type: none"> Views identified on map below

Character Area 8 South of Wickham Market Road

Topography	<ul style="list-style-type: none"> Sloping valley side, steep in places, leading to the flat flood plain of the River Deben. Rolling Estate Claylands
Land Uses	<ul style="list-style-type: none"> Cluster of dwellings and farm buildings around Home Farm and Glevering House Agricultural - arable land to the south between Wickham Market Road and the River Deben. Grassland - in the field to the south of the road where it enters Easton village, adjacent to The Old Oster bungalow.
Layout	<ul style="list-style-type: none"> Cluster of 7 residential properties and agricultural buildings around Glevering House, on the south of Wickham Market Road. Some close to the roadside, others lying well back.
Roads, Streets, Routes	<ul style="list-style-type: none"> Wickham Market Road: narrow winding, undulating road which leads down into Easton village.
Spaces	<ul style="list-style-type: none"> No public spaces in this area
Buildings	<ul style="list-style-type: none"> Glevering House: Grade 2 Listed C17 farmhouse. Home Farm Cottages: Built for farm workers in 1958. Cranes Hill and Glendower: Two mid C20 brick bungalows with pantile roofs. Pine Tree Cottages, a pair of late 19th Century Estate workers cottages.
Landmarks	<ul style="list-style-type: none"> Glevering House with its low wall & iron railings adjoining the Wickham Market road. A tall flowering Robinia tree (False Acacia) leaning across the road outside Glevering House.
Green and Natural Features	<ul style="list-style-type: none"> Wickham Market Road: Hedges and small trees lining most of the road. Large acacia tree outside Glevering House. Large pine trees above Pine Cottages. Grass field to the south on entering Easton village. River Valley: Field hedges. Meadowland in the flood plain, with trees and woodland
Streetscape	<ul style="list-style-type: none"> Tarmac road with no signage. The northeast side is lined by high overgrown hedges with steep banks to and no verges. The southwest side also has steep banks and no verges, but with intermittent lower hedges.
Views	<ul style="list-style-type: none"> Views identified on map below



LOCAL PLAN UPDATE



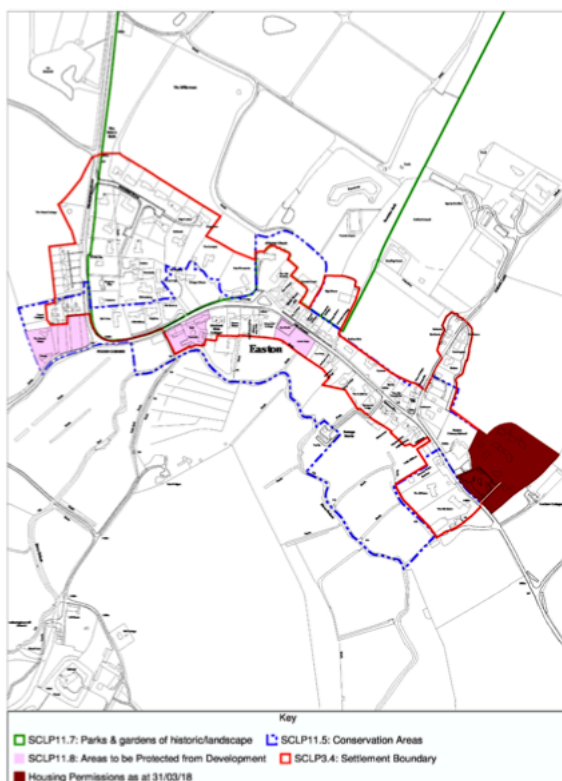
Easton Neighbourhood Plan

Suffolk Coastal Local Plan

Consultation on a new Draft Local Plan for the Suffolk Coastal area commenced yesterday and will last for eight weeks. The Plan makes provision to "significantly boost the supply of housing, the mix of housing available and the provision of affordable housing, through the delivery of at least 545 new dwellings per annum (at least 10,900 over the period 2016 - 2036)"

Easton falls within the settlement category "Small Village". In this category the following general levels of development is planned:

- **Employment:**
Development within existing employment areas
Development of employment uses appropriate to the scale of the settlement
- **Retail:**
Protection of local shops
- **Housing:**
New housing allocations
Small groups of new housing and infill within settlement boundaries



Easton
Suffolk Coastal District Council

Scale 1:5000
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Easton specific proposals:

The Plan notes that:

1. there were no new houses completed in the village between April 2016 and April 2018; and
2. at 1 April 2018 there were 24 homes with planning permission and yet to be completed.

We believe that the permissions are:

Skylark Rise	14
Bentries Farm (conversion)	1
Home Farm (conversions)	7
The Old Kennels	1
South of The Old Kennels	1

The Plan also sets out that the Neighbourhood Plan should make provision for at least 10 new houses (not including the existing permissions) between now and 2036.

The Map to the left is the plan for Easton in the Draft Local Plan. It identifies a Settlement Boundary and the related policy is:

Policy SCLP3.4: Settlement Boundaries

Settlement boundaries are defined on the Policies Map. Land which is outside of settlement boundaries in the Local Plan and Neighbourhood Plans is defined as Countryside.

New residential, employment and town centre development will not be permitted in the Countryside except where specific policies in this Local Plan or Neighbourhood Plans indicate otherwise.

Proposals for new residential development outside of the settlement boundaries will be strictly controlled in accordance with national planning policy guidance and the strategy for the Countryside.

Neighbourhood Plans can make minor adjustments to settlement boundaries and allocate additional land for residential, employment and town centre development providing that the adjustments and allocations do not undermine the overall strategy and distribution as set out in this Local Plan.

WHAT NEXT



Easton Neighbourhood Plan

Following today's event, the Working Group and our Planning Consultant will continue to finalise the background information need to start writing the Plan.

The next big decision will be decide how the Local Plan housing requirement will be delivered. We will provide feedback to you through another drop-in event later this year where you'll be presented with some options on where the housing could go. The options will be based on the results of the Household Survey and the Site Assessments referred to on the previous board.

We will then be in a position to start writing the Draft Neighbourhood Plan. We want the Neighbourhood Plan to be in-line with the new Local Plan and so will need to be mindful of the timetable for the preparation of that Plan.

Local Plan timetable

- First Draft Local Plan: **Summer 2018**
- Proposed Submission Plan (final draft plan) published for representations relating to soundness: **Winter 2018**
- Submission of plan for Examination by Planning Inspectorate: **February 2019**
- Examination hearing: **June 2019**
- Inspector's Report published: **October 2019**
- Adoption of plan by Suffolk Coastal Council: **November/December 2019**

Neighbourhood Plan indicative timetable

- Options Drop-in event: **early Autumn 2018**
- Draft Neighbourhood Plan consultation: **early 2019**
- Submission of plan to Suffolk Coastal: **Spring 2019**
- Independent Examination: **Summer 2019**
- Referendum: **early Autumn 2019**
- Adoption of Neighbourhood Plan by Suffolk Coastal Council: **Winter 2019**
-

WE WELCOME YOUR COMMENTS AND SUPPORT

PLEASE LET US HAVE YOUR FEEDBACK



KEEPING EASTON SPECIAL

APPENDIX 7: Stage 3 – Pre-submission consultation on the draft Neighbourhood Plan

Appendix 7(a): Front and back of flyer/poster for draft Neighbourhood Plan

**Comment on the draft
Neighbourhood Plan
for Easton**



**Drop-in exhibition
Saturday 4th February, 10am-2pm
at Easton Village Hall**

From 4th February to 20th March,
read a copy at All Saints Church, Easton
or online at
<https://easton.suffolk.cloud/neighbourhood-plan/>
Consultation closes for comments on 20th March 2023

The Easton Neighbourhood Plan is a planning policy document written by the community to guide future development in the area until 2036. The Steering Group want to know your views on the draft Plan. Comment on the Plan this Spring.



**Drop-in exhibition on
the draft Plan**
Saturday 4th February,
10am-2pm. Comment
with a cuppa
a Easton
Village Hall.



Or from 4th February to
20th March, read a copy
at All Saints Church,
Easton or online at
[https://
easton.suffolk.cloud/
neighbourhood-plan/](https://easton.suffolk.cloud/neighbourhood-plan/)

EASTON
Neighbourhood Plan
2018-2036



Pre-submission DRAFT
February 2023

After this consultation, the Neighbourhood Plan will be revised and submitted to East Suffolk Council for examination and local referendum. If voted for by residents of Easton, it will become part of the statutory development plan for the area.

Appendix 7(b): Banner to advertise the drop-in event

Easton Neighbourhood Plan

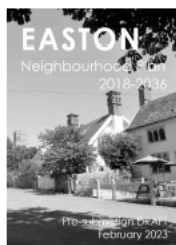
TODAY: Village Hall event

Appendix 7(c): Consultation response form (also available online)

EASTON Neighbourhood Plan

DRAFT Neighbourhood Plan CONSULTATION RESPONSE FORM

Consultation period: Saturday, 4th February to Monday, 20th March 2023.



The Easton Neighbourhood Plan is a planning policy document written by the community to guide future development in the area until 2023.

Please use this form to comment on the draft Neighbourhood Plan, or comment online <https://easton.suffolk.cloud/neighbourhood-plan/> so we can make amendments before submitting it for examination.

PLEASE NOTE: This is a formal stage of consultation on the Neighbourhood Plan before it is submitted to East Suffolk Council. Comments received will be reported in a Consultation Statement which will be submitted alongside the Plan, and which will include your organisation (if applicable) and comments. The Consultation Statement will be publicly available online.

On submission of the Neighbourhood Plan, Easton Parish Council is required to share personal details of those that have commented on the document to East Suffolk Council so that they can discharge their legal duties in relation to publicising the submission of the Plan, in accordance with the Neighbourhood Planning (General) Regulations.

By submitting a consultation response at this stage, you authorise Easton Council to legally collect and share your data in this manner. You can view the Parish Council's Privacy Policy on the website.

PLEASE SEND YOUR COMPLETED RESPONSE FORM TO: Sue Piggott, 10 Oak Burn, Harriers Walk, Easton, Woodbridge, Suffolk, IP13 0HA.

OR EMAIL: eastonsuffolkplan@gmail.com by 20th March 2023.

Name	
Email address (or postal address)	
Organisation name (if appropriate)	

HOUSING policies

Policy ETN1: Housing Development	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
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Comments

Policy ETN2: Land south-west of Wickham Market Road	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
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Comments

NATURAL ENVIRONMENT policies

Policy ETN3: Protection of Landscape Character and Important Views	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
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Comments

Policy ETN4: Recreational Disturbance Avoidance and Mitigation	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
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Comments

Policy ETN5: Biodiversity and Habitats	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	
Policy ETN6: Local Green Spaces	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	


HISTORIC ENVIRONMENT AND DESIGN policies	
Policy ETN7: Non- designated Heritage Assets	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	
Policy ETN8: Design considerations	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

INTRASTRUCTURE AND SERVICES policy	
Policy ETN9: Village Services and Facilities	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

EASTON DESIGN GUIDANCE AND CODE	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	



EASTON SITE MASTER- PLANNING	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	



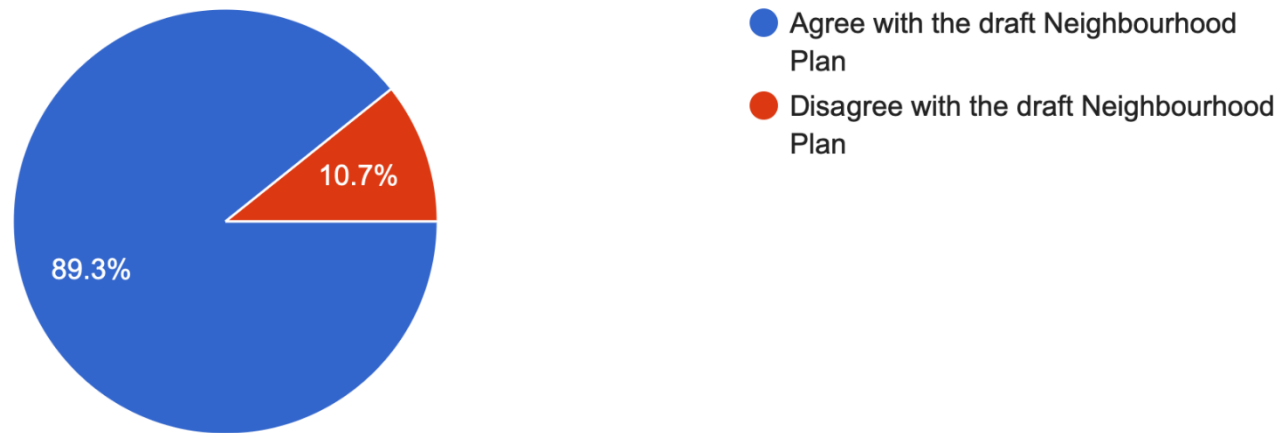
OVERALL , do you <input type="checkbox"/> Agree with the draft Neighbourhood Plan <input type="checkbox"/> Disagree with the draft Neighbourhood Plan Any further comments about the draft Neighbourhood Plan	
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Please note, if you have any further comments, you are welcome to add another page of comments, or email eastonsuffolkplan@gmail.com. **THANK YOU.**

7(d): Log of all comments and responses to Pre-submission Consultation (Regulation 14)

General comments

OVERALL, do you
28 responses



Respondent	Reference (paragraph or policy number)	Response	Steering Group response	Action
East Suffolk Council	General	The Neighbourhood Plan is very well presented with clear text, maps and photographs.	Supportive comment	
National Highways	General	<p>In relation to the Easton Neighbourhood Plan Draft Pre-Submission, our principal interest is in safeguarding the operation of the A12 in the area, which runs in a north-south direction to the east of the parish (circa. 2km).</p> <p>We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Easton Parish Council is required to be in general conformity with the strategic policies of the development plan which comprises of the Suffolk Coastal Local Plan (adopted September 2020), the adopted Suffolk Minerals and Waste Locals Plan (2020), Town and Country Planning Regulations 2012 and the National Planning Policy Framework (2021).</p> <p>The parish in relation to this Neighbourhood Plan document is rural in nature, based on the population estimates, the population of the parish is 669 residents. Also, there is no existing significant developments in the parish of residential, employment or commercial land uses which generate significant trip attraction/ generation which impact the local SRN network. The most significant tourist attraction, on the edge of the village is the Easton Farm Park.</p>	<p>Supportive comment</p> <p>Note: The population of the parish is 384 not 669</p>	

		<p>The document refers to the East Suffolk Local Plan (Suffolk Coastal Local Plan, adopted September 2020) in relation to the local housing requirement, the Local Plan designates Easton as a 'small village' and sets out the approach for development within Easton, providing reference for development in general as well as retail and housing. Based on the Local Plan it has been identified the need for Easton to deliver a total of 20 additional dwellings (on top of the 24 dwellings already completed at the Local Plan baseline date on 2018), therefore suggesting nominal impact on the local highway network. Furthermore, the objective of this NP in terms of housing is to ensure the housing growth is commensurate with the level of services and facilities in the village and deliver housing that is tailored to meet the needs of the community. It is of keynote; National Highways is consulted on a regular basis in relation to any new developments or changes to schemes that could have potential impact on the SRN in the area.</p> <p>We consider that the Easton Neighbourhood Plan is not expected to have any significant impacts on the operation of the SRN in the area due to the limited level of growth proposed across the Parish, which is envisaged by the Neighbourhood Plan, it is considered that the policies set out within the documents are unlikely to cause a severe impact on the operation or capacity of the SRN.</p> <p>Henceforth, we have no further comments to provide and trust that the above is useful in the progression of the Easton Neighbourhood Plan.</p>		
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Suffolk Preservation Society	General	Thank you for the reminder. On this occasion I am advised that we will not be submitting comments.	Noted	
The Coal Authority	General	<p>Thank you for your notification below regarding the Pre-submission draft EASTON Neighbourhood Plan (Regulation 14) Consultation.</p> <p>The Coal Authority is only a statutory consultee for coalfield Local Authorities. As East Suffolk Council lies outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.</p> <p>This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.</p>	Noted	
Historic England	General	<p>Thank you for consulting Historic England about your Regulation 14 draft Neighbourhood Plan. This is the first opportunity Historic England has had to review your neighbourhood plan. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process.</p> <p>Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers - be they interested members of the public, planners or developers -</p>	Supportive comment	

		<p>regarding how the place should develop over the course of the plan period.</p> <p>At this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below, which may be of assistance. The conservation officer at your local planning authority will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets.</p> <p>Paragraph 190 of the National Planning Policy Framework (2021) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place.</p> <p>It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.</p>		
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		<p>The government's National Planning Practice Guidance https://www.gov.uk/guidance/neighbourhood-planning-2 on neighbourhood planning is clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a neighbourhood scale. Your Neighbourhood Plan is therefore an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. Your plan could, for instance, include a list of locally important neighbourhood heritage assets, (e.g. historic buildings, sites, views or places of importance to the local community) setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan. We refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7</p> <p>The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement. We would refer you to our guidance on</p>		
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		<p>writing effective neighbourhood plan policies, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/</p> <p>If you have not already done so, we would recommend that you speak to the staff at Suffolk County Council who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway (www.heritagegateway.org.uk <http://www.heritagegateway.org.uk>). It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages.</p> <p>Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here:</p>		
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		<p>http://mycommunity.org.uk/funding-options/neighbourhood-planning/.</p> <p>Easton Conservation Area may have an appraisal document that would ordinarily set out what the character and appearance of the area is that should be preserved or enhanced. The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and, if your Conservation Area does not have an up to date appraisal, these policies could be underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: HE Advice Note 1 - conservation area designation, appraisal and management https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/, and here: https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/. The funding opportunities available from Locality discussed above could also assist with having this work undertaken.</p> <p>The NPPF (paragraphs 124 - 127) emphasises the importance placed by the government on good design, and this section sets out that planning (including</p>		
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		<p>Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of your area. The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place - for instance through the use of appropriate materials, and attractive design.</p> <p>Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them, or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here: <https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.></p> <p>You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here:</p>		
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		<p>http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/ .</p> <p>Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here: https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/</p> <p>If you are concerned about the impact of high levels of traffic through your area, particularly in rural areas, the "Traffic in Villages" toolkit developed by Hamilton-Baillie Associates in conjunction with Dorset AONB Partnership may be a useful resource to you.</p> <p>Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been</p>		
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		<p>produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful. These can help you to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. This can be found here:</p> <p><https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.</p> <p>Historic England Advice Note 11- Neighbourhood Planning and the Historic Environment, which is freely available to download, also provides useful links to exemplar neighbourhood plans that may provide you with inspiration and assistance for your own. This can be found here: <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/></p> <p>The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan:</p> <p>HE Advice Note 2 - making changes to heritage assets: <https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/></p>		
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		<p>HE Good Practice Advice in Planning 3 - the setting of heritage assets: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/></p> <p>If you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, we would recommend you review the following two guidance documents, which may be of use:</p> <p>HE Advice Note 3 - site allocations in local plans: <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans></p> <p>HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment : <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/></p> <p>We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.</p> <p>Finally, we should like to stress that this advice is based on the information provided by in your correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we</p>		
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		consider these would have an adverse effect on the historic environment.		
Individual 1	General	The allocated location for new housing would appear to be the only site where the impact on the residents would be negligible both in terms of increased traffic through the village and the visual amenity.	Supportive comment	
Individual 2	General	If there must be additional housing, the site chosen seems to be a good one that won't spoil the village for residents like me who live here already	Supportive comment	
Individual 3	General	A good place for the new houses	Supportive comment	
Individual 4	General	I like the place for the new housing if we need it	Supportive comment	
Individual 5	General	If more housing is required I am strongly in favour of the allocated site within the plan	Supportive comment	
Individual 6	General	I believe the allocated site within the plan is the best position for new housing	Supportive comment	
Individual 7	General	I agree with new housing site in the plan	Supportive comment	
Individual 8	General	New housing as per the site on the plan	Supportive comment	
Individual 9	General	I appreciate that a lot of work has gone into this project, and I hope the outcome will be satisfactory for the village.	Supportive comment	
Individual 10	General	But would like footpaths to be considered more to allow all residents to use village facilities and feel part of this wonderful community	More footpaths wanted	
Individual 12	General	A good and professional approach to Easton site masterplanning. Thank you.	Supportive comment	
Individual 13	General	Sadly many of Easton's problems derive from threats generated outside of village problems e.g. traffic volumes	Comment outside of parish	

