



Easton Neighbourhood Plan Decision Statement

(The Neighbourhood Planning (General) Regulations 2012 – Regulation 18)

Date of Publication: 29 April 2024

1. Summary

- 1.1 Following an independent examination, East Suffolk Council now confirms that the Easton Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum subject to the modifications set out in section 3.

2. Background

- 2.1 Easton Parish Council, as the Qualifying Body, successfully applied for Easton Parish to be designated as a Neighbourhood Area under The Neighbourhood Planning (General) Regulations 2012. The [neighbourhood area](#) was designated by (the former) Suffolk Coastal District Council on 19th December 2017.
- 2.2 The Easton Neighbourhood Plan was published by Easton Parish Council for pre-submission consultation (Regulation 14) between 4th February and 20th March 2023.
- 2.3 Following the submission of the Easton Neighbourhood Plan ([submission version](#)) to East Suffolk Council the Plan was publicised and comments invited over a six week period commencing on 10th November and closing on 22nd December 2023. Due to the publication of a revised National Planning Policy Framework on 19th and 20th December 2023 the consultation was extended until 19th January 2024.
- 2.4 East Suffolk Council, with the agreement of Easton Parish Council, appointed an independent examiner, Ann Skippers MRTPI FHEA FRSA AoU, to examine the Plan and to consider whether it met the Basic Conditions required by legislation and whether it should proceed to Referendum.
- 2.5 The [Examiner's Report](#) received 22th March 2024 concluded that subject to modifications identified in the Report, the Easton Neighbourhood Plan meets the basic conditions and should proceed to Referendum. The examiner concluded that the neighbourhood area is appropriate for the referendum and that no evidence has

been submitted to suggest otherwise. She recommended that the Plan should proceed to referendum based on the neighbourhood area as approved on 19th December 2017.

- 2.6 Following receipt of the Examiner's Report, legislation requires that East Suffolk Council consider each of the modifications recommended, the reasons for them, and decide what action to take. This is set out in the table below. Ahead of this consideration, the Report and its findings have been considered between the Council and Easton Parish Council.

3. Decision and Reasons

- 3.1 East Suffolk Council, under powers delegated to the Head of Planning and Coastal Management, has considered each of the modifications recommended. The Council concurs with the reasoning and modifications provided by the Examiner in her Report dated 22nd March 2024.
- 3.2 The Council has also identified further modifications to the Plan which are considered necessary to meet the basic conditions or to correct errors.
- 3.3 With the Examiner's recommended modifications and other modifications, East Suffolk Council has decided that the Easton Neighbourhood Plan meets the Basic Conditions identified in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, is compatible with the Convention rights and complies with provisions made by or under Section 38A and 38B of the Planning and Compulsory Purchase Act 2004. Consequently, the submission version of the Easton Neighbourhood Plan will be modified as recommended for it then to proceed to referendum.
- 3.4 The Council has considered the referendum area as recommended by the Examiner and has decided there is no reason to extend the Neighbourhood Area for the purposes of the referendum. The Referendum area will be the same as the designated Neighbourhood Area for the Easton Neighbourhood Plan.
- 3.5 The list of modifications and actions required are set out in the following tables. As a consequence of these changes the Easton Neighbourhood Plan will be re-published and titled the Easton Neighbourhood Plan (Referendum Version).

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Interim Joint Head of Planning