Individual 18	General	It needs to be a bit more future-proof and brave overall in its assertions of what is important. Most will just read the summary boxes and as such all important aspects such as sewage works capacity, village boundary, sustainability of design and build, impacts on the river Deben and nature should all be LOUD and clear.	Comment	No change
Individual 20	General	A very well researched and presented document.	Supportive comment	No change
Individual 21	General	Please could my name be removed as part of the steering committee as i never attended a meeting. I can not be named in a document that had 4 plus years to be completed, yet has left a village vulnerable to unwanted developments	Change to text	Action Removed reference to individual
Individual 23	General	Completing the above tick boxes in this response form requires greater competence and understanding of the complex issues that is in my gift. I hope, however, that my comments may prove useful. Please note my thanks to those parishioners who have devoted their time and skills in facilitation the draft Neighbourhood Plan.	Noted Supportive comment	No change
Individual 25	General	Very thorough - Well done!	Supportive comment	No change
Individual 26	General	I mostly agree with the concept of the new properties but the road calming isn't working, so suggested 12 new properties would be in a dangerous situation crossing the road and using the footway suggested	Road calming Schemes must be designed and delivered by SCC Highways, they are part of a consultation process for development when the LA	No change.

			determines an application	
Individual 28	General	I realise that this has been driven by Government policy, but my main concern is that we are using virgin land - which should be used for growing crops etc. Question: Do we actually need more houses in this area?	Location of allocation Housing numbers are set by East Suffolk Council	No change.
Individual 29	General	I don't think there should be any more dwellings than there are at present other than suitable windfall sites.	Housing numbers are set by East Suffolk Council	No change.
Individual 31	General	There are some details that should be amended prior to submission however I agree with the general direction of the document.	Supportive comment	No change
Individual 32	General	We feel it should be noted that the District Council has made this process and associated documentation unhelpfully complex to understand and respond too, for some reason, for most people outside of the planning profession.	Comment about the process - Noted	No change

Introductory chapters/other non-policy chapters

Respondent	Reference (paragraph or policy number)	Response	Steering Group response	Action
East Suffolk Council	Introduction	<p>The Introduction provides a comprehensive summary of neighbourhood planning and the process so far. For the purposes of the consultation is useful to include details of the consultation that has been undertaken, however it worth noting that, when it comes to submitting the Plan prior to Reg 16, much of this information can be moved to the Consultation Statement that will need to be submitted alongside the plan.</p> <p>Paragraph 1.3- The reference to 'East Suffolk District Council' in should be updated to read 'East Suffolk Council'.</p> <p>Paragraph 1.8- As neighbourhood plans need to conform with the Local Plan, we would suggest deleting 'generally' from the first line. It would be more accurate to say 'The Neighbourhood Plan conforms with...'</p> <p>Paragraph 1.21 (and elsewhere in the Plan)- For ease of reference, you may want to consider including links to the supporting documents within the Plan.</p>	<p>Noted Consultation statement will contain further information.</p> <p>Amendment</p> <p>Amendment</p> <p>Noted</p>	<p>No Change</p> <p>Action To amend to read: Easts Suffolk Council</p> <p>Action To replace word generally with conform</p> <p>No Change</p>

East Suffolk Council	The Plan	Again, this section provides a useful summary of the Neighbourhood Plan. We welcome the clarification of the status of the community actions. Paragraph 2.3- For accuracy, the reference to the Local Plan should be amended to read East Suffolk Council- Suffolk Coastal Local Plan.	Amend to read East Suffolk Council – Suffolk Coastal Local Plan	Action Para 2.3 amended to read East Suffolk Council – Suffolk Coastal Local Plan
East Suffolk Council	About Easton	This section provides a good summary of the history of the Parish, providing useful context.	Supportive comment	No change
East Suffolk Council	Easton Today	Again, this section provides useful context for the neighbourhood plan. It is worth noting that the results of the 2021 are now being published so there may be scope to draw upon more up-to-date data in this section when producing the next draft of the Plan.	Tables to represent most recent census figures needed to replace now outdated tables	Action Amend population data to 2021 census tables -Fig 12 & Fig 13
East Suffolk Council	Planning Policy Context	Within this section, it would also be helpful to make specific reference to Local Plan policy SCLP12.1: Neighbourhood Plans which sets a framework for neighbourhood plans within the former Suffolk Coastal part of East Suffolk. Figure 17 label and paragraph 5.5- For accuracy, the references to the Local Plan should be amended to read East Suffolk Council- Suffolk Coastal Local Plan.	SCLP12.1 is referenced under ETN1 Amendment to 5.5 – to read East Suffolk Council – Suffolk Coastal Local Plan	No Change Action Amendment to 5.5 references to East Suffolk Council- Suffolk Coastal Local Plan
East Suffolk Council	Vision	We welcome the vision as a good example of a clear and concise neighbourhood plan vision. There is typo in first line of Vision Statement – ‘Out vision for Easton’ should presumably read ‘Our vision....’	Typo and amendment	Action Amend typo – Out to read Our

		The bullet points after the initial paragraph do not make any reference to the protection of Local Green Spaces or protection of the natural environment. For completeness we would recommend that a short statement in the vein of the others is added in order to ensure the Vision	To add bullet point wording with reference to protection of Local Green Spaces	Action Additional bullet point to read: Protection of Local Green Spaces and the natural environment
East Suffolk Council	Objectives	Welcome the Objectives which are clearly linked to the policies within the Plan.	Supportive comment	No change
East Suffolk Council	Implementation	We welcome the inclusion of this chapter within the Neighbourhood Plan. For clarity, it may be worth re titling the chapter as 'Implementation and Monitoring'.	Amendment	Action Title changed to read Implementation and Monitoring
East Suffolk Council	Appendix 2: Development Design Principles	We welcome this appendix and acknowledge the amendments made in response to earlier comments from our Design and Conservation team. We would suggest a minor rewording of the second paragraph under the Architecture heading to read: 'Future development proposals should positively contribute to the setting of the Conservation Area and Listed Buildings <u>and their setting</u> through appropriate choice of scale, form, materials and detail, also when beyond the Conservation Area to apply sympathetic style and materials that are in keeping.'	Amendment to Appendix 2: Development and Design principals – Architecture heading to read: Future development proposals should positively contribute to the Conservation Area and Listed Buildings and their setting through appropriate choice of scale, form, materials and detail, also when beyond the Conservation Area to apply sympathetic	Action Amend Appendix 2: Development and Design principals – Architecture to read: Future development proposals should positively contribute to the Conservation Area and Listed Buildings and their setting through appropriate choice of scale, form, materials and detail, also when beyond the Conservation Area to apply sympathetic style

			style and materials that are in keeping.'	and materials that are in keeping.'
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Suffolk County Council	Archaeology	<p>Archaeology SCC welcomes that Chapters 1 and 3 recognise Suffolk County Council Archaeological Service (SCCAS) and describe Easton's heritage in detail.</p> <p>SCC would encourage the amendment to paragraph 9.4, relating to archaeology in development sites, with the following proposed wording: "... Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and the Service should be consulted at the earliest possible stages of preparing a planning application. manages the Historic Environment Record1 for the County and holds numerous records for the parish relating to historic settlement and other cultural activity. Suffolk County Council Archaeological Service would advise that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of any future development sites at an appropriate moment in the design stage, in order that the requirements of the National Planning Policy Framework and East Suffolk (Suffolk Coastal) Local Plan are met. Suffolk County Council Archaeological Service, as advisors to East Suffolk Council, would be happy to advise on the level of archaeological assessment and appropriate stages to be undertaken."</p> <p>Including this detail within the paragraph would add clarity to developers for any future sites. The Neighbourhood Plan could also highlight a level of outreach and public engagement that might be aspired from archaeology undertaken as part of a development project, as increased public</p>	<p>Amend paragraph 9.4 now 9.5 to read: Suffolk County Council Archaeological Service manages the Historic Environment Records for the County and holds numerous records for the parish relating to historic settlement and other cultural activity. Suffolk County Council Archaeological Service would advise that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of any future development sites at an appropriate moment in the design stage, in order that the requirements of the National Planning Policy Framework and East Suffolk -Suffolk Coastal Local-Plan are met. Suffolk County Council Archaeological Service, as advisors to</p>	<p>Action Amended paragraph and corrected reference to East Suffolk Council – Suffolk Coastal Local Plan: Suffolk County Council Archaeological Service manages the Historic Environment Records for the County and holds numerous records for the parish relating to historic settlement and other cultural activity. Suffolk County Council Archaeological Service would advise that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of any future development sites at an appropriate moment in the design stage, in order that the</p>
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		<p>understanding of heritage sites is an aspiration of the National Planning Policy Framework.</p>	<p>East Suffolk Council, would be happy to advise on the level of archaeological assessment and appropriate stages to be undertaken.</p>	<p>requirements of the National Planning Policy Framework and East Suffolk Council -Suffolk Coastal Local Plan are met. Suffolk County Council Archaeological Service, as advisors to East Suffolk Council, would be happy to advise on the level of archaeological assessment and appropriate stages to be undertaken.</p>
		<p><i>Development Sites</i></p> <p>Regarding Site 739, there is potential for medieval and prehistoric remains based on its location at the edge of the village as well as nearby HER and Portable Antiquities Scheme records. SCCAS would recommend a trenched evaluation to be secured by condition, with any mitigation based on the results.</p>	<p>Noted</p>	<p>No Change</p>
		<p>Concerning Site 516, there is potential for medieval and prehistoric remains based on its location at the edge of the village and nearby HER records - specifically, ETN 023 and 018 on the opposite side of the road. SCCAS would recommend a trenched evaluation to be secured by condition, with any mitigation based on the results.</p>	<p>It is expected that the importance of archaeological evaluation will be secured at the point of planning application</p>	<p>No Change</p>

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Suffolk County Council	Minerals and Waste	<p>Minerals and Waste</p> <p>Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means that SCC makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan¹, adopted in July 2020, which forms part of the Local Development Plan.</p> <p>SCC notes that there is no mention of the Suffolk Minerals and Waste Local Plan 2020 in the Neighbourhood Plan. As this document forms part of the Local Development Plan, it should feature in the supporting evidence for the Neighbourhood Plan and its policies be considered in terms of plan making.</p> <p>For information, the majority of the settlement boundary is within the safeguarding area for an Anglian Water site (AW54 - Easton Stw (Suffolk) Anglian Water), including the site allocation identified in Policy ETN2. In this area, Suffolk Minerals and Waste Local Plan 2020 Policy MP10: Minerals Consultation and Safeguarding Areas will apply.</p> <p>It is not expected that any of the protected views will impact this safeguarded waste site, as the site is small and screened from the protected views, however, the Suffolk Minerals and Waste Local Plan 2020, especially Policy MP10 should be acknowledged in the Plan.</p> <p>All the land identified as Settlement Boundary is within the Minerals Consultation Area. This area can be viewed</p>	<p>Amend wording to ETN2</p> <p>Noted</p>	<p>Action</p> <p>Addition to Policy ETN2 to read</p> <p>9 -The site is within the safeguarding area for an Anglian Water site (AW54 - Easton Stw (Suffolk) Anglian Water). In this area, Suffolk Minerals and Waste Local Plan 2020 Policy MP10: Minerals Consultation and Safeguarding Areas will apply. Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available in the wastewater network</p> <p>No Change</p>
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¹ <https://www.suffolk.gov.uk/planning-waste-and-environment/minerals-and-waste-policy/suffolk-minerals-and-waste-development-scheme/>

		<p>on the Interactive Map of Waste Location of Interest² by enabling the "consultation area" overlay (this can be activated via the tab in the lower right corner). For any development proposed in this area, Policy MP10 of the Suffolk Minerals and Waste Local Plan 2020 will apply. The Interactive Map of Waste Locations of Interest also shows safeguarded Minerals and Waste sites.</p>		
Suffolk County Council	Objective 5	<p>Natural Environment <i>Natural Environment Objectives</i> SCC suggests an amendment to Objective 5, focusing on Natural Environment, outlined on page 28. The following wording is suggested: "5. Deliver <u>a measurable increase in biodiversity</u> net gains to the extent and <u>support the</u> quality of natural habitats." This amendment will strengthen the intent of the objective and provide criteria which could be used to</p>	<p>Amendment To change No 5 – Objectives from: Deliver a measurable increase in biodiversity net gain and support the quality of natural habitats to read: Deliver a measurable increase in biodiversity net gain and support</p>	<p>Action To change Objective No 5 – to read: Deliver a measurable increase in biodiversity net gain and support the quality of natural habitats</p>

² <https://scc-planning.github.io/minerals-waste-map/>

		determine the Plan's success in delivering on the vision for the Parish.	the quality of natural habitats	
Suffolk County Council	Dark skies	<p><i>Dark skies</i></p> <p>SCC recognises that the Parish's "natural dark skies" are mentioned in the Vision statement and illustrated in Figure 32, but not anchored in any of the Plan's policies, except with regards to street-lighting in Policy ETN2 which only relates to one site. SCC suggests that additional wording on dark skies could be integrated into Policy ETN5, to ensure this particular local character attribute is maintained.</p> <p>Dark skies policies can include details on mitigating and limiting light spill such as via aiming light sources towards the ground as opposed to developments using sky-facing lighting which provides negligible lighting to the surrounding area whilst emitting significant light pollution into the sky. Regarding this, however, the Neighbourhood Plan Steering Group should be aware of the Written Ministerial Statement 2015¹¹ which states that Neighbourhood Plans should not set any additional local technical standards and the policy should be phrased to show support rather than enforce standards.</p>	The steering group decided that adding a Dark Skies policy would address the comments to anchor 'the parishes natural dark skies' into the plan. Also to add to Objectives points table	Action To add a Dark Skies policy which has become ETN3. Also to add wording to text para 8.10 and wording within Objectives
Suffolk County Council	Landscape character	<p><i>Landscape Character</i></p> <p>Paragraph 4.7 refers to statutory landscape designations before then proceeding to refer to Landscape Character Types as identified by the Suffolk Landscape Character Assessment. SCC wishes to highlight that these do not, in themselves, constitute statutory designated landscapes. Therefore, SCC proposes to include "non-" before statutory in this paragraph. Regarding statutory landscape designations, Easton lies over 7km to the north-west of the Suffolk Coast and</p>	Amend text Amend text to include 'non' before statutory in para 4.7	Amended text Text amended para 4.7 to read: Within the parish there are a number of non-statutory landscape designations that both reflect the landscape

		<p>Heaths Area of Outstanding Natural Beauty (AONB) and does not appear to have any National or Local Nature Reserves (LNR/NNRs) or Sites of Special Scientific Interest (SSSIs).</p> <p>As Special Landscape Areas are not carried forward in the adopted East Suffolk (Suffolk Coastal) Local Plan as referred to in paragraph 8.1, SCC suggests that the Plan could consider the designation of an Area of Local Landscape Sensitivity (ALLS) for this area.</p>	Noted	<p>characteristics and inform its use</p> <p>No change</p>
Suffolk County Council	General Inaccuracies	<p>SCC notes that paragraphs 5.8 and 7.5, referring to dwelling requirements, refer to different numbers of houses to be brought forward over the Plan period (18 or 20) – this should be rectified.</p> <p>Paragraph 7.14 refers to Policy ETN3, however, SCC believes this should refer to Policy ETN2. SCC notes that paragraph 7.14 and Policy ETN2 of the Plan refer to diagram 1 which SCC understands to be Figure 24 – this should be amended.</p> <p>There are two paragraphs labelled as paragraph 8.24.</p> <p>SCC notes that the plan refers to “community actions”, however, there does not appear to be any community actions or aspirations listed or discussed in the Plan.</p>	<p>Amend text 26 of the indicative 44 have been delivered the figure 20 should be 18</p> <p>Amendment ETN3 should be ETN2 and reference to diagram 1 to Fig 24 to be amended, also wording 7.14</p> <p>Amend duplication</p> <p>Community actions are not a feature of the plan</p>	<p>Action Amend para 5.8 Correct 20 to read 18</p> <p>Action Wording 7.14 to read: Development of the site should be guided by the Easton Site Masterplan document and is supported by the Household Survey results, which underpins this policy (ETN2) i.e.:</p> <p>No change</p>

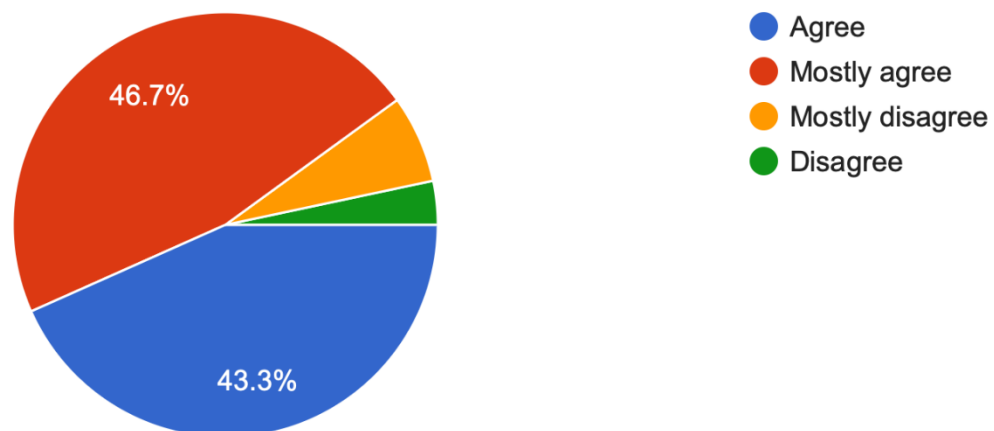
		<p>There should be a paragraph spacing between the Glossary definition for Local Planning Authority and Local Plan.</p> <p>In Section 6 of the Neighbourhood Plan, under paragraph 6.2, there is a typographical error in the vision statement. It currently reads "Out vision for Easton", this could be easily addressed by amending this to "Our vision for Easton".</p> <p>Paragraph 7.2 refers to Policy ETN3 and Map 3, SCC believes these should be Policy ETN1 and Figure 21.</p> <p>In paragraph 7.12, there is a typographical error. It currently reads "in terms of the setting to the Listed Lowbarn Cottages 8hich face south-westwards", this should be easily corrected to "Lowbarn Cottages which face south-westwards".</p>	<p>Amend formatting</p> <p>Amend typo in Vision statement correct Out to read Our</p> <p>Amend wording para 7.2</p> <p>Amend typo 8hich to read which</p>	<p>Action To introduce line space between headings Local Planning Authority and Local Plan</p> <p>Action Correction to typo in Vision statement – Out to read Our</p> <p>Action Corrections to para 7.2 from The boundary, as illustrated on Map 3, is based on that in the East Suffolk Council – Suffolk Coastal Local Plan (2020) while taking account of the need to facilitate additional housing growth to take place to meet the requirements of the Local Plan, as identified in Policy ETN1 below. To read: A settlement boundary is defined</p>
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				for the main built-up area of the village which provides a mechanism to manage the location of future development and to protect the countryside that surrounds it from inappropriate development. The settlement boundary (figure 24), is from the East Suffolk Council – Suffolk Coastal Local Plan (2020), taking account of the need to facilitate additional housing growth.
Suffolk County Council	Policies map	<p>SCC highlights Policy numbers on the Policies Maps (Figures 19 and 20) do not line up with the policy numbers in the main body of the text. In Figure 20, the settlement boundary is noted as Policy ETN 1 and Policy ETN 2 which is no longer the case, as a result, all subsequent numbers are skewed, for example, housing allocation is indicated on the Policy Map as Policy ETN3 but it actually Policy ETN2 etc.</p> <p>Figure 20 displays in light green the “Important Open Area (ETN 9)”, however, this is only mentioned in Policy ETN8 part b and paragraph 8.26. SCC is unsure what the</p>	<p>Amendment To review the Policy Maps with references</p> <p>Amend Map for clarity</p>	<p>Action New Policy Maps created – to Policy Map 22 and Policy Map 23 with corrected annotations</p> <p>Action Amend map with references</p>

		<p>criterion for this designation is and requires further clarity and appraisals to determine their viability.</p> <p>SCC notes that views a-h are displayed in Figure 19 only, it would be helpful if this was identified on the Key. Furthermore, SCC queries why other views have not been labelled.</p>	<p>To review content and references for 'Important Views'</p>	<p>Action</p> <p>To include a smaller number of views with referenced photographs and the addition of descriptions with numbers that correlate to annotations within Policy Maps 22 and 23</p>
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Policy ETN1: Housing Development

30 responses



Respondent	Reference (paragraph or policy number)	Response	Steering Group response	Action
East Suffolk Council	Housing policies	Paragraph 7.5 – While it is factually accurate, it is probably unnecessary to state that the need for 44 new homes was challenged. Including information on the completions (26) is useful as	To keep the accurate content and	Action Amend wording for clarity to para 7.5 From:

		<p>this provides context for the neighbourhood plan policies. We would suggest amending this paragraph to read:</p> <p>'The adopted Local Plan (2020) makes provision for a minimum of 44 new homes in the Parish between 1 April 2018 and 2036. Of the 44, 26 are completed. This leaves the Neighbourhood Plan to identify how and where at least 18 more new homes will be built.'</p>	<p>review wording</p>	<p>The adopted Local Plan (2020) makes provision for a minimum of 44 new homes in the parish between 1 April 2018 and 2036. At the time of the preparation of the Local Plan, the Parish Council challenged this number given the size of the village, the limited level of services and the potential impact of the housing on the environment. However, this minimum requirement remains at 44 and has to be met in the Neighbourhood Plan. Of the 44, 26 are completed. This leaves the Neighbourhood Plan to identify how and where at least 18 more new homes will be built.</p> <p>To read:</p> <p>The adopted Local Plan (2020) makes provision for a minimum of 44 new homes in the parish</p>
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				<p>between 1 April 2018 and 2036. The Parish Council questioned this number which had increased from 34 to 44 outside and beyond the Local Plan consultation; given the size of the village, the limited level of services and the potential impact of the housing on the environment. However, this minimum requirement remains at 44 and has to be met in the Neighbourhood Plan. At the time of writing, of the 44, 26 are completed. This leaves the Neighbourhood Plan to identify how and where at least 18 more new homes will be built.</p>
East Suffolk Council	ETN1	<p>Policy ETN1 appears to be addressing two separate issues. The second element r.e. barn conversions could benefit from being a separate planning policy called 'Conversion of agricultural buildings to residential use'. Irrespective of whether this approach is taken forward, or the policy remains as one, this section relating to barn conversation would benefit from its own supporting text, justifying the approach . Within this part of the policy (or as part of any</p>	<p>To keep barn conversions as second element within ETN1 but to add the</p>	<p>Action ETN1 second element that read: Where planning permission is required, proposals for the conversion of redundant or disused agricultural buildings</p>

		<p>new policy, we suggest the inclusion of wording to require a "Conversion Specification setting out full details of all works proposed which must be based on a detailed Structural Survey". This would bring the policy requirements in line with the East Suffolk Validation Check list.</p> <p>We would also draw your attention to the emerging East Suffolk 'Rural Development' Supplementary Planning Document (SPD) which is looking to address (amongst other things) issues associated with barn conversions in the countryside. Initial consultation on the SPD ended on 16th March 2023 and consultation on a full draft SPD is anticipated to take place later in 2023.</p>	suggested wording	<p>outside the Settlement Boundary into dwellings will be supported where:</p> <p>a) the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction;</p> <p>Now reads:</p> <p>Where planning permission is required, proposals for the conversion of redundant or disused agricultural buildings outside the settlement boundary (figure 24) into dwellings will be supported where:</p> <p>a) the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; a submission detailing the conversion specifications, setting out full details of all works proposed, which must be based on a detailed</p>
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				Structural Survey. The emerging East Suffolk Council 'Rural Development Supplementary Planning Document' ¹ provides supplementary planning documentation that addresses issues associated with barn conversions in the countryside; and
Suffolk County Council	ETN1	<p>Health and Wellbeing</p> <p><i>Adaptable Homes and an Ageing Population</i></p> <p>SCC notes that the Neighbourhood Plan mentions a mid-2019 population estimate of 346 in paragraph 4.1. SCC recommends referring to Suffolk Observatory which provides a more up-to-date mid-2020 estimate of 375³. The data also shows that 25.1% of the residents are aged 65 or above, which is above the England average of 18.5% and thus outlines ageing population as a local issue.</p> <p>The Neighbourhood Plan states that the older population has decreased, however, the data from the Suffolk Observatory as mentioned above indicates that Easton will require adaptable properties with the likely increase of co-morbidities as residents get older.</p>	The Neighbourhood Plan throughout its consultation has been made very aware of the needs of young families wishing to have housing that they can afford. The older population	Action Addition to Policy ETN1 to read: 4. Support will be given for smaller 2 and 3 bedroomed homes that are adaptable and accessible (meaning built to optional M4(2) standards), in order to meet the needs of the ageing population, without excluding the needs of the younger buyers and families

³ <https://www.suffolkobservatory.info/population/reports/#!/view-report/a337450d5c3144d3ab93ddf99168c5fe/E04009401/G87>

		<p>There is very little mention of health and wellbeing in this Neighbourhood Plan or recognition of housing that are adaptable and accessible.</p> <p>Building homes that are accessible and adaptable means that these homes can be changed with the needs of their occupants, for example, if their mobility worsens with age, as these homes are built to a standard that can meet the needs of a lifetime. While it is understandable that each housing type may not be suitably accommodated on every site, efforts should be made where possible to ensure that each site contains a mixture of housing types. This can help prevent segregation by age group and possible resulting isolation.</p> <p>Therefore, the addition of the following wording is recommended for Policy ETN1 Housing Development: "Support will be given for smaller 2 and 3 bedroomed homes that are adaptable and accessible (meaning built to optional M4(2) standards), in order to meet the needs of the ageing population, without excluding the needs of the younger buyers and families." It is suggested that there could also be further considerations for the needs of residents who are living with dementia in the community, and the potential for making Easton a "Dementia-Friendly" village (a few Suffolk villages and towns have created these communities and could be used as examples⁴). The Royal Town Planning Institute has guidance on Town Planning and Dementia⁵, which may help provide useful context. Furthermore,</p>	<p>has generally not put forward desires or aspirations for adaptive accessible units. When residential care is superseded by community care at home it will be good to know that housing has considered these needs and is in place for the elderly to receive care in their own home. The village has a population of under 400 people and considers</p>	
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⁴ https://www.dementiafriends.org.uk/WebArticle?page=dfc-public-listing#.Y_OWenbP2Uk

⁵ <https://www.rtpi.org.uk/practice/2020/september/dementia-and-town-planning/>

		planning guidance for neurodiversity ⁶ to support those with learning difficulties could be considered.	that all age groups need to be able to live in a needs friendly village	
Individual 11	ETN1	Policy should recognise that residents may wish to develop existing properties that aren't listed	This policy is concerned with the creation of new dwellings	No change
Individual 13	ETN1	Good that infill is not being considered e.g. Garden Development. Need better pedestrian access to all aspects of the village where no formal pavements to encourage non-car integration of the community	Noted It is expected to be part of any new development plan that comes forward.	No change
Individual 18	ETN1	<p>I think 44 new houses in total is an arbitrary number with no basis or foundation to anything. This type of top-down thinking can have very detrimental long-term impacts on small villages such as Easton and displacement risk to other neighbouring villages.</p> <p>The number of houses considered in total should be reduced to an acceptable number which is directly linked to infrastructure capacity (sewage treatment facility is now overflowing and causing river pollution, environmental and</p>	The housing figures are mandated by East Suffolk Council	No change

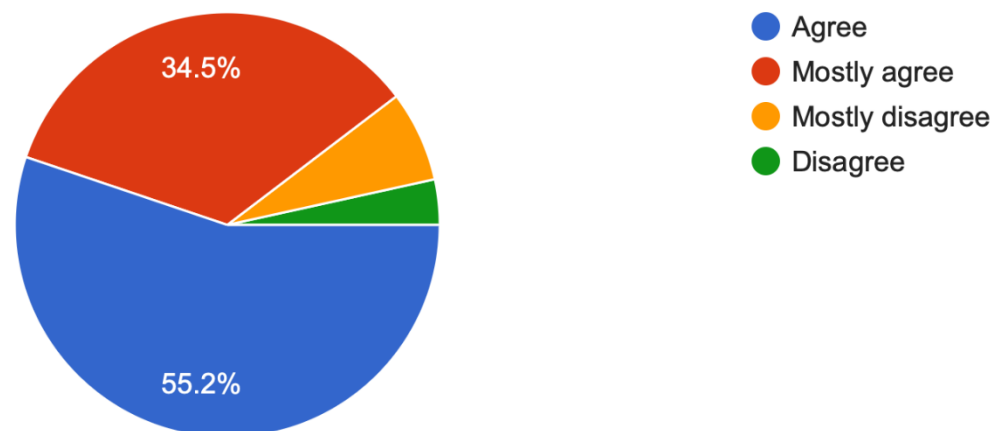
⁶ <https://www.rtpi.org.uk/find-your-rtpi/rtpi-english-regions/rtpi-london/neurodiversity-autism-friendly-environments-and-good-practice-in-planning/>

		<p>ecological damage. Any expansion of the village must pay to upgrade this sewage works.</p> <p>Other community impacts must also be considered and paid for - NHS, Health Surgeries, School facilities, pavements, giving back similar areas to wildlife.</p> <p>The previous development did not consider these issues and has left the village and its residents in a worse position.</p>		
Individual 23	ETN1	<p>around 12 dwellings' is specified on p.36 7.13 for development on site 516. Which other site (n.b. windfall sights excluded) is allocated to 'provide certainty that the Local Plan housing requirement will be met?'</p> <p>Access/egress using existing works road probably safer than that used for Primary school and Skylark Rise housing development (according to landowner). Establishing safe footway links to the school and to existing pavements should be mandatory (Policy ETN2)</p>	Para 7.6 explains that windfall sites allow for those that cannot be predicted	No change
Individual 26	ETN1	It is important to build new properties in the character of the village and that any build conforms to planning regulations.	Supportive comment	
Individual 28	ETN1	It gives us some say in the process. But I am concerned that actually it is using virgin farmland land rather than infill.	East Suffolk Council mandate the number of housing to deliver, the term infill is for new dwellings between existing dwellings, the amount	No change

			of infill possible would not satisfy the amount of housing that is necessary to deliver	
Individual 29	ETN1	Since the number of dwellings pre Plan was probably around 120-130, the proposed increase of 44 seems excessively large for Easton. The permissions already granted would be more than enough. The plan makes no reference the current size of the village in terms of dwellings. It would be useful to state this as well as the population.	Noted East Suffolk Council mandate the number of housing to deliver	No change
Individual 30	ETN1	There is no point in disagreeing, since ESC has already dictated the number of new houses to be built by 2036. For such a small rural village as Easton, with it's large Conservation Area and lack of public services, this number should be far lower as there are few suitable sites for further development.	Comment	No change
Individual 32	ETN1	We feel if there has to be additional housing that it is close to existing amenities for families ie near the primary school with no transport links	Comment	No change

Policy ETN2: Land south-west of Wickham Market Road

29 responses



Respondent	Reference (paragraph or policy number)	Response	Steering Group response	Action
East Suffolk Council	Para 7.12	Paragraph 7.12 – typo – '8hich'	To correct typo	Action Para 7.12 8hich corrected to read which
East Suffolk Council	ETN2	We support the intention of the Neighbourhood Plan to include a site allocation to the meet the identified need	The position of the Play Area shown is considered safer by being further away from the highway and traffic, which can	No change

		<p>within the Parish in accordance with Local Plan policy SCLP12.1.</p> <p>We note the inclusion of an area of play provision within allocation, which is supported. We would advise the Neighbourhood Plan group considered what form this might take. There are a few options including a Local Equipped Area for Play (LEAP) or a Neighbourhood Equipped Area for Play (NEAP) which include different provisions. The Council would also advise that the play space is accessible for the existing residents and is overlooked by active frontages. Also, the Council would advise that the play area is located in the north corner closest to the school and should front the road, in order to promote its use both by new and existing residents. This would also provide natural surveillance.</p> <p>The Neighbourhood Plan does not need to repeat the criteria of policies that are already in the Local Plans as both would need to be considered at the Planning Application stage. Therefore there is no need to state that 1 in 3 dwellings should be affordable.</p>	<p>travel at speed. Families need to park safely, which will be alongside the area shown. However, the designated play area could be further towards the new housing and school by remaining on the area of land shown in ENP2</p> <p>Noted</p>	<p>No change</p>
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		<p>We welcome reference in criteria iii) to the need to take account of up to date need evidence as part of any future planning application on the site. For your information, current evidence suggests some need for smaller affordable dwellings in Easton and this evidence should be revisited at the time of a planning application.</p> <p>Criteria V) relates to pedestrian access and we support the need for the site to connect to the primary school and the wider rights of way network. However further consideration should be given to the feasibility of onward pedestrian connections to the rest of the village. The site allocation sets out an expectation of a large amount of open space to be delivered. While the Council does support Neighbourhood Plan Groups in setting out ambitious requirements for high quality public realm and open space, there is a risk that at the planning application stage the site could come under pressure to deliver a greater number of dwellings. Furthermore, this is also a relatively sensitive site, close to the River Deben. We would therefore recommend pulling the site boundaries in to better align with those surrounding the site. The boundary to the west could be pulled away from the Deben to be more in line with the depth/extent of other plots along</p>	<p>Noted The site boundary is that of the SHEELA submission to ESC at the time of the 'call for sites' by ESC</p> <p>Noted The village of Easton has no street lighting policy in place, there is no street lighting in the village. The importance of dark skies to the rural and natural environment is upheld by the plan, it is expected that the new addition of ETN3 the Dark Skies policy will give guidance.</p>	
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		<p>Wickham Market Road. This would enable the western area of the site to be enhanced with screening/woodland. The southern boundary should also be reinforced. In combination this would minimise the impact on the existing landscape setting.</p> <p>We would advise that where the policy makes reference to restricting street lighting for the purpose of protecting dark skies that a caveat is added stating this should be the case unless there is a need for it in relation to highways safety.</p> <p>We would also suggest that consideration is given to potential noise impacts from the adjoining business uses and this may need to be addressed through additional criteria in the policy.</p> <p>We welcome criteria viii) in relation to SUDs on the site. This should be incorporated into the site concept plan to</p>	<p>Noted This is covered by ETN2 8 and within para 7.14 vi in reference to the site</p>	
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		ensure it is deliverable alongside any proposed layout. As the local lead flood authority Suffolk County Council will be able to provide further advice on Sustainable Drainage System requirements for the site.		
East Suffolk Council	Affordable Housing	The Council supports the inclusion of links to the Affordable Housing SPD and First Homes Guidance. However, for the ease of the reader, the Council would suggest that paragraph 7.18 is reviewed to make it clear that the Council has produced the SPD and it was adopted in 2022.	Amendment Additional wording to para 7.18 to incorporate the detail of ESC SPD adopted 2022	Action Amended para 7.18 to read: East Suffolk Council's Supplementary Planning Document (SPD) was adopted in 2022. ¹ The Government introduced First Homes as a new type of discounted market sales dwelling in June 2021. ¹ The Neighbourhood Plan glossary explains the meaning of Affordable Housing and the sub-categories.
East Suffolk Council	Housing Mix	We note that the neighbourhood plan supports the approach set out in SCLP5.8.	Supportive comment	No change
Anglian Water	ETN2	3.2. We support the policy requirement for sustainable drainage systems to minimise	Noted	No change

		<p>surface water run-off from the site and encouragement of rainwater/stormwater harvesting and recycling. This helps to reduce the demand for potable water whilst also reducing the amount of run-off that could infiltrate into our wastewater network.</p> <p>3.3. The site is in proximity to our wastewater network, and we would welcome early engagement from developers on connections to our network – further information relating to our water recycling assets is set out below in response to paragraph 10.17 of the Plan. We suggest that the following wording is included in the policy: Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the wastewater network.</p>	<p>To amend wording within policy ETN2 to include: Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the wastewater network</p>	<p>Action Additional wording to ETN2 ix to read: ix The site is within the safeguarding area for an Anglian Water site (AW54 - Easton Stw (Suffolk) Anglian Water). In this area, Suffolk Minerals and Waste Local Plan 2020 Policy MP10: Minerals Consultation and Safeguarding Areas will apply. Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be</p>
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				made available in the wastewater network
Suffolk County Council	Active travel	<p><i>Active Travel</i> Active travel, such as walking and cycling, is important to improve physical health and reduce obesity levels, as well as can help to minimise levels of air pollution from motorised vehicles.</p> <p>SCC welcome the reference to safe pedestrian crossings and access to the primary school in Policy ETN2 part v. This can help to reduce traffic congestion and air pollution, and encourage active travel, which can lead to overall physical health improvements.</p> <p>SCC would suggest the inclusion of routes for walking and cycling that are safe for residents of all ages, especially those that are very young or very old, and have mobility issues or are frail, into Policy ETN8 Design Considerations.</p>	<p>Noted SCC Active Travel is not applicable for small rural villages and is aimed more towards large towns and cities https://www.suffolk.gov.uk/roads-and-transport/transport-planning/improvements-for-walking-cycling-and-wheeling. The most pressing for small rural villages such as Easton is improvements to the poor condition of paved foot ways and instating new ones, but Active Travel does not include this in the initiative.</p>	No change
Suffolk County Council	Transport	<p>Transport SCC, as the Local Highway Authority, has a duty to ensure that roads are maintained and safe as well as to provide and manage flood risk for highway drainage and roadside ditches.</p>	Noted	No change