Dated: 29 April 2024

Examiner's Recommended Modification	Reason for change	Action by ESC
<p>General comment The Examiner acknowledged on page 14 of the Examiner's report that some natural updating will be needed as the Plan progresses towards the next stages.</p>	<p>To reflect the current stage of the Neighbourhood Plan in the process.</p>	<p>Page 9 Figure 2 Amend figure to show the submission, further consultation, and examination stages as completed, and referendum and adoption as current stages.</p> <p>Page 12 paragraph 1.20 Amend the paragraph 1.20 as follows: 'This is the submission draft Neighbourhood Plan, which was consulted on for six weeks (from 4th February to 20th March 2023). Details can be found in the Consultation Statement that is submitted with the Neighbourhood Plan. Responses were collated and amendments made before being submitted to East Suffolk Council. Once consulted on it wasillbe examined by an Independent Neighbourhood Plan Examiner. Following the <u>successful</u> examination, and subject to the Examiner's response, a referendum of residents on the Electoral Roll will be held to vote on whether the Plan should be used by East Suffolk Council when deciding planning applications.'</p>
<p>Page 21 Paragraph 4.6 Change the definition of ancient woodland to '... The ancient woodland is shown in figure 17 below which are nationally defined as 'An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural</p>	<p>To accord with the ancient woodland definition set out in the NPPF.</p>	<p>Agreed. Text has been amended as recommended. As a minor change to the Examiner's modification, the 'A' at the start of the definition has been changed to lower case.</p>

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<p>woodland and plantations on ancient woodland sites (PAWS) ancient woodlands are areas which have had woodland cover for centuries and have been relatively undisturbed by human activity. Over hundreds of years, they have evolved into complex communities of trees, plants, fungi, microorganisms and insects'</p>		
<p>Page 22 Paragraph 4.7 Revise the paragraph: 'Within the parish there are a number of landscape character types, non-statutory landscape designations that both reflect the landscape characteristics and inform its use, these which include Valley Meadowlands, Rolling Estate Claylands, and Ancient Estate Claylands. Reference to these can be found in tThe Suffolk County Landscape Character Assessment and Suffolk Coastal Landscape Character Assessment notes that, 'The landscape surrounding village is predominantly rolling countryside with areas of woodland and a mixture of large arable fields with occasional isolated dwellings and small winding roads, large skies and stunning views. The distinctive serpentine estate wall lines the road down and into the village'.</p>	To correct the refence to the landscape character types.	Agreed. Text has been amended as recommended.
<p>Page 22 Paragraph 4.7 Footnote Add reference and link to the Suffolk County Landscape Character Assessment.</p>	To ensure the correct sources are referenced.	Agreed. Text has been amended as recommended.
<p>Throughout the Plan</p>	To refer to the most up to date version of the NPPF.	Agreed. The specific changes made are set out below:

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<p>Update references to the NPPF throughout the Plan as necessary [including paragraphs 5.2, 8.19, 8.23, 8.24, 8.25 and 8.26].</p>		<p>Page 25 Paragraph 5.2 Amend the second sentence of the paragraph: 'In December September 2023 the government published a revised NPPF.'</p> <p>Page 25 Paragraph 5.2 Footnote Replace link to September 2023 NPPF with link to December 2023 NPPF.</p> <p>Page 55 Paragraph 8.19 Amend the first sentence of the paragraph: 'The NPPF (particularly paragraph 180174(d)) states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.'</p> <p>Page 57 Paragraph 8.23 Amend the first sentence of the paragraph: 'A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraphs 1025-107 of the NPPF.'</p> <p>Page 57 Paragraph 8.24 Amend the second sentence of the paragraph:</p>