		<p><i>Policy ETN2 Land south-west of Wickham Market Road</i></p> <p>The requirements for the footway links and the pedestrian crossing in Policy ETN2 are supported, however, will be subject to a more detailed review of the Local Highway Network.</p> <p>Part vii of the Policy, requiring that parking areas be within the development area, is supported. All parking (business and residential) should be in accordance with Suffolk Guidance for Parking 2019 (and any subsequent revisions).</p>	<p>Noted It is expected that at the time of planning application consultation, that this requirement would be given regard</p> <p>To add wording to incorporate reference to Suffolk Guidance for Parking.</p>	<p>Action To amend ETN2 vii from: vii The Business parking to be clearly defined and screened by planting using native species. The parking spaces for the dwellings will be sited within the development area To read: vii The Business parking to be clearly defined and screened by planting using native species. The parking spaces for the</p>
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		<p>SCC would like to raise that streetlighting is advised in residential developments and will be required for any road or footway when adopted</p> <p>SCC notes that low-level lighting may not be acceptable to the Suffolk Highways Street Lighting team in regard to safety and visibility.</p> <p>SCC would suggest that the Policy could ensure that consideration will be given to prioritising travel and access for vulnerable road users throughout the site, in line with both local and national policy.</p>	<p>Noted</p> <p>Easton has a no street lighting policy this policy has been in place historically and is current today conforming to the need to recover and improve our natural environment and biodiversity. Policy ETN3 Dark Skies gives guidance.</p>	<p>dwellings will be sited within the development area, in accordance with Suffolk Guidance for Parking.¹</p> <p>No change</p>
Individual 9	ETN2	<p>This site should ideally provide an attractive gateway development to the village, in keeping with Easton's interesting architectural heritage. But can this really be achieved, given the economic restraint of limited profitability on small dwellings, 1 in 3 of which is defined as affordable? Would the actual development look like the drawn plan, site 516 option 2? If the profit is not there, it will not.</p> <p>To assess financial viability, the developer would set the total income from private sales</p>	<p>Noted</p> <p>The site masterplan is indicative, the detail would be addressed by planning application and consultation</p>	<p>Action</p> <p>Amend clarity of content in Site Masterplan document</p>

		<p>and sale of the affordable housing, against the total cost of developing the site. As well as the normal development costs, the unusual extra costs of developing this site as shown on the plan would be the low profitability from selling a third of the houses to a Housing Association; enhanced design requirements; the provision of public open space and play area; and a pedestrian link to the village.</p> <p>This implies either a low price paid for the land (which could make the site undeliverable), or the situation where the developer commences the development then, when it is in progress, claims it is unprofitable, in which case the developer is allowed to avoid the obligations which made it unprofitable.....such as the enhanced design requirements, open space, play area and pedestrian link.</p> <p>The result could be unimaginative standard house types with Gothic "features" incongruously tacked on, or another development containing large, high value houses (in addition to the 1 in 3 affordable homes). This could produce the required profit for the developer and landowner, but not the result which the village requires.</p> <p>It is not true that this site offers good transport and pedestrian accessibility. The path provided by Hopkins Homes would not be used by the occupants. It is a three-sided detour uphill on Skylark Rise, followed by an inadequately paved path around the school, impassable for old people and for parents</p>		
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		<p>with buggies, finishing on a slope with uneven steps and a slippery path down to the road. A new footpath should be provided alongside the road. But this would be a significant challenge to the financial viability of the project. It would narrow the road, causing cars to queue for the school, and causing problems for the large, wide farm vehicles which use the road. So it is unlikely that a footpath link would be built, and the new development would not be integrated into the village.</p> <p>In the Suffolk Coastal Local Plan, section 5.2 on housing development in small villages, stresses the importance not only of how the development looks, but also how it functions. This risks being a development of the type not envisaged in the Neighbourhood Plan, not meeting locally identified needs, and sited where it would be unavoidably adversely affected by noise, smell, and vibration from the industrial processes on the adjoining site.</p>		
Individual 13	ETN2	Fine, but thing should more smaller houses i.e. affordable	Noted ETN2 states that smaller units form the expectation for this development	No change
Individual 17	ETN2	Whilst the site ticks most of the boxes there has to be concern regarding pedestrian access to the centre of the village. To walk into the village on the right hand side means walking with a limited siteline and a steep bank with no escape route. An alternative would be for pedestrians to walk through Skylark Rise but this would	Noted The pedestrian footway from Skylark Rise on the opposite side of the road to site 516 is considered by ESC to meet the condition attached to the development which was for provision of footway access to the village.	No change

		entale an uphill walk over a longer distance.	The plane recognizes that 'barked' undulating surface with steep ascent does not equate to an 'accessible' road-side pavement which had been the expected way to deliver pedestrian connection to the village. It remains an expectation that this would be rectified at the time of application consultation for the site.	
Individual 18	ETN2	<p>There is no mention of sewage works capacity to support such a development. Any permission and indeed expansion of the village would need to seriously consider this and the potential to harmfully impact the river and cause pollution downstream to Wickham Market and Woodbridge. Councillors for Woodbridge should be contacted to ensure Easton planning and development does not harm those downstream. https://www.bbc.co.uk/news/uk-england-suffolk-61039059</p> <p>Additionally, the council have a duty to look at the risks (including future risks) to areas that flood (downstream). "Local design codes do not justify unsafe development or development which increases flood risk elsewhere."</p>	These considerations should form part of the LA consultee process with the responsible bodies at the point of application	No change

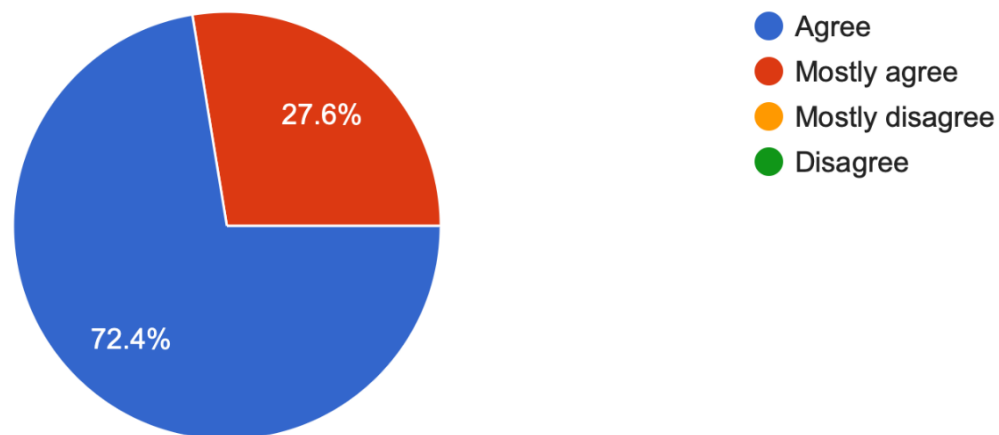
		Those preparing local design codes need to consider how flood risk from all sources, now or in the future, could affect or be affected by design considerations https://www.gov.uk/guidance/flood-risk-and-coastal-change		
Individual 19	ETN2	Ideal housing site with good access on land no longer suitable for agriculture.	The land at site 516 is the lowest grade and considered of poor agricultural value.	No change
Individual 21	ETN2	This site brings forth all the objections that a large percentage of parishioners and council proposed against the Hopkins development. This site sits on the edge of a flood meadow, increases the urbanisation of a historic village. The village needs to consider infill, on a linear line in how the village has historically developed. The entrance/exit is already hazardous.	The housing figures to bring forward are set by ESC and cannot be met by infill alone. To find suitable land for 12 dwellings as shown in the AECOM site assessment document, it has meant having to look at areas which are not entirely suitable (amber) but that can be approached with a view to mitigation.	No change
Individual 22	ETN2	The land is privately owned so would need permission and sale by the landowner	The steering group consulted with the landowner as the site had been put forward in response to East Suffolk Council – Local Plan call for sites	No change
Individual 23	ETN2	See above ref. footway links v. is very important - see p.77 of NP pre-sub draft para 10.7 'Frequent occurrences of speeding'. Also site masterplanning doc p.16, 3.2 safe pedestrian accessibility and p.26 3.5 site analysis - 'safe pedestrian routes to the main centre of Easton would need considerable upgrade to accommodate development. The largely	The pedestrian footway from Skylark Rise on the opposite side of the road to site 516 is considered by ESC to meet the criteria for provision of footway access to the village and was installed as part of the development	No change

		grassland site is sand-based with good drainage naturally.		
Individual 24	ETN2	Planning No 516 - Road access on to Wickham Market - Easton Road will be risky - and no footpath can be built for safe use when crossing with children to the school or walkers. Hopefully there will be cheaper houses that young families will be able to afford.	Comment	No change
Individual 25	ETN2	This seems like the most obvious location in that it does not impact views for almost all residents.	Supportive comment	
Individual 26	ETN2	Item V concerns me. Looking at proposal I can't see that the footway to the village is viable. Would like to see more detail on this as the position looks like its on a bank. The road is dangerous - speeding occurs	The pedestrian footway in Skylark Rise on the opposite side of the road to site 516 is considered by ESC to meet the criteria for provision of footway access to the village. It is recognized that this falls below the expected provision for a roadside pavement and that at application the LA consultation would address the provision.	No change
Individual 27	ETN2	New play area especially good idea. Sensible number of houses in the right location.	Supportive comment	
Individual 29	ETN2	Yet more development on this side of the village will affect the view of the village as you enter it.	To find suitable land for 12 dwellings as shown in the AECOM site assessment document, has meant having to look at areas which are not entirely suitable (amber) but that can be approached with a view to mitigation	No change

Individual 30	ETN2	Reluctantly agree as not an ideal site but there are few, if any, alternatives.	Supportive comment	
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Policy ETN3: Protection of Landscape Character and Important Views

29 responses



Respondent	Reference (paragraph or policy number)	Response	Steering Group response	Action
East Suffolk Council	Natural Environment policies	Figure 29 label- There is a small typo in the label to figure 29 'Ase Frove' should read 'Ash Grove'.	Amend Typo	Action To correct Ase to read Ash

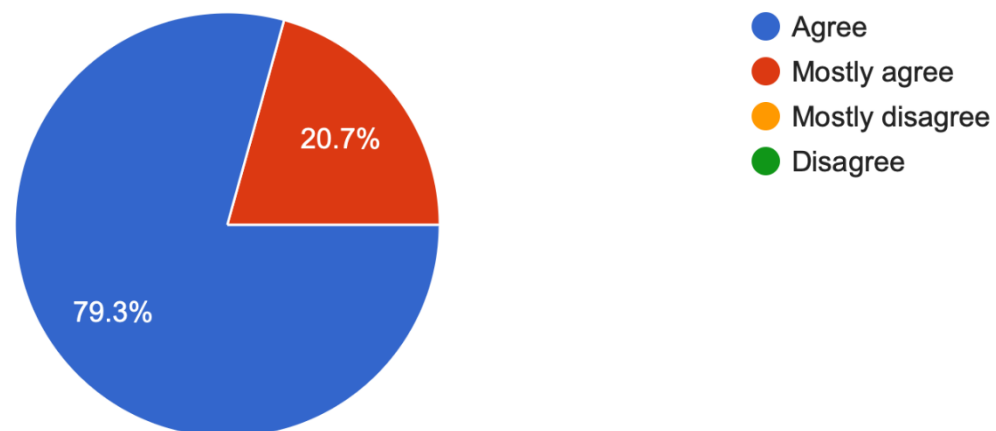
				as identified on the policies maps
Suffolk County Council	ETN3	<p><i>Policy ETN3 Protection of Landscape Character and Important Views</i></p> <p>Paragraph 8.10 refers to important views and outlines that a Landscape Visual Impact Assessment may be required to demonstrate that developments will not have a detrimental effect on these views or their key features. This appears justified but is not mentioned explicitly in Policy ETN3. SCC advises that this is included in the Policy to ensure it is followed.</p>	Amend policy wording	<p>Action</p> <p>To amend wording Policy ETN3 now ETN4 to read:</p> <p>2. will ensure that there is no detrimental impact on the important views identified on the policies maps (figures 22 and 23). A Landscape Visual Impact Assessment may be required to demonstrate that developments will not have a detrimental effect on these views or their key features</p>
		<p>SCC notes that the Policies Maps show a total of 33 views. This is a significant number and SCC cautions that this may lead to the dilution of their purpose.</p>	<p>To review number of views and reduce to avoid dilution also to add descriptions and annotations to Policy maps</p>	<p>Action</p> <p>Reduced number of views and included descriptions and annotated on</p>

		<p>In order to achieve the desired level of protection, the important views to be protected by Policy ETN3 should not only be shown on the Policies Maps but also given a reference image (such as has been done for Views a-h) and then be named, illustrated and described. The Neighbourhood Plan Steering Group should further consider listing them in the Policy. SCC seeks clarification as to why only views a-h have justification, if others cannot be justified then they should be removed.</p> <p>SCC was unable to find evidence of an Important Views Appraisal and requests that one is provided on the Parish Council Webpage. The appraisal should also indicate how consultation with the residents was undertaken to inform the assessment of important views.</p>	<p>A Landscape Character Assessment document contains the detail, this document was developed by volunteers following a workshop day that was held on 17.3.18. The document can be found on https://easton.suffolk.cloud under the Neighbourhood Plan tab</p>	Policy Maps 22 and 23
Individual 10	ETN3	Really important	Supportive comment	
Individual 11	ETN3	This should be extended along the line of the river Deben from Wickham Market Road	The policy wording covers the whole NP area	No change
Individual 13	ETN3	Imperative that existing habitats and rural feel is maintained and there is scope for enhancement and creation of habitats	Supportive comment	

Individual 18	ETN3	<p>It's not just about views.</p> <p>Any detrimental impacts to the river must be considered including overflow from the sewage treatment plant and surface water pollution. Have Anglian Water and the Environment Agency been consulted? If not why not?</p>	Supportive comment	
Individual 19	ETN3	The site already has hedging along roadside but further natural vegetation would be of benefit	Comment	No change
Individual 20	ETN3	I question the inclusion of an important view down to the river from the highway in the area of our house (The Cobblers). This view was lost when the Kings Lodge development was permitted.	Comment	No change
Individual 21	ETN3	This is rather contradictory when you propose further large, modern developments which neither protect, or enhance the important views, heritage, rural character.	Comment	No change
Individual 22	ETN3	This aspect is important to most people in the village	Supportive comment	
Individual 23	ETN3	Single storey constructions may mitigate the impact on the landscape character of the village. N.B. When planning permissions was granted for the house at Suffolk Welding some 40 years ago, it was granted only for a single storey construction.	Supportive comment	

Policy ETN4: Recreational Disturbance Avoidance and Mitigation

29 responses



Respondent	Reference (paragraph or policy number)	Response	Steering Group response	Action
East Suffolk Council	Para 8.11	Paragraph 8.11 – The final sentence should read “recreational disturbance” not “residential disturbance”.	Typo Correct residential to read recreational	Action Correction – change residential to recreational

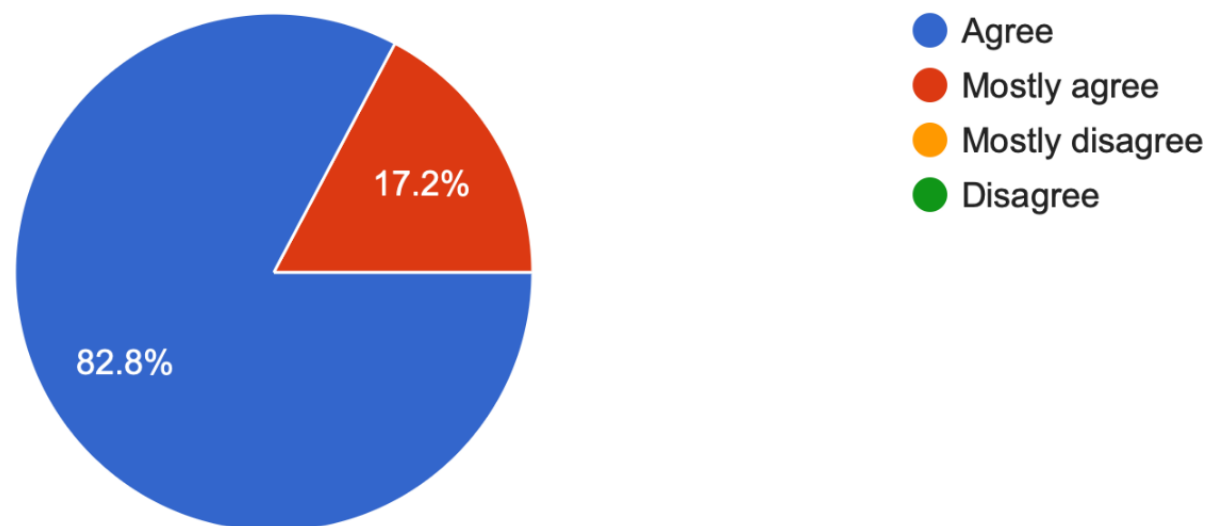
East Suffolk Council	Para 8.13	<p>Paragraph 8.13 – this should be updated to reflect that the Suffolk Coast RAMS is no longer draft. We suggest the final two sentences of the paragraph are updated to something along the lines of:</p> <p>A Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document was adopted in May 2021 and summarises the requirements of Suffolk Coast RAMS, including the per-dwelling tariff, and provides a framework for implementing those provisions. Further information on the Suffolk Coast RAMS is available here: https://www.eastsuffolk.gov.uk/planning/developer-contributions/rams/</p>	Amend paragraph	Action 8.13 is now 8.15 with additional wording as suggested: A Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document was adopted in May 2021 and summarises the requirements of Suffolk Coast RAMS ¹ , including the per-dwelling tariff, and provides a framework for implementing those provisions.
East Suffolk Council	ETN4	We support the inclusion of this policy within the Neighbourhood Plan, but suggest the policy is amended slightly to read as follows: 'All residential development within the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) zones of	Change policy wording	Action ETN4 is now ETN5 wording as suggested:

		influence will be required to make a financial contribution towards mitigation measures, as detailed in the Suffolk Coast RAMS, to avoid adverse in combination recreational disturbance effects on European sites.'		All residential development within the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) zones of influence will be required to make a financial contribution towards mitigation measures, as detailed in the Suffolk Coast RAMS, to avoid adverse in combination recreational disturbance effects on European sites
Individual 13	ETN4	Light pollution needs to be addressed	Add a stand-alone 'dark skies' policy to strengthen light pollution issues	Action The addition of a Dark Skies policy

Individual 23	ETN4	p.50 of N.P pre-sub draft para 8.19 seems to clearly state in black and white the proposals which are relevant to any residential development in Easton.	Comment	No change
Individual 28	ETN4	Absolutely Agree	Supportive comment	

Policy ETN5: Biodiversity and Habitats

29 responses



Respondent	Reference (paragraph or policy number)	Response	Steering Group response	Action
East Suffolk Council	ETN5	<p>The Council is supportive of this policy and its reference to Biodiversity Net Gain.</p> <p>The wording of the first and second paragraphs is somewhat ambiguous in that the first paragraph states that features must be retained but the second paragraph uses the wording 'avoid the loss of, or substantial harm to...'. We would suggest that this wording is reviewed to ensure that the two paragraphs are compatible. Adding the term 'where possible' should also be considered as some loss or impact may be inevitable in certain circumstances.</p> <p>In addition the first paragraph states proposals '...should provide a biodiversity net gain that is proportionate to the scale and nature of the proposal.' It might be useful if the policy was clearer about how proportionality could be demonstrated.</p> <p>Furthermore, the second paragraph includes reference to "<i>distinctive trees</i>" but does not set out how this would be defined in practice. Further explanation of this could be included in the supporting text.</p>	<p>The wording Where such losses or harm are unavoidable is in place, therefore amending the wording is not considered necessary</p> <p>Proportionality is explained by the wording: in accordance with the Environment Act 2021</p> <p>Noted</p> <p>Explanation will be found as referenced para 8.17 in the East Suffolk Guidance Note</p>	<p>No change</p> <p>No change</p>

		<p>Criterion i) includes the test that “<i>the benefits of the development proposal must be demonstrated to clearly outweigh any impacts</i>”. This needs some clarification as well in relation to what acceptable benefits are, for example at present it could be interpreted that a development that is harmful to biodiversity is acceptable if it brings financial benefit to the developer.</p> <p>The last paragraph of the policy, which seeks to protect and restore hedgerow continuity, should consider also including the verges associated with the hedgerow, as these provide valuable habitat and landscape character.</p>	Amend Policy wording to include verges	Action Policy wording amended to read: Proposals will be expected to retain existing features of biodiversity value (including ponds, trees, hedgerows, and associated hedgerow verges)
Suffolk County Council	ENT5	<p><i>Policy ETN5 Biodiversity and Habitats</i></p> <p>The policy requires biodiversity features to be retained, which is supported by SCC.</p> <p>The following minor amendments to Policy ETN5 are proposed, in order to explicitly secure net gains: “Proposals will be expected to retain existing features of biodiversity value (including ponds, trees and hedgerows)</p>	Review policy	Action Policy wording amended to read: Proposals will be expected to retain existing features of biodiversity value (including ponds, trees, hedgerows,

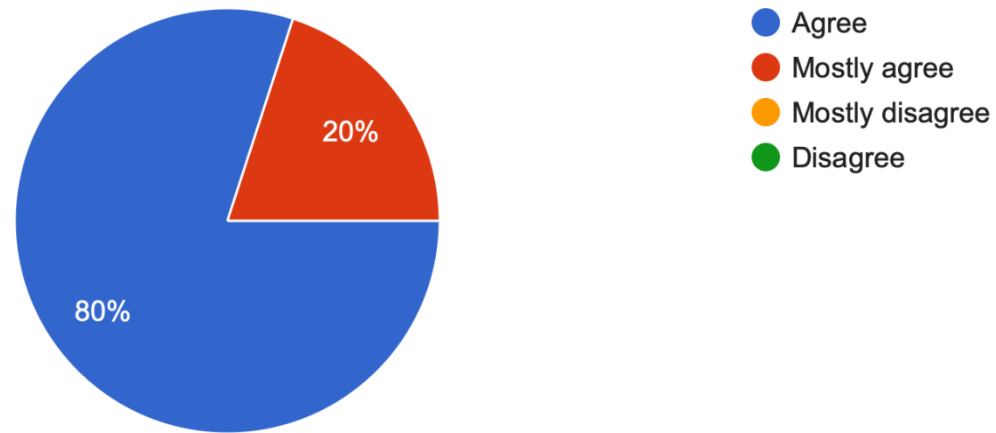
		and, in particular, those important natural features identified in the Easton Character Appraisal. Developments and should provide a measurable biodiversity net gain that is proportionate to the scale and nature of the proposal, in accordance with the Environment Act 2021."		and associated hedgerow verges) and, in particular, those important natural features identified in the Easton Character Appraisal. Developments should provide a biodiversity net gain that is proportionate to the scale and nature of the proposal, in accordance with the Environment Act 2021.
Suffolk County Council	ETN5	<p><i>Policy ETN5 Biodiversity and Habitats</i></p> <p>Concerning the final paragraph of Policy ETN5, SCC Highways are content with this approach, provided that any landscaping proposals do not conflict with the visibility splays required to ensure that the access is safe and suitable.</p> <p>"Where new access is created, or an existing access is widened, through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity. <i>Visibility splays must not be impeded and accord with Highway safety standards.</i>"</p>	Change to policy wording	<p>Action</p> <p>Policy ETN5 is now ETN6</p> <p>Policy wording addition: Visibility splays cannot be impeded and must accord with Highway safety standards</p>
Individual 11	ETN5	Need to add more footpaths to encourage people to walk rather than drive	Comment	No change

Individual 18	ETN5	Are East Suffolk Planning department are sufficiently resourced to comply with this policy and what the village needs/wants. Any restrictions should be overseen by the Environment Agency or Natural England who are experienced to ensure the right outcome. How will ESC be help accountable if this is ignored at the planning or construction stage?	Comment	No change
Individual 21	ETN5	A vast area of natural habitat was damaged when skylark rise was built; large nesting area for skylarks. Flood meadows are important for many reasons and create habitat for many species, yet a site is proposed which is of valuable habitat.	Comment	No change
Individual 23	ETN5	As much as this section attempts to focus on the physical elements, it is impossible to ignore the philosophical implications when taking an empirical view of such a development. The biodiversity and habitats effects will be obviously destructive!	Comment	No change
Individual 28	ETN5	Incredibly important	Supportive comment	
Individual 33	ETN5	<p>Objective 1: The Parish Council has not provided up-to-date biodiversity information with their Pre-Submission Plan, identifying ecological / wildlife corridor network maps and data on priority species etc. The Plan therefore does not accord with the relevant sections of the National Planning Policy Framework [namely Paras 8, 28, 31, 174, 175 and 179].</p> <p>Objection 2: The Parish Council has not provided up-to-date biodiversity information with their Pre-Submission Plan, "promot(ing) the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species" and therefore their Plan does not accord with the relevant</p>	Noted The consultation has gone to the LPA, 'NE', and 'SWT', the steering group has followed their advice and guidance to provide detail at an appropriate level	No change

		<p>sections of the National Planning Policy Framework [namely Paras 8, 28, 31, 174, 175 and 179].</p> <p>Objection 3: The Pre-Submission Draft is not addressing the challenge of climate change and its implications for biodiversity and therefore the Plan does not accord with the National Planning Policy Framework [namely Paras 8, 11, 98, 131 and Section 14 "Meeting the challenge of climate change, flooding and coastal change"].</p> <p>Footnote: A key theme emerging currently in Neighbourhood Plans is "climate change" and the "climate emergency". The only reference to "climate change" in the Submission Plan is a single mention in Para. 5.2 relating to a quote from the NPPF.</p>	<p>To add reference to climate change within the plan</p>	<p>Action</p> <p>To add Para 5.10: Easton Neighbourhood Plan recognises the importance of measures to address climate change. Local Plan policy SLP9.2 details where the emphasis must be. The Plan would support and welcome where possible, the use of energy efficient and low carbon technologies such as air source heat pumps, electric panel heating, underfloor heating and sleek photovoltaic solar systems, together with triple glazing, and enhanced building fabric to reduce heat loss all aimed to reduce carbon emissions and footprints of homes</p>
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Policy ETN6: Local Green Spaces

30 responses



Respondent	Reference (paragraph or policy number)	Response	Steering Group response	Action
East Suffolk Council	Para 8.20- 8.25	Paragraphs 8.20 – 8.25, some of these paragraphs seems slightly repetitive and could be trimmed down.	Amend paragraphs	Action Delete Para 8.21 and 8.22
East Suffolk Council	ETN6	We support the identification of Local Green Spaces in the Plan and the sites appear well considered and evidenced. However, this policy would benefit from further consideration. The first paragraph is not needed	Review policy	Action ETN6 is now ETN7 Policy wording now reads:

		<p>as it's not necessary to set out the role of Local Green Spaces, if it was felt necessary to retain this, it should just be in supporting text. What should be included in the policy are parameters for the protection of these spaces such as is a statement that says that development in these areas will generally not be accepted unless it would clearly enhance the role and function of the Local Green Space. There are a number of other neighbourhoods plans that have addressed this and may provide useful examples: Kesgrave (Kesgrave Neighbourhood Plan 2018 - 2036 (eastsuffolk.gov.uk)) and Bredfield (BREDFIELD NEIGHBOURHOOD PLAN (eastsuffolk.gov.uk))</p> <p>For ease of use, the proformas may sit better as an appendix to the plan.</p>		<p>The following Local Green Spaces are designated as Local Green Space for protection (policies maps figures 22 and 23, and figures 36-45):</p> <ol style="list-style-type: none"> 1.Village Green. 2. Highway verges, The Street. 3.Informal Green Space and signpost, Pound Corner. 4.Easton closed cemetery green space around All Saints Church. 5.Easton Parish Council private open cemetery
Suffolk County Council	ETN6	<p><i>Policy ETN6 Local Green Spaces</i></p> <p>SCC notes that there is a duplication of the NPFF criteria for designating Local Green Spaces in paragraphs 8.21 and 8.24. SCC recommend the removal of paragraph 8.21 from the Plan.</p> <p>There is a minor inconsistency in paragraph 8.25 where the Local Green Space Appraisal is referred to as the "Easton Green Spaces report".</p> <p>SCC welcomes four of the six proposed Local Green Spaces in Policy ETN6: Local Green Spaces - and shown</p>	<p>Amend paragraphs 8.21 and 8.24</p> <p>Delete the word report and replace with Appraisal</p>	<p>Action Para 8.21 and 8.22 have been deleted</p> <p>Action Delete the word report and replace with Appraisal</p>

		<p>on the Policies Maps - as this supports the ongoing work to make Suffolk the Greenest County⁷.</p> <p>SCC notes that two sites in Policy ETN6, Local Green Spaces 2 (highway verges, The Street) and 4 (Informal Green Space and signpost), are identified in the Neighbourhood Plan as consisting of highway verges. SCC cautions against designating highways verges as Local Green Spaces.</p> <p>SCC, as the Local Highway Authority, has a duty to ensure that roads are maintained and safe. There is the concern that, should there be a need to undertake highway works that affect the verges included in these allocations, there may be local opposition to such works from the perceived damage to a protected green space, even though undertaken by (or on behalf of) the Local Highway Authority and is permitted development.</p> <p>It is also not clear how highways verges meet the criteria of paragraph 102 of the NPPF 2021 of being "demonstrably special" or of "particular local significance". SCC feels that there is no recreation, amenity, tranquillity, ecological or historical significance that is gained from the designation of site 2 and site 4, and as such, these sites do not meet the criteria set out in the NPPF and are unsuitable to be designated as Local Green Spaces.</p>	<p>These grassed verges make a significant contribution to the wellbeing and enjoyment of the village, these grassed verges offer a contribution to natural drainage, and bio-diversity, they also offer strong visual amenity, which these important aspects result in them being a secure part of the landscaping at the centre of the village</p>	<p>Action ETN8 is now ETN9, wording now includes, or grass verges: b. There is no loss of important open, green or landscaped areas, or grass verges including Important Open Areas</p>
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⁷ <https://www.suffolk.gov.uk/planning-waste-and-environment/initiatives/greenest-county>

		<p>If progressed as set out, Suffolk County Council will need to object to the designation of these green spaces as they would conflict with the Local Highway Authority's ability to undertake works within the highway.</p> <p>As noted in Appendix 2 Development Design Principles, "Areas of green space and grass verges in the village should be retained and enhanced in new development proposals" which is supported in principle by SCC.</p> <p>Therefore, in order to protect the grass verges of the village in an appropriate manner, it is recommended to remove the reference to verges from Policy ETN6, and to include the following wording in Policy ETN 8 Design Considerations: "b. there is no loss of important open, green or landscaped areas, or grass verges, including Important Open Areas as identified on the Policies Map, which make a significant contribution to the character and appearance of that part of the Village;"</p> <p>SCC welcomes the Local Green Space appraisal located within the Plan, which provides sufficient and clear evidence for each site designation.</p> <p>SCC notices that all of the designated Local Green Spaces are concentrated in the centre of Easton village itself and that there are none in the surrounding area. SCC, therefore, queries whether potential sites throughout the parish have been considered.</p>	<p>Noted</p> <p>There are no potential sites within the parish that could offer additional greenspace. All land beyond those in the policy are under private ownership and predominantly arable and</p>	<p>Action ETN8 is now ETN9, wording now includes, or grass verges: b. There is no loss of important open, green or landscaped areas, or grass verges including Important Open Areas</p>
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			grazing land. The plan recognises the shortage of public accessible green space it is hoped that Policy ETN2 will help address this	
Anglian Water	ETN6	3.4. Anglian Water can confirm that there are no assets within the majority of proposed areas of Local Green Space identified in the Plan. However, Local Green Space 4 Pound Corner does include a sewer crossing and running along the boundary of the western verge of the proposed verges. We do not anticipate that the policy should affect the maintenance of our assets. 3.5. It is usual for such policies to provide a test against which development proposals affecting such assets will be assessed.	Supportive comment	
Suffolk County Council	ETN6	<i>Green Spaces and Facilities</i> SCC welcomes Policy ETN6 Local Green Spaces, as there are significant benefits of open realms and facilities for the improvement of physical and mental health. There are proven links ⁸ between access to green outdoor spaces and the improvements to physical wellbeing for the population as a whole, including	Supportive comment	

⁸ <https://www.sportengland.org/why-were-here/uniting-the-movement/what-we-do/connecting-health-and-wellbeing>

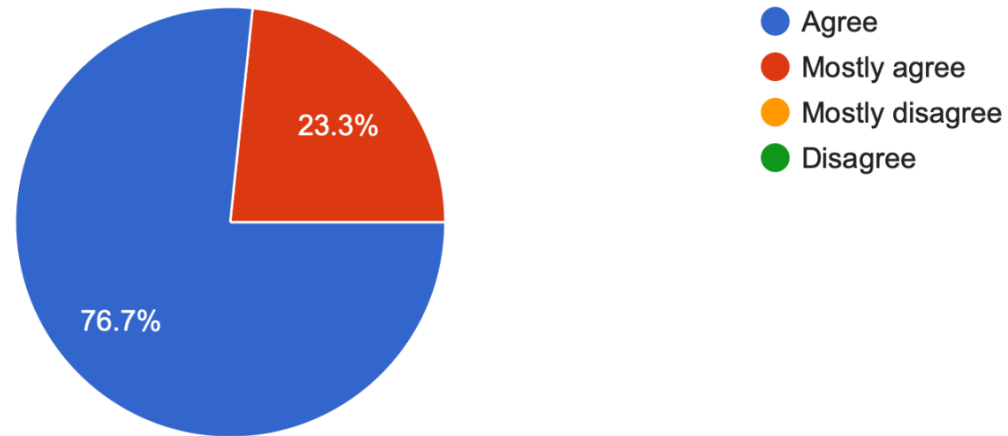
		better quality of life for the elderly, working age adults, and for children, through physical activity and increased opportunities for social engagement.		
Suffolk County Council	ETN6	<i>Policy ETN6 Local Green Spaces</i> SCC notes that two highway verges have been designated as Local Green Spaces. SCC reiterates its concerns, regarding this, as Local Highway Authority, that future works to improve walking and cycling infrastructure could be impacted negatively by this designation.	The verges are seen as a valuable asset and important to the conservation area's vista. Amend wording to Policy ETN8 now ETN9 b to include reference to grass verges	Action ETN8 is now ETN9 Policy wording b. now reads: b. There is no loss of important open, green or landscaped areas, or grass verges including Important Open Areas
Individual 10	ETN6	Really important to retain for recreational and aesthetics of village	Supportive comment	
Individual 11	ETN6	Access to them please!!	Noted Outside the remit of the Neighbourhood Plan	No change,
Individual 13	ETN6	Scope to increase this with a 'green space' to south of cemetery - more central to village than existing play area. Scope for a mixed purpose area similar to Fairfields in Harcheston	Noted Outside the remit of the Neighbourhood Plan	No change,
Individual 18	ETN6	More green spaces are needed than those proposed to protect the future of the village of Easton. Also any house building plots above 1 house should designate	Noted Outside the remit of the	No change

		suitable and sufficient additional green space for the village.	Neighbourhood Plan	
Individual 22	ETN6	Please note the church is 'All Saints' not St Andrews	To correct and change St Andrews to read 'All Saints'	Action Change St Andrews to read 'All Saints'
Individual 23	ETN6	P.53 - Local Green Spaces -5 . The Church in Easton is known as All Saints Church (see p.23 Easton Design Guide April 2019). Where is St Andrews Church?	To correct and change St Andrews to read 'All Saints'	Action Change St Andrews to read 'All Saints'
Individual 26	ETN6	Item 6 - says St Andrews church - it is All Saints	To correct and change St Andrews to read 'All Saints'	Action Change St Andrews to read 'All Saints'
Individual 27	ETN6	I feel there should be more Green Space than the 6 listed	The plan recognises the shortage of 'green space' that is available for public access there are no other available green spaces – Policy ETN2 seeks to address this	No change
Individual 31	ETN6	The Informal play area adjacent to the Hunt Kennel should not be included, otherwise I agreed with all the other areas. If areas like this are included within the	Review policy	Action Policy ETN6 is now Policy ETN 7 – The

		Local Green Spaces it would have the effect that other land would not be offered by landowners in future for the fear of reclassification.		informal play area meadow has been deleted
Individual 34	ETN6	Many thanks for the letter which you sent to Mum & Dad with reference to the Draft Neighbourhood Plan and the Local Green Spaces. The playing field is owned by my mother, Jill Kerr, and there is an agreement in place with the Parish Council for the rental of this space. I would not be happy to include this field in the final plan and would be grateful if you could remove it from the Easton Neighbourhood Plan.	Review policy	Action Policy ETN6 is now Policy ETN 7 – The informal play area meadow has been deleted

Policy ETN7: Non-designated Heritage Assets

30 responses



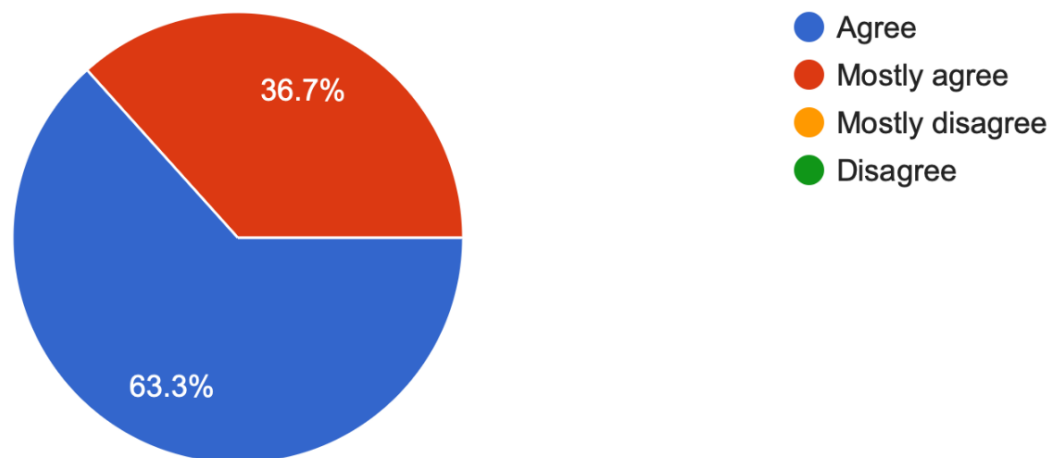
Respondent	Reference (paragraph or policy number)	Response	Steering Group response	Action
East Suffolk Council	ETN7	The Council supports the identification of Non-designated Heritage Assets.	Supportive comment	
Individual 11	ETN7	Lack of footpaths and safe roads make residents reliant on cars to get into the village if you live on the parish boundary	Comment	No change
Individual 13	ETN7	An owner of a Non-designated Heritage Asset	Comment	No change

Individual 21	ETN7	No mention of houses on Hacheston road, which are as old or older than properties listed in ETN7!! It certainly gives the impression of not including will strengthen any future planning permission on the proposed site ETN3. There appears to be an attitude that it is absolutely acceptable the Wickham Market end of the village to be heavily developed with no consideration of all the elements put forward in this document which serves to protect the rest of the village.	Buildings with a NDHA designation are those recognised for their historic worth, that they should be retained and preserved, the listings require oversight and agreement by the LPA. It is not a policy to influence decision making for developments.	No change
Individual 22	ETN7	As long as developers stick to the rules!	Comment	No change
Individual 23	ETN7	p.62 NP pre-submission draft Feb 2023 - 'some small-scale incremental change having taken place....'. So, when does the scaling-up constitute sufficient alteration to require a 'different nomenclature? The detailed Conservation Area Appraisal in 2014 noted 'a number of characteristics which undermine the quality of the area' including new houses not respecting or reflecting the traditional character of the village. Which measures will prevent such repetition?	The NP has emphasis on design, it has policy ETN9 and an accompanying Design Code document	No change
Individual 29	ETN7	There must be a building date we could use to classify asset as heritage.	The LPA guides on the merits put forward by	No change

			NDHA's that are submitted	
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Policy ETN8: Design considerations

30 responses



Respondent	Reference (paragraph or policy number)	Response	Steering Group response	Action
East Suffolk Council	ETN8	The Council supports the links back to the design guidance as well as the national design guide.	Supportive comment	

Suffolk County Council	ETN8 and Glossary	<p><i>Renewable Energy</i></p> <p>SCC notes that in the Glossary there is a definition of renewable and low carbon energy, however, it is not included in the text of the Plan. SCC recommends that this text could be used to inform a policy encouraging the provision of renewable energy in the Parish. Otherwise, such a provision could be provided within Policy ETN8.</p>	To amend ETN8 and additional para 5.10	<p>Action</p> <p>ETN8 is now ETN9. Addition to Policy wording:</p> <p>l)Support for designs that include renewable energy for heating and cooling as well as generating electricity and that improve the efficiency of heating, cooling and lighting of buildings by maximising daylight and passive solar gain through the orientation of buildings will be supported.</p> <p>Also additional text para 5.10:</p> <p>Easton Neighbourhood Plan recognises the importance of measures to address climate change. Local Plan policy SLP9.2 details where the emphasis must be.</p> <p>The Plan would</p>
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				support and welcome where possible, the use of energy efficient and low carbon technologies such as air source heat pumps, electric panel heating, underfloor heating and sleek photovoltaic solar systems, together with triple glazing, and enhanced building fabric to reduce heat loss all aimed to reduce carbon emissions and footprints of homes
Anglian Water	ETN8	<p>3.6. We support the inclusion of sustainable drainage systems to minimise surface water run-off from new developments. We welcome the reference in the supporting text that SuDS can also provide opportunities for rainwater/stormwater harvesting, multi-functional benefits for biodiversity and health and wellbeing.</p> <p>3.7. Whilst the Government's intention to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England in 2024, we support these measures in the neighbourhood plan to ensure an appropriate policy response in the interim.</p>	Supportive comment	

Suffolk County Council	Para 9.15 onwards, re flooding	<p>Flooding</p> <p>SCC, as the Lead Local Flood Authority, has the responsibility for managing flood risk arising from surface water, ground water and ordinary watercourses. The Environment Agency has the responsibility for managing flood risk from main rivers and the coast.</p> <p>SCC propose an addition to Policy ETN2 part viii, as below: “Sustainable Drainage Systems (SUDS) including, as appropriate, rainwater and stormwater harvesting and recycling; and other multifunctional, natural drainage systems where easily accessible maintenance can be achieved. <u>All drainage systems should deliver biodiversity, amenity, quality, and quantity benefits and be designed to the latest Lead Local Flood Authority guidance.</u>”</p> <p>As paragraph 7.14 includes the same wording, part vi of this paragraph should also be amended to reflect this addition.</p>	<p>To add wording to ETN2 8</p> <p>Amendment to para 7.14</p>	<p>Action Policy wording addition to 8: All drainage systems should deliver bio-diversity, amenity, quality and quantity benefits and be designed to the latest Lead Local Flood Authority guidance</p> <p>Action Additional wording to 7.14 vi to read: All drainage systems should deliver bio-diversity, amenity, quality and quantity benefits and be designed to the latest Lead Local Flood</p>
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		<p>SCC suggests an amendment to the final sentence of paragraph 7.10 to provide clarity, with the following proposed wording: "The site is not within out of any Flood Zone 2 and or 3 and presents natural constraints including hedgerows and important trees."</p> <p>SCC welcomes Policy ETN8 Design Considerations part e, relating to water run-off and SuDS.</p> <p>Concerning paragraphs 9.15-9.17 including Figure 56, SCC note that flooding from the River Deben is the responsibility of the Environment Agency. This includes all the flooding within its flood plains.</p> <p>SCC propose an amendment to paragraph 9.16, as below: "Parts of the parish are also at risk from surface water flooding resulting from run-off after heavy rain. To manage this, <u>all new developments should fully incorporate multifunctional</u> Sustainable Drainage Systems (SuDS) are required where new development will result in <u>in order to minimise</u> water run-off from hard or impermeable surfaces. These could include: ..."</p> <p>Concerning paragraphs 9.17 and 10.15-10.17, SCC highlights that the latest update of the Suffolk Design Streets Guide⁹ provides further information on SuDS design</p>	<p>To Amend text in final sentence of para 7.10</p> <p>Amend text in para 9.16</p>	<p>Authority guidance</p> <p>Action Corrections to para 7.10: The site is not within Flood Zone 2 or 3</p> <p>Action To change text in 9.16 now 9.17 from: Parts of the parish are also at risk from surface water flooding resulting from run-off after heavy rain. To manage this, <u>all new developments should fully incorporate multifunctional</u></p>
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⁹ <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas>

		and should be incorporated in any new road drainage, both adopted and private.		<p>Sustainable Drainage Systems (SuDS) are required where new development will result in <u>in order to minimise</u> water run-off from hard or impermeable surfaces</p> <p>To read:</p> <p>Parts of the parish are also at risk from surface water flooding resulting from run-off after heavy rain. To manage this, all new developments should fully incorporate multifunctional Sustainable Drainage Systems (SuDS) in order to minimise water run-off from hard or impermeable surfaces.</p> <p>Amend Policy ETN8 now ETN9 e. Add text to e. the Suffolk Design Streets Guide¹</p>
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				provides further information on SuDS design and should be incorporated in any new road drainage, both adopted and private.
Suffolk County Council	ETN8	<p><i>Policy ETN8 Design Considerations</i></p> <p>Although reference is made to "adopted parking standards" in Policy ETN8, SCC proposes a minor amendment to improve clarity, with the following wording:</p> <p>"d. designs, in accordance with the Suffolk Guidance for Parking (2019) and any successor documents standards, maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;"</p>	Review policy	<p>Action</p> <p>To amend ETN 8 now ETN9 wording to read:</p> <p>d. designs, in accordance with the Suffolk Guidance for Parking (2019) and any successor documents, maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any</p>

		<p>SCC notes references in paragraphs 9.17 and 10.15 to highway flooding as a local issue, Suffolk Highways will need to be made aware of these specific issues via the "Report a Problem" section on the Highways Drainage webpage¹⁰. SCC seeks clarity regarding paragraph 10.15 which reads "addressing this is a high priority for keeping village roads safe and passable". SCC suggests that this is clarified as a high priority "of the community", as it could be inferred that drainage capacity and maintenance in Easton is a high priority of Suffolk Highways which is not known at this time.</p> <p>Regarding paragraph 10.19, for CIL spending on traffic matters, Suffolk County Council would work with the Parish Council to ensure that proposals are acceptable.</p>	<p>Noted It is considered high priority by residents and motorists that are affected by the surface water flooding following a rain event Clarity to wording to emphasis this is needed</p>	<p>new development into the heart of the existing settlement;</p> <p>Action To add to para 9.17 The Parish Council and residents regularly report the flooding problems by all methods available including the SCC Highways website reporting tool portal , SCC Highways responses are that the problems are not considered a priority</p>
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¹⁰ <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/highway-drainage>

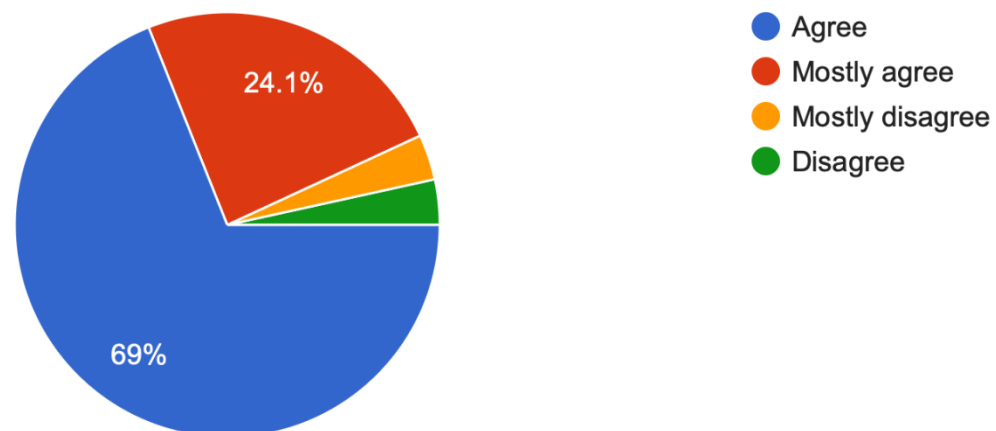
Individual 9	ETN8	The wording of policy ETN8 should be revised because it restricts the effective application of the Easton Design Guide unnecessarily. It does this by using the phrase in ETN8 (i): the design and materials should "have regard to" the Easton Design Guide (you can have regard to something then dismiss it), and also by only requiring that planning applications should demonstrate how they satisfy the requirements of (as well as the National Guide), the Easton Development Design Principles" in Appendix 2 of the Neighbourhood Plan (which are merely a summary of the Easton Design Guide).	The terminology used is as guided by the LPA	No change
Individual 11	ETN8	Speed restrictions at Glevering House/Home Farm required for safety along with a footpath to the village so that residents have safe access to facilities. There are no footpaths so cars much be used and access onto the main road is dangerous out to speed limit	Beyond scope of the Neighbourhood Plan. This development application was determined and given approval by ESC – it had no conditions attached to provide for safe access to the village or for adjustment to the open speed limit	No change
Individual 18	ETN8	Very little mentioned in relation to "passive" or sustainability in the summary box. A lot has changed since Skylark Rise was approved - and this policy should	To review Policies ETN2 and ETN8 to	Action

		consider the likely future demand for these important design aspects from its residents. Why approve a scheme which does not future proof the village?	reflect regard to sustainability	Additional wording to ETN8 now ETN9 to read I.Support for designs that include renewable energy for heating and cooling as well as generating electricity and that improve the efficiency of heating, cooling and lighting of buildings by maximising daylight and passive solar gain through the orientation of buildings will be supported
Individual 21	ETN8	Sadly, we have witnessed the design of new developments take in no consideration of the local house designs and character.	Comment	No change
Individual 22	ETN8	As long as developers stick to the rules!	Comment	No change
Individual 23	ETN8	Its difficult to understand how the changes to site 516 would not constitute a 'loss of an open green area'. The proposal for a new development would inevitably alter the space (see b.p.71 of NP pre-submission draft, Feb 2023)	Comment	No change
Individual 27	ETN8	Great work, thank you !	Supportive comment	

Individual 29	ETN8	It is not clear what items 'd' and 'h' mean. No mention of garages. How many parking spaces per dwelling.	Review policy The Suffolk Guidance for Parking (2019) gives further detail	Action ETN8 now ETN9 has addition to d and reads d. Designs, in accordance with the Suffolk Guidance for Parking (2019) and any successor documents, maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement.
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Policy ETN9: Village Services and Facilities

29 responses



Respondent	Reference (paragraph or policy number)	Response	Steering Group response	Action
East Suffolk Council	Infrastructure and services	We support the inclusion of infrastructure considerations within the Plan.	Supportive comment	No change
East Suffolk Council	ETN9	We support the identification of important village services and facilities and the cross reference to Local Plan policy SCLP8.1. For clarity we would suggest that in final paragraph of the policy the word 'following' is replaced with 'above'.	To amend Policy wording	Action ETN9 now ETN10 replace following for above To read:

				Proposals that would result in the loss of the above services
East Suffolk Council	Infrastructure Capacity	Within this section, it should be made clear that infrastructure capacity is not static, especially with services such as schools. Where relevant, it will therefore be necessary for capacity to be reviewed as part of any relevant planning application.	To add wording to make clear capacity is not static. Additional wording to para 10.13	Action Additional wording to 10.13 to read: Where relevant it will be necessary to review the status as part of any planning application
East Suffolk Council	Infrastructure delivery	The delivery of some of the infrastructure needs identified in this section will be the responsibility of third parties, such as the County Council and water companies. Without their support it is unlikely that the Parish Council would be able to deliver these. Therefore, while we support the ambition, it should be made clear in the plan that third parties will need to be involved in the delivery of much of the identified infrastructure needs.	Amend supporting text to make clear	Action To add para 10.20 to read: 10.20 The delivery of some infrastructure needs identified in the Plan will be the responsibility of third parties, such as the County Council and water companies. Without their support it is unlikely that they could become deliverable

Anglian Water	Paragraphs 10.14 and 10.17	<p>3.8. We note the references regarding the water quality of the River Deben and the capacity of the Easton (Suffolk) water recycling centre (WRC). We particularly welcome early engagement regarding new developments seeking connection to our sewer network (see response to Policy ETN2).</p> <p>3.9. Easton (Suffolk) Water Recycling Centre WRC is a small facility with a descriptive permit which applies when the WRC is serving a population less than 250 and there is no trade effluent accepted at the works. There is no requirement for flow measurement at a site of this size. Compliance with the permit is based on regular inspection by the Environment Agency, and this will also assess any environmental impact that the works is having.</p> <p>3.10. Our records for 2021 show a population equivalent (PE) of 202. We published our draft Drainage and Wastewater Management Plan (DWMP) last year and will publish the final DWMP at the end of May. The draft DWMP identified no strategies for Easton (Suffolk) WRC with a population forecast to increase to 240 by 2050.</p> <p>3.11. As the WRC is a small facility serving the village of Easton, it was not designed to accept the level of growth that has more recently been permitted in the village. Future development that would exceed capacity of the WRC is likely to incur significant investment for infrastructure if it is likely that WRC improvements are needed to be delivered through the business planning process. Further assessment will need to be undertaken by Anglian Water to confirm exactly what the infrastructure impact would be, and whether</p>	Comment	No change
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		<p>this impact should be considered as part of a viability assessment of development in this settlement. Therefore, the neighbourhood plan should recognise there could be an issue in terms of getting the necessary investment in place in a timeframe that's viable for the development.</p> <p>3.12. As part of our Get River Positive commitment, we've pledged to be as transparent as possible with the data we collect about our water recycling network and the improvements that we are making, especially around storm overflows. We have provided an online map that shows our latest investment schemes to improve the environment, including 2021 storm overflow data and the river network – this will be updated with new information as it becomes available. Investment schemes to improve the local environment and river health include planned phosphorus schemes at Wickham Market and Charsfield WRCs. Information can be found on our website: https://www.anglianwater.co.uk/services/sewers-and-drains/storm-overflows/improving-rivers-and-coastlines</p>		
Suffolk County Council	Education	<p>Education</p> <p>SCC, as the Education Authority, has the responsibility for ensuring there is sufficient provision of school places for children to be educated in the area local to them. This is achieved by accounting for existing demand and new developments. SCC, therefore, produces and annually updates a five-year forecast on school capacity. The forecast aims to reserve 5% capacity for additional demand thus the forecasting below may refer to 95% capacity.</p>	Amendment to para 10.13	<p>Action</p> <p>Additional wording to para 10.13</p> <p>To read:</p> <p>Where relevant it will be necessary to review the status as part of any planning application</p>

		<p>SCC has previously accounted for a requirement for 20 dwellings in the area as per the East Suffolk (Suffolk Coastal) Local Plan.</p> <p><i>Early Years Care</i> As there are no additional housing sites above what was allocated in the Local Plan, there is likely to be a minimal impact on Early Years Care providers, and their capacity to take on additional children.</p> <p><i>Primary Education</i> Easton Primary School is not currently forecast to exceed 95% capacity during the forecast period. The number of pupils arising from applications pending decision and Local Plan site allocations is also not expected to cause the school to exceed 95% capacity based on current forecasts. On this basis, there would be sufficient capacity to accommodate the pupils arising from the proposed development in the Neighbourhood Plan and there is no requirement to expand the school based on current forecasts. If expansion were ever required in the future, then feasibility work would be required to establish what could be achieved on the school site.</p> <p><i>Secondary Education</i> Thomas Mills High School is not currently forecast to exceed 95% capacity during the forecast period. However, the number of pupils arising from housing completions beyond the forecast period, applications pending decision, and Local Plan site allocations are expected to cause the school to exceed 95% capacity based on current forecasts. The proposed strategy for</p>		
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		mitigating this growth is via future expansion of existing provision.		
Suffolk County Council	ETN9	<p>Policy ETN9 Village Services and Facilities is also supported by SCC, as a way to protect and enhance valuable community assets.</p> <p>SCC welcomes the potential for improvements to play areas as set out in Policy ETN9 and paragraph 10.6. Recent evidence highlights the importance of engaging park designs with young people, which can encourage them to participate in outdoor activities. SCC would suggest, where possible, engaging with young people and teenagers, in particular girls, to establish what their preferences for social and play spaces would be.</p> <p>SCC would suggest the inclusion of the need to make community spaces and facilities accessible to residents with limited mobility (inclusion of benches, including Chatty Benches¹¹ and well-maintained paths etc), into Policy ETN9. This could help to make an elderly population feel more included as part of the community and reduce the isolation of vulnerable groups.</p>	Review policy	Action ETN9 now ETN10 additional wording to read: Enhancement of facilities should make them accessible to residents with limited mobility
Suffolk County Council	Public Rights of Way	<p>Public Rights of Way</p> <p>SCC welcome the references to Public Rights of Way (PROW) in the plan, in particular in Policy ETN2 with aspirations for development to link to the wider PROW network.</p>		

¹¹ <https://healthwatchesuffolk.co.uk/news/happytochatbenches/>

		<p>Whilst supportive of Figure 62, the image is slightly ambiguous, as it is not clear which blue line refers to the parish boundary and which refers to the cycle network. It is recommended that one of these lines is changed to a different colour, such as black for the parish boundary, as shown on the Policies Maps.</p> <p>There could be a reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030)¹². This strategy sets out the Council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.</p>	<p>Amend map</p> <p>Additional wording para 10.12</p>	<p>Action To change colour to lines defining cycle network, and footpaths</p> <p>Action Additional wording to para 10.12 to read: Suffolk County Council's Green Access Strategy (2020-2030).¹ This strategy sets out the Council's commitment to enhance Public Rights of Way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through</p>
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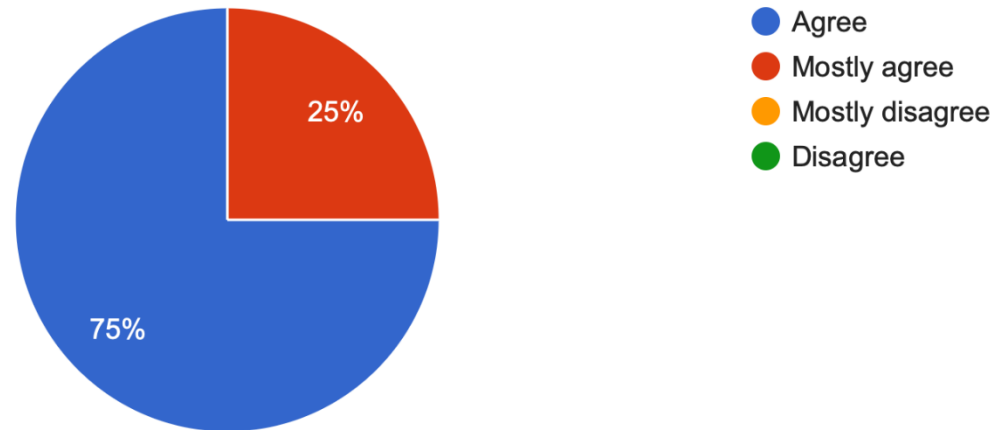
¹² <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/green-access-strategy>

		<p>The following wording is proposed to be added to Policy ETN8, to ensure protection of PROW:</p> <p>"Proposals will be supported where:</p> <p>k. Development does not adversely affect the character or result in the loss of existing or proposed rights of way, and will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use."</p>	Review policy	<p>development funding and partnership working.</p> <p>Action ETN8 now ETN9 Addition to Policy to read: 11. The inclusion of safe walking and cycling routes would be supported.</p>
Individual 11	ETN9	<p>There are now 16 households within the parish boundary at Home Farm/Gleivering House that have no pedestrian access to the village and its facilities. Your vision statement and environmental policies (safe roads/safety of highway networks) does not take this into account. Cars drive at 60mph through that area and we have to drive into the village for safety.</p>	<p>Planning determinations are made by the Local Authority ESC. The ENP is not part of this decision process the approvals that were made did not include connectivity infrastructure</p>	No change
Individual 13	ETN9	<p>Need better pedestrian access around village to connect desperate parts - no need for formal pavements - the grass path bordering Kettleburgh</p>	<p>The plan cannot support public access to non-</p>	No change

		Road is brilliant. Need more done to reduce traffic speed and volume	permissible routes on private land but it supports improving public rights of way	
Individual 18	ETN9	<p>NO MENTION OF SEWAGE capacity in the Summary Box. This is an error in my humble opinion and needs to be included as a priority.</p> <p>Only buildings mentioned here despite the headline being "Services and Facilities".</p> <p>I would like to see this re-drafted to include all that is relevant.</p>	Comment	No change
Individual 21	ETN9	The infrastructure is not just as listed- no mention of sewage system, drainage	Comment	No change
Individual 22	ETN9	There should be no loss of these facilities	Supportive comment	No change
Individual 23	ETN9	An equipped play area in the new open space allocated in the plan for site 516 seems to have potential benefits. Those arriving by car to enjoy the facility could park off-road. What would become of the current 'informal play area'?	The current informal play area relies on an arrangement at the discretion of the landowner	No change
Individual 27	ETN9	Play area and more green spaces please. Also footpaths between Pound Corner and Harriers Walk	Comment	No change

EASTON DESIGN GUIDANCE AND CODE

28 responses



Respondent	Reference (paragraph or policy number)	Response	Steering Group response	Action
East Suffolk Council	Design Guide	Sections 3.3.2 Issues to be addressed and 3.3.3 Opportunity areas do not put enough focus on trying to address several key issues identified within the plan, the first being flooding, the second being traffic/speed calming. Some attention is placed on insufficient provision of public open space, but this is not necessarily given enough focus.	Review Design Guide	Action Additional wording to 3.3.2 bullet point From Lack of designated public open green space to read:

		<p>Provides some high-level references to height, materials and characteristic which is fine. The Council would recommend the Design Guide reference back to a character appraisal as its useful in providing substance to these design principles.</p> <p>The guide will help promote innovation in architecture rather than pastiche which is positive.</p>	Noted	<p>The lack of designated open green space is an acute, ongoing issue within Easton which leaves residents of the village lacking adequate spaces for rest, interaction and play. Provision of such spaces is considered to be an important issue for residents and, where possible, proposals should take considerable measures to address the lack of open green space within the village.</p> <p>Action 2.2.2. additional para -Page 10 Easton Village Character Assessment 2021</p>
Anglian Water	Design Guide	3.13. Anglian Water recognises the importance of developing design guidelines for neighbourhood plans to help support new development that reflects the local character and includes measures that are important to the local community.	Review Design Guide sub-heading- 3.1.13	Action 3.1.13 sub-heading changed from

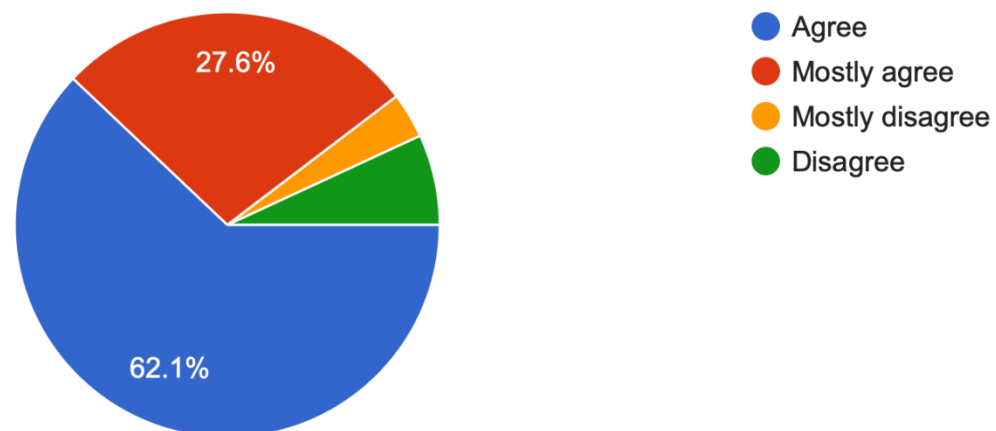
		3.14. We welcome inclusion of 3.1.13 Use of energy efficient technologies. This paragraph also reflects measures such as green roofs and rainwater harvesting which are aligned with sustainable construction, SuDS and water efficiency measures. We consider that the sub-heading could also reflect the efficient use of resources more generally rather than just energy.		Use of energy efficient technologies To read: Efficient use of resources
Suffolk County Council	Design Guide	<p>Some sections of the Easton Design Guide require updates to reflect significant recent changes. Specific instances are outlined below.</p> <p>The Location subsection, 2.1, to the Context chapter states that Easton is located "within the Suffolk Coastal District Council plan area", as East Suffolk Council was formed on 1 April 2019 this should be amended to reflect this. SCC defer to East Suffolk Council's preference to address this, however, please see a suggestion below for the proposed amendment: "within the Suffolk Coastal Local Plan District Council plan Area of East Suffolk"</p> <p>Furthermore, the Planning Policy Context chapter (2.2) of the Easton Design Guide, on pages 9 and 10, requires updating. The NPPF version referred to states "2018", this Policy document received a revision in 2021; and for the Neighbourhood Plan Steering Group's information, the Government has recently concluded a consultation on further amendments to the NPPF. There are substantive references to the Suffolk Coastal Local Plan documents 2013 with wording noting that these will remain until the new Local Plan is issued "at the end of 2019". This</p>	<p>Amend to suggested reference</p> <p>Amendments update content and references on page 9 and 10</p>	<p>Action To amend wording to suggested to read: Suffolk Coastal Local Plan Area of East Suffolk</p> <p>Action Amended Page 9: 2.21 first para to correct and update to read: NPPF 2023 DLUHC 2023 Replaced heading Planning Practice Guidance with</p>

		information is now outdated, the new East Suffolk (Suffolk Coastal) Local Plan was adopted in September 2020. SCC, therefore, asks that this section is updated to reflect these, and any other, substantive changes.		National Design Guide Para ref: The National Design Guide (DLUHC, 2019) refreshed content to follow. 2.2.2 Local planning policy heading changed to: 2.2.2 Local planning policy and guidance East Suffolk Council, Suffolk Coastal Local Plan 2020 with refreshed content to follow. Page 10 New headings read: Suffolk Design Streets Guide 2022 with content to follow Easton Village Character Assessment 2021 With content to follow
Individual 9	Design Guide	See comments above under Policy ETN8.	See other comments	No change
Individual 10	Design Guide	Really important to maintain character of this beautiful village	Supportive comment	

Individual 23	Design Guide	p.22 'the network of public rights of way and connectivity should be improved through new development proposals'. It would be a real 'traffic calming measure' if safer pavements/footway links were to be installed in Easton.	Comment	No change
Individual 26	Design Guide	I think that if the character of the properties fit in with village and enough green space is available it should be O.K.	Comment	No change
Individual 27	Design Guide	I do not disagree with any part of the plan but would like the footpaths updated and increased.	Comment	No change

EASTON SITE MASTERPLANNING

29 responses



Respondent	Reference (paragraph or policy number)	Response	Steering Group response	Action
East Suffolk Council	Masterplan	Using the term masterplan may be slightly misleading, as it is focusing in on one site and not a settlement as a whole. Site Specific Options could be better related as a title.	Review Masterplan	Action Amended document title from Easton Site Masterplanning To: Conceptual Development

		<p>The masterplan document does not provide a clear method of considering when 'pocket parks' are appropriate. Also, Section 106 funding can only be used to secure elements like this to be delivered on site.</p> <p>The consideration of site Land south-west of Wickham Market Road does not take into account its full impact on the wider landscape setting and effective methods for integrating any development into the location.</p> <p>The options demonstrate the opportunities to maximise the site with regards to density and its relation to the wider context. The preferred option creates some unusual arrangements of housing layout, in particular fronts onto backs. This creates low quality environments for residents and is a clear indicator of overdevelopment/poor layout.</p> <p>There could be opportunities for the dwellings to be served by vehicles from the rear, the two beds could then address the open space more positively and remove the tarmac barrier, then the plots to the rear could be reoriented to address the key views west.</p> <p>Option 1 is positive in containing the development within the existing built extents to the north and west but has a very poor arrangement of open space which isn't overlooked or addressed by built form. The cul de sac arrangement doesn't mirror any other arrangement in Easton due to the formality of the layout so again contrasts with the policy and design guide.</p> <p>Option 3 again turns its back on key views (two 3 bed homes with rear gardens addressing the main access). It</p>		<p>Approach to Allocated Site S.3.6 includes content detail that reads:</p> <p>It is intended that Section 106 contributions would be sought to provide the play park and enhanced pedestrian links to the village core and Easton Primary School. These would be provided on site and would ensure that development meets feasibility requirements, as well as providing much needed public realm interventions.</p>
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		<p>promotes an inward-looking development and doesn't address the wider settlement. Fronts onto backs and use of landscape buffers to create a barrier to the wider community isn't favoured.</p> <p>Option 3 on page 30 also shows 16 dwellings with an open space in the north corner that would be good for a play area. The use of space, location of play area/ open space in the north corner, footpath along the whole of The Street and use of trees and hedges as screening is superior to that seen in policy ETN2.</p> <p>The Council takes the view that the documents approach to layout and dwelling orientation contradict both the national and NP design guide. The Council would advise that a more parameter plan approach is adopted to indicate the key principles the site should be addressing rather than indicating detailed layout options.</p>	<p>To revise document content and layout to provide a more parameter approach</p>	<p>Action To revise document content. Amend content to provide a more parameter plan approach and detail of key principals 3.6 -Option Assessment first para explains: The concept masterplan is high level and illustrative, prepared to demonstrate how the design principles that the Parish Council wishes to promote could be applied on the site. We have not undertaken technical studies on topics such as ground conditions,</p>
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				<p>traffic and drainage (although AECOM specialists have inputted into design development). It is expected that a co-design exercise is undertaken by applicants on the site. This report is just a step in that direction, enabling stakeholders to progress from an informed position</p>
Suffolk County Council	Masterplan	<p>As this document refers mostly to the flood risk from river flooding, this is a matter for the Environment Agency.</p> <p>As Sites 739 and 516 have significant open spaces identified, SCC suggests this open space could be a positive opportunity to introduce SuDS features such as basins which are very large but also very shallow (depending on the topography and ground conditions) to maximise the amenity value. Furthermore, the site options diagrams should incorporate 12-15% of the area for SuDS – please note that public open space and SuDS can inhabit the same space provided that they are properly designed</p>	Review Masterplan	<p>Action</p> <p>Include the reference to SuDS additional bullet point to 3.5.3.</p> <p>Reads:</p> <p>Provision of a small park. This area can also incorporate SuDS which are appropriately designed to accommodate public space, play space and amenity;</p>

Suffolk County Council	Masterplan	<p><i>Easton Site Masterplanning Supporting Document</i></p> <p>SCC Highways were consulted on Sites 516 and 739 in June 2022. Concerns were raised with Site 739 in relation to inadequate visibility splays and remoteness from the footway network. Subsequently, the Highways Authority does not consider Site 739 (site on Sanctuary Road) deliverable, as the masterplan document rightly notes on page 32.</p> <p>SCC Highways stated that Site 516 “could potentially be acceptable to the Highway Authority”. It was stated that it is unclear what level of visibility would be achievable – particularly given the 60mph speed limit to the south. An assessment of visibility should be undertaken to support the proposal – and any deviation to visibility would need to be supported through measured speeds (85th percentile).</p> <p>SCC Highways suggested that a footway link could be deliverable to the school. Masterplan Option 2 appears to show a potential footway link and crossing point to the primary school. This principle is supported; however, detailed proposals will require a review of highway boundary information; furthermore, the crossing will be subject to achievable visibility and a review of locally measured speeds. SCC advises that the Easton Site Masterplanning Supporting Document should make apparent that this is necessary for developers to complete before SCC Highways can consider approval.</p> <p>Consideration will need to be given to how vulnerable users will be accommodated within the site boundary, particularly in terms of crossing if the proposed access is</p>	<p>Review Masterplan</p> <p>3.6.3. Site 516 access note covers this detail – to update a)</p>	<p>Action Take out Site 739 content</p> <p>Action Update a) 3.6.3. Site 516 access note To read: a) If the access is just for residential traffic (i.e. no welding site access), according to the Suffolk Design Streets Guide (2022) 15 and Manual for Streets, 5.5m is suitable for a residential road serving up to 25 dwellings and is wide enough to allow two cars to pass each other; in reality this is likely to be too narrow to allow for occasional deliveries/ removal van movements etc so we would suggest that a 4.8m minimum width is adopted for</p>
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		<p>to be shared with commercial use (Suffolk Welding) as proposed through some of the options.</p> <p>Considerations have been given to the suitability of a secondary access point for Option 3. SCC would review finalised proposals in line with Design Manual for Roads and Bridges and/or Manual for Streets; however, it may be more suitable to utilise one access point as proposed through other options. This will depend on the level of visibility and junction spacing achievable. Upon first review, a secondary access would not be required – provided safe and suitable provisions are made for vulnerable users – given the scale of the residential development.</p> <p>The general form of the access will need to consider the proposed use; however, it should be designed to reduce the crossing distance for pedestrians so far as possible. Vehicle tracking will assist with design proposals, as suggested within the masterplan.</p> <p>The Suffolk Design Streets Guide (2022) should be referred to in section 3.5.4 of the Easton Site Masterplanning Supporting Document, therefore, SCC proposes the following amendment: “a) If the access is just for residential traffic (i.e., no welding site access) - according to the (new rather historic) Suffolk Design Streets Guide (2022) 15 and the more appropriately nowadays Manual for Streets, 4.1m 5.5m is suitable for a residential road...”</p> <p>This amendment will meet the requirements for access carriageways as outlined within Appendix H of the Suffolk</p>		<p>the main access route into the site, however any layout/ road width would need to consider localised swept path analysis for refuse/ fire vehicle use, adequate forward visibility at narrow sections near/ on bends and take account of whether on-street parking would occur on the road etc.</p>
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		Design Streets Guide (2022) – which outlines minimum carriageway widths. As a point of information, widths are no longer based on the quantum of units, but on vehicle trips (peak hour) therefore SCC has proposed above that a minimum width of 5.5m should be adopted, in line with Secondary Carriageways.		
Suffolk County Council	Masterplan	<p>SCC suggests caution with Neighbourhood Plans proposing detailed masterplans for site allocations, this has caused multiple Suffolk Neighbourhood Plans to encounter challenges once they reach Examination. As a means to prevent issues, SCC stresses the importance that these masterplan options are stated as “indicative and/or illustrative” within a Policy in the Plan (potentially Policy ETN2).</p> <p>Paragraph 1.1 of the supporting document refers to the Ministry of Housing, Communities and Local Government (MHCLG), which is now a defunct Government Ministry, and was succeeded by the Department for Levelling Up, Housing and Communities (DLUHC) in September 2021. For further clarity, the mentioned programme is still managed by this Department. The supporting document</p>	<p>Review Masterplan Revised content to include clarification of the site preferences being indicative and illustrative</p> <p>Amendment to update references from MHCLG to DLUHC</p>	<p>Action Content re. site 739 has been taken out to leave one site 516. Content for 3.6 Option assessment, first para reads: The concept masterplan is high level and illustrative, prepared to demonstrate how the design principles that the Parish Council wished to promote could be applied on the site. Further refreshed content follows</p> <p>Action Amend 1.1 Introduction to read: Through the Department for Levelling Up, Housing and Communities(DLUHC)</p>

		should be amended to reflect this. This also occurs in the Design Guide in section 2.2.1.		Neighbourhood Planning Programme led by Locality And change wording to 1.2 Objective to read: The objectives of this report were agreed with Easton Parish Council at the outset of the project. This report provides masterplanning guidance for the site that is being allocated in the Neighbourhood Plan. For each, it examines different site layout options and gives strategic recommendations on how it might best accommodate new development
Individual 9	Masterplan	See comments above under Policy ETN2.	See other comments	No change
Individual 10	Masterplan	Would like more consideration to safe pedestrian accessibility of whole village	Comment	No change
Individual 11	Masterplan	Plot 739 should not be an option. Safe pedestrian access required from houses at Home Farm/Glevering House. There are NO footpaths and the road speed is too high. We cannot walk anywhere.	Comment	Site 739 has been considered an undeliverable option its reference is no longer part of the

				Masterplan document (now entitled Conceptual Development Approach to Allocated Site)
Individual 18	Masterplan	It is not clear what this question relates to.	Comment	No change
Individual 22	Masterplan	Safety would be enhanced by more and better footpaths beside the roads. Sites 739 and 516 both privately owned.	Comment	Site 739 has been considered an undeliverable option its reference is no longer part of the Masterplan document (now entitled Conceptual Development Approach to Allocated Site)
Individual 23	Masterplan	Site 516, option 2 seems to provide several potential benefits. The connectivity and street crossing provision will require insight and skill in the production.	Comment	No change
Individual 26	Masterplan	Concerns on how near the proposed new builds are to the flood plain	3.5.3 bullet point explains the SuDS drainage that would need to be incorporated, Policy this is endorsed by Policies ETN2 & ETN8 and	No change

			detailed in para 9.17	
Individual 27	Masterplan	I do not disagree with any part of the plan but would like the footpaths updated and increased.	Comment	No change
Individual 32	Masterplan	We would not support any development of proposed site 739, due to access and conservation	Comment	Site 739 has been considered an undeliverable option its reference is no longer part of the Masterplan document (now entitled Conceptual Development Approach to Allocated Site

7(e): Regulation 14 to Regulation 16 Policy changes

Pre-submission policy	Submission policy
<p>Policy ETN1 – Housing Development</p> <p>This Plan provides for around 44 dwellings to be developed in the Neighbourhood Plan area between 2018 and 2036. This growth will be met through:</p> <ul style="list-style-type: none"> i. permissions for new dwellings already granted as at 31.3.2021, and ii. the site allocated in Policy ETN 3 in the Plan and as identified on the Policies Map; and iii. small 'windfall' sites and infill plots within and outside the Settlement Boundary that come forward during the plan period that satisfy ENP, Local Plan and National planning policies. <p>Where planning permission is required, proposals for the conversion of redundant or disused agricultural buildings outside the Settlement Boundary into dwellings will be supported where:</p> <ul style="list-style-type: none"> a. the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and b. the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and c. the proposal would lead to an enhancement to the 	<p>Policy ETN1 – Housing Development</p> <p>This Plan provides for around 44 dwellings to be developed in the Neighbourhood Plan area between 2018 and 2036. This growth will be met through:</p> <ul style="list-style-type: none"> i. Permissions for new dwellings already granted as at 31st March 2021, and ii. The site allocated in Policy ETN2 in the Plan and as identified on the policies maps (figures 22 and 23); and iii. Small 'windfall' sites and infill plots within and outside the Settlement Boundary that come forward during the plan period that satisfy ENP, Local Plan and National planning policies. iv. Support will be given for smaller 2 and 3 bedroomed homes that are adaptable and accessible (meaning built to optional M4(2) standards), in order to meet the needs of the ageing population, without excluding the needs of the younger buyers and families. <p>Where planning permission is required, proposals for the conversion of redundant or disused agricultural buildings outside the settlement boundary (figure 24) into dwellings will be supported where:</p>

Pre-submission policy	Submission policy
<p>immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.</p>	<ul style="list-style-type: none"> a. the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; a submission detailing the conversion specifications, setting out full details of all works proposed, which must be based on a detailed Structural Survey. The emerging East Suffolk Council 'Rural Development Supplementary Planning Document'¹³ provides supplementary planning documentation that addresses issues associated with barn conversions in the countryside; and b. the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and c. the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.
<p>Policy ETN2 – Land south-west of Wickham Market Road</p>	<p>Policy ETN2 – Land south-west of Wickham Market Road</p>

¹³ <https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/supplementary-planning-documents>

Pre-submission policy	Submission policy
<p>A site of 1 hectare, as identified on the Policies Map, is allocated for approximately 12 dwellings, of which 1 in 3 shall be affordable dwellings.</p> <p>The development should be guided by the Site Concept illustrated in Diagram 1 and provide the following:</p> <ul style="list-style-type: none"> i. Public open space along the frontage of the site in order to minimise visual impact of the development on the landscape setting of the site and nearby designated heritage assets; ii. An equipped play area in the new open space; iii. A mix of dwellings, in accordance with Policy SCLP5.8 of the Local Plan, unless it can be demonstrated through up-to-date evidence, that there is a need for a different mix; iv. A mix of single storey and two storey dwellings designed to minimise the impact of the development on the local landscape; v. A footway link and provision for a safe pedestrian crossing between the site and the village primary school and the wider public rights of way network; vi. Screen planting, using native species, along the south-western and south-eastern boundary in order to minimise any visual 	<p>A site of 1 hectare, as identified on the policies maps (figures 22 and 23), is allocated for approximately 12 dwellings, of which 1 in 3 shall be Affordable Housing dwellings.</p> <p>The development should be guided by the Easton Site Masterplanning document and provide the following:</p> <ul style="list-style-type: none"> i. Public open space along the frontage of the site in order to minimise visual impact of the development on the landscape setting of the site and nearby designated heritage assets; ii. An equipped play area in the new open space; iii. A mix of dwellings, in accordance with Policy SCLP5.8 of the Local Plan, unless it can be demonstrated through up-to-date evidence, that there is a need for a different mix; iv. A mix of single storey and two storey dwellings designed to minimise the impact of the development on the local landscape; v. A footway link and provision for a safe pedestrian crossing between the site and the village primary school and the wider public rights of way network; vi. Screen planting, using native species, along the south-western and south-eastern boundary in order

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<p>impact of the development across the Deben valley and to Letheringham Mill;</p> <p>vii. The Business parking to be clearly defined and screened by planting using native species. The parking spaces for the dwellings will be sited within the development area.</p> <p>viii. Sustainable Drainage Systems (SUDS) including, as appropriate, rainwater and stormwater harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved.</p> <p>Proposals for street-lighting on the development will not generally be supported due to the potential for a detrimental impact on the setting of the site within the wider landscape. Low level lighting for footways may be suitable where it can be demonstrated that it would not have a detrimental impact on the landscape setting of the site.</p> <p>In addition, proposals should have regard to the presence of the adjoining business use adjoining the northern boundary of the site and should include appropriate measures to mitigate the existing operational impacts of that business on occupiers of the development.</p>	<p>to minimise any visual impact of the development across the Deben valley and to Letheringham Mill;</p> <p>vii. The Business parking to be clearly defined and screened by planting using native species. The parking spaces for the dwellings will be sited within the development area, in accordance with Suffolk Guidance for Parking.¹⁴</p> <p>viii. Sustainable Drainage Systems (SUDS) including, as appropriate, rainwater and stormwater harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved. All drainage systems should deliver bio-diversity, amenity, quality and quantity benefits and be designed to the latest Lead Local Flood Authority guidance</p> <p>ix. The site is within the safeguarding area for an Anglian Water site (AW54 - Easton Stw (Suffolk) Anglian Water). In this area, Suffolk Minerals and Waste Local Plan 2020 Policy MP10: Minerals Consultation and Safeguarding Areas will apply. Early engagement with Anglian Water to ensure that there is</p>

¹⁴ Suffolk Guidance for Parking Technical Guidance, Suffolk County Council (May 2019) <https://www.suffolk.gov.uk/asset-library/imported/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf> (accessed 07.09.23).

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	<p>adequate capacity, or capacity can be made available in the wastewater network.</p> <p>x. Proposals that improve the efficiency of heating, cooling and lighting of buildings by maximising daylight and passive solar gain through the orientation of buildings will be supported.</p> <p>Proposals for street-lighting on the development will not generally be supported due to the potential for a detrimental impact on the setting of the site within the wider landscape. Low level lighting for footways may be suitable where it can be demonstrated that it would not have a detrimental impact on the landscape setting of the site.</p> <p>Regard to ETN3 Dark Skies policy would be supported. In addition, proposals should have regard to the presence of the adjoining business use adjoining the northern boundary of the site and should include appropriate measures to mitigate the existing operational impacts of that business on occupiers of the development.</p>
<p><i>No policy in pre-submission version of the Neighbourhood Plan</i></p>	<p>Policy ETN3 – Dark skies</p> <p>Development proposals will be supported that are designed to limit the impact of light pollution by:</p> <ol style="list-style-type: none"> 1. Meeting or exceeding the Institute of Lighting Professionals guidance for

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	<p>the environmental zone in which they are proposed.¹⁵</p> <ol style="list-style-type: none"> 2. Having regard to the following: <ol style="list-style-type: none"> a. avoid the installation of additional lighting b. install lighting necessary for its intended purpose using the lowest practical lumens value and avoid adverse impacts where possible c. appropriate mitigation of adverse impacts 3. avoiding unnecessarily visible lighting in designated wildlife sites or the surrounding landscape. Particular care should be taken in ecologically sensitive areas such as near ponds, lakes, rivers, areas of high conservation value; sites supporting particularly light-sensitive species of conservation significance and habitat used by protected species. In these situations, installation of appropriate lighting should be guided by the nature of the species found on or close to the site. 4. avoid building designs that result in increased light spill from internal lighting without suitable mitigation.

¹⁵ <https://theilp.org.uk/new-resource-towards-a-dark-sky-standard/> (accessed 13.09.23)

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<p>Policy ETN3 – Protection of Landscape Character and Important Views</p> <p>To protect and enhance wherever possible the important views, landscape character, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, as appropriate to the development, demonstrate how they:</p> <ul style="list-style-type: none"> i. have regard to, and conserve, or enhance, the landscape character and the setting of the village; and ii. will ensure that there is no detrimental impact on the key features of the important views identified on the Policies Maps (figure 19 and 20). 	<p>Policy ETN4 – Protection of Landscape Character and Important Views</p> <p>To protect and enhance wherever possible the important views, landscape character, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, as appropriate to the development, demonstrate how they:</p> <ul style="list-style-type: none"> i. have regard to, and conserve, or enhance, the landscape character and the setting of the village; and ii. will ensure that there is no detrimental impact on the important views identified on the policies maps (figures 22 and 23). A Landscape Visual Impact Assessment may be required to demonstrate that developments will not have a detrimental effect on these views or their key features.
<p>Policy ETN4 - Recreational Disturbance Avoidance and Mitigation</p> <p>All residential development within the zones of influence of European sites will be required to make a financial contribution towards mitigation measures, as detailed in the Suffolk Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), to avoid adverse in combination recreational disturbance effects on European sites.</p>	<p>Policy ETN5 – Recreational Disturbance Avoidance and Mitigation</p> <p>All residential development within the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) zones of influence will be required to make a financial contribution towards mitigation measures, as detailed in the Suffolk Coast RAMS, to avoid adverse in combination recreational disturbance effects on European sites.</p>

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<p>Policy ETN5 – Biodiversity and Habitats</p> <p>Proposals will be expected to retain existing features of biodiversity value (including ponds, trees and hedgerows) and, in particular, those important natural features identified in the Easton Character Appraisal and should provide a biodiversity net gain that is proportionate to the scale and nature of the proposal.</p> <p>Development proposals should avoid the loss of, or substantial harm to, distinctive trees, hedgerows and other natural features such as ponds and watercourses. Where such losses or harm are unavoidable:</p> <ol style="list-style-type: none"> i. the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and ii. suitable mitigation measures, that provide better replacement of the lost features will be required to achieve measurable biodiversity net gain. It is expected that the mitigation measures will form an integral part of the design concept and layout of any development scheme, and that the design of development will be landscape-led and appropriate in relation to its setting, context and have 	<p>Policy ETN6 – Biodiversity and Habitats</p> <p>Proposals will be expected to retain existing features of biodiversity value (including ponds, trees, hedgerows, and associated hedgerow verges) and, in particular, those important natural features identified in the Easton Character Appraisal. Developments should provide a biodiversity net gain that is proportionate to the scale and nature of the proposal, in accordance with the Environment Act 2021.</p> <p>Regard to The East Suffolk Environmental Guidance Note (2020)¹⁶ will be supported. Development proposals should avoid the loss of, or substantial harm to, distinctive trees, hedgerows and other natural features such as ponds and watercourses. Where such losses or harm are unavoidable:</p> <ol style="list-style-type: none"> i. the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and ii. suitable mitigation measures, that provide better replacement of the lost features will be required to achieve measurable biodiversity net gain. It is expected that the mitigation measures will form an integral part of the design concept and layout

¹⁶ <https://www.eastsuffolk.gov.uk/assets/Environment/Environment-Guidance/Environmental-Guidance-Note.pdf>

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<p>regard to ongoing management.</p> <p>Where new access is created, or an existing access is widened, through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.</p>	<p>of any development scheme, and that the design of development will be landscape-led and appropriate in relation to its setting, context and have regard to ongoing management.</p> <p>Where new access is created, or an existing access is widened, through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity. Visibility splays cannot be impeded and must accord with Highway safety standards.</p>
<p>Policy ETN6 – Local Green Spaces</p> <p>Local Green Spaces are demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.</p> <p>The following Local Green Spaces are designated in this Plan and identified on the Policies Map:</p> <ol style="list-style-type: none"> 1. Village Green. 2. Highway verges, The Street. 3. Informal play area adjacent to Hunt Kennels. 4. Informal Green Space and signpost, Pound Corner. 5. Easton closed cemetery green space around St Andrews Church. 6. Easton Parish Council private open cemetery. 	<p>Policy ETN7 – Local Green Spaces</p> <p>The following Local Green Spaces are designated as Local Green Space for protection (policies maps figures 22 and 23, and figures 36-46):</p> <ol style="list-style-type: none"> 1. Village Green. 2. Highway verges, The Street. 3. Informal Green Space and signpost, Pound Corner. 4. Easton closed cemetery green space around All Saints Church. 5. Easton Parish Council private open cemetery.

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<p>Policy ETN7 – Non-designated Heritage Assets</p> <p>The retention and protection of the following Non-designated Heritage Assets as identified on the Policies Map, will be secured.</p> <ol style="list-style-type: none"> 1. 1-2 Pound Cottages, Pound Corner 2. 3-4 Pound Cottages, Pound Corner 3. 5-6 Pound Cottages, Pound Corner 4. 7-8 Pound Cottages, Pound Corner 5. The Stables, The Street 6. Former Carriage House, The Street 7. Octagon House, The Street 8. Ivy Cottage and White Horse PH outbuildings, The Street 9. Almond Tree Cottage, The Street 10. Rosemary Cottage, The Street 11. Pump House and Lavender Cottage, The Street 12. The Old Post Office, The Street 13. Rose Villa, The Street 14. Easton Primary School, The Street 15. Old Kingdom Hall, The Street 16. Double Bungalow, The Street 17. The Village Hall, The Street 18. 1-3 School Lane 19. Rose Cottage and Sunnyside, School Lane 20. Heritage Signposts, Pound Corner, Kettleburgh Rd junction and Hacheston road junction 21. Stone wall, The Street, car park and adjacent land 22. Village Sign, Village Green 	<p>Policy ETN8 – Non-designated Heritage Assets</p> <p>The retention and protection of the following Non-designated Heritage Assets as identified on the policies maps (figures 22 and 23), will be secured.</p> <ol style="list-style-type: none"> 1. 1-2 Pound Cottages, Pound Corner 2. 3-4 Pound Cottages, Pound Corner 3. 5-6 Pound Cottages, Pound Corner 4. 7-8 Pound Cottages, Pound Corner 5. The Stables, The Street 6. Former Carriage House, The Street 7. Octagon House, The Street 8. Ivy Cottage and White Horse PH outbuildings, The Street 9. Almond Tree Cottage, The Street 10. Rosemary Cottage, The Street 11. Pump House and Lavender Cottage, The Street 12. The Old Post Office, The Street 13. Rose Villa, The Street 14. Easton Primary School, The Street 15. Old Kingdom Hall, The Street 16. Double Bungalow, The Street 17. The Village Hall, The Street 18. 1-3 School Lane 19. Rose Cottage and Sunnyside, School Lane 20. Heritage Signposts, Pound Corner, Kettleburgh Rd junction and Hacheston road junction 21. Stone wall, The Street, car park and adjacent land 22. Village Sign, Village Green

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<p>23. Former Blacksmith Forge - Hunt Kennels, The Street 24. Cartlodge - Hunt Kennels, The Street 25. 1-2 Sanctuary Cottages 26. Jockey's barn, on farmland opposite Easton Farm Park</p> <p>Proposals for any works to a Non-designated Heritage Asset will be assessed in accordance with Policy SCLP11.6 of the adopted Local Plan</p>	<p>23. Former Blacksmith Forge - Hunt Kennels, The Street 24. Cartlodge - Hunt Kennels, The Street 25. 1-2 Sanctuary Cottages 26. Jockey's barn, on farmland opposite Easton Farm Park</p> <p>Proposals for any works to a Non-designated Heritage Asset will be assessed in accordance with Policy SCLP11.6 of the adopted Local Plan.</p>
<p>Policy ETN8 – Design considerations</p> <p>Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area and create and contribute to a high quality, safe and sustainable environment.</p> <p>Planning applications should demonstrate how they satisfy the requirements of the National Model Design Code (2021) and the Easton Development Design Principles in Appendix 2 of the Neighbourhood Plan, as appropriate to the proposal.</p> <p>In addition, proposals will be supported where:</p> <ul style="list-style-type: none"> a. the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area are maintained and enhanced, having particular regard to the Conservation Area Appraisal and Neighbourhood Plan Character Appraisal; 	<p>Policy ETN9 – Design considerations</p> <p>Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area and create and contribute to a high quality, safe and sustainable environment.</p> <p>Planning applications should demonstrate how they satisfy the requirements of the National Model Design Code (2021) and the Easton Development Design Principles in Appendix 2 of the Neighbourhood Plan, as appropriate to the proposal.</p> <p>In addition, proposals will be supported where:</p> <ul style="list-style-type: none"> a. The key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area are maintained and enhanced, having particular regard to the Conservation Area Appraisal and Neighbourhood Plan Character Appraisal.

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<ul style="list-style-type: none"> b. there is no loss of important open, green or landscaped areas, including Important Open Areas as identified on the Policies Map, which make a significant contribution to the character and appearance of that part of the Village; c. taking mitigation measures into account, important landscape characteristics including trees and ancient hedgerows and other prominent topographical features identified in the Neighbourhood Plan Character Appraisal are not adversely affected; d. designs, in accordance with standards, maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement; e. not result in any water run-off that would add-to or create surface water flooding, through the incorporation, as appropriate to the development, of above ground open Sustainable Drainage Systems (SuDS), which could incorporate wetland and other water features; f. as appropriate, they make adequate provision for the covered storage of all wheelie bins and cycle storage in 	<ul style="list-style-type: none"> b. There is no loss of important open, green or landscaped areas, or grass verges including Important Open Areas as identified on the policies maps (figures 22 and 23), which make a significant contribution to the character and appearance of that part of the village. c. Taking mitigation measures into account, important landscape characteristics including trees and ancient hedgerows and other prominent topographical features identified in the Neighbourhood Plan Character Appraisal are not adversely affected. d. Designs, in accordance with the Suffolk Guidance for Parking (2019) and any successor documents, maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement. e. Not result in any water run-off that would add-to or create surface water flooding, through the incorporation, as appropriate to the development, of above ground open Sustainable Drainage Systems (SuDS), which could incorporate wetland and other water features, the Suffolk Design

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<p>accordance with adopted cycle parking standards;</p> <ul style="list-style-type: none"> g. suitable ducting capable of accepting fibre to enable superfast broadband is included; h. one electric vehicle charging point per new off-street parking place created is provided; i. the design and materials have regard to the Easton Design Guide and does not adversely change the character of the site or its setting; j. they are located where users and nearby residents would not be significantly and adversely affected by noise, smell, vibration, overlooking, light or other forms of pollution unless adequate mitigation can be incorporated as part of the proposal. 	<p>Streets Guide¹⁷ provides further information on SuDS design and should be incorporated in any new road drainage, both adopted and private.</p> <ul style="list-style-type: none"> f. As appropriate, they make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards. g. Suitable ducting capable of accepting fibre to enable superfast broadband is included. h. One electric vehicle charging point per new off-street parking place created is provided. i. The design and materials have regard to the Easton Design Guide and does not adversely change the character of the site or its setting. j. They are located where users and nearby residents would not be significantly and adversely affected by noise, smell, vibration, overlooking, light or other forms of pollution unless adequate mitigation can be incorporated as part of the proposal. k. The inclusion of safe walking and cycling routes would be supported. l. Support for designs that include renewable energy for heating and cooling as well as generating electricity and that improve the efficiency of

¹⁷ <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas>

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	<p>heating, cooling and lighting of buildings by maximising daylight and passive solar gain through the orientation of buildings will be supported.</p> <p>m. Designs will be supported that have regard to the ENP dark skies policy and seeks to avoid inappropriate external lighting also designs that result in increased light spillage from internal lighting.</p> <p>n. Development does not adversely affect the character or result in the loss of existing or proposed rights of way, SCC will not be permit unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use.</p>
<p>Policy ETN9 – Village Services and Facilities</p> <p>Proposals for the enhancement of the following services and facilities, as identified on the Policies Map, will generally be supported subject to there being no significant adverse impact on the natural and historic environment, infrastructure and the amenity of residents.</p> <ul style="list-style-type: none"> • The Village Hall • The Primary School • All Saints Church • The White Horse Public House • The village car park • The Playing Field including play equipment • The Cricket and Bowls Club • Play Area and Green Open Space 	<p>Policy ETN10 – Village Services and Facilities</p> <p>Proposals for the enhancement of the following services and facilities, as identified on the policies maps (figures 22 and 23), will generally be supported subject to there being no significant adverse impact on the natural and historic environment, infrastructure and the amenity of residents.</p> <ul style="list-style-type: none"> • The Village Hall • Easton Primary School • All Saints Church • The White Horse Public House • The village car park • The Playing Field including play equipment • The Cricket and Bowls Club • The Village Green

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<p>Proposals that would result in the loss of the following services and facilities, as identified on the Policies Map, will be determined in accordance with Policy SCLP8.1 of the Local Plan.</p>	<p>Proposals that would result in the loss of the above services and facilities, as identified on the policies maps (figures 22 and 23), will be determined in accordance with Policy SCLP8.1 of the East Suffolk Council – Suffolk Coastal Local Plan.</p> <p>Enhancement of facilities should make them accessible to residents with limited mobility.</p>