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		<p>'Paragraphs 105¹ and 106² of the National Planning Policy Framework (NPPF 2023) identifies the possibility of identifying green spaces that meet certain characteristics as 'Local Green Spaces'.'</p> <p>Page 57 Paragraph 8.25 Amend the paragraph: 'The paragraphs state</p> <ul style="list-style-type: none"> ○ Paragraph 105¹: ... ○ Paragraph 106²: ...' <p>Page 58 Paragraph 8.26 Amend the paragraph: 'Easton Local Green Space Appraisal provides an assessment of the green spaces in the parish against the criteria in NPPF paragraph 106² in order to support the designation of local green spaces in the emerging Easton Neighbourhood Plan.'</p>
<p>Page 32 Figure 23 (inset policies map) Change policy reference from '(Policy ETN6)' to '(Policy ETN7)', and delete Local Green Space 4 (Easton closed cemetery green space around All Saints Church) from the map (set out on page 28 of the Examiner's report).</p> <p>Split the three heritage signposts into '20a', '20b', and '20c' on the Policies Maps (set out on page 29 of the Examiner's report).</p>	<p>To correct the policy reference and to ensure only those green spaces that have been subject to appropriate engagement with the relevant landowner are identified as Local Green Spaces.</p> <p>To accurately reflect the amendments to policy ETN8 (Non-designated Heritage Assets).</p>	<p>Agreed. Text and map have been amended as recommended. Please note ETN7 has subsequently been updated to ETN8 due to the splitting of ETN1 into ETN1 and ETN2.</p> <p>Agreed. Map has been amended as recommended.</p>

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<p>Identify No 21, Stone wall, The Street, car park and adjacent land on the Policies Maps (set out on Page 29 of the Examiner's report).</p>	<p>To ensure the Policies Map shows all the identified non-designated heritage assets.</p>	<p>Agreed. Map has been amended as recommended.</p>
<p>Page 36 Policy ETN1 (Housing Development) Revise criterion 3: 'Small 'windfall' sites and appropriate 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> <p>Change the presentation of the policy so that point 4. of the policy is not numbered and is presented as a separate paragraph.</p> <p>Delete the words '(meaning built to optional M4(2) standards)' from point 4.</p> <p>Make the second part of the policy which deals with conversions into a separate policy titled Policy ETN2 Conversion of Rural Buildings to Dwellings, which reads: 'Where planning permission is required, proposals for the conversion of redundant or disused agricultural or other rural buildings outside the settlement boundary (figure 24) into dwellings will be supported where: 1. the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; thea</p>	<p>To avoid inappropriate infill development harming the character and appearance of Easton as a historic village.</p> <p>To clarify that criterion 4. is separate and not in addition to the other three ways of delivering the identified growth.</p> <p>To remove reference to the building regulations from the policy.</p> <p>To ensure clarity as to the purpose of each policy.</p> <p>To bring the policy into line with Policy SCLP5.5 (Conversions of Buildings in the Countryside for Housing), which addresses buildings in the countryside, not only agricultural buildings.</p>	<p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p>

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<p>submission should set out full details of all the works proposed and detailing the conversion specifications and 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' 5 provides supplementary planning documentation that addresses issues associated with barn conversions in the countryside; and</p> <p>2. the proposal is a high-quality design and the method of conversion retains or enhances the character and historic interest of the building; a heritage statement should be provided with any planning application related to converting historic barns or outbuildings; and</p> <p>3. 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> <p>Add two new paragraphs of supporting text for the new Policy ETN2 which read: 'The emerging East Suffolk Council 'Rural Development Supplementary Planning Document' SPD provides planning guidance that</p>	<p>To clarify the policy requirements.</p> <p>To remove reference to the Rural Development Supplementary Planning Document from the policy and place it in the supporting text.</p> <p>To provide clarity that conversion could enhance the significance of the building.</p> <p>To provide supporting text to new policy ETN2.</p>	<p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p>

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<p>addresses issues associated with barn conversions in the countryside.</p> <p>The East Suffolk Council – Suffolk Coastal Local Plan policy SCLP5.5: 'Conversions of Buildings in the Countryside for Housing' relates to the conversion of agricultural buildings to dwellings and is listed under 'Relevant Suffolk Coastal Local Plan policies.'</p>		
<p>Page 36 'Relevant Suffolk Coastal Local Plan Policies' box Change the reference to the 5th policy: 'Policy SCLP5.35: Housing Development in the Countryside'</p> <p>Add 'Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing'</p>	<p>To ensure policy references are accurate.</p> <p>To ensure all relevant policies are listed.</p>	<p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p>
<p>Pages 40-41 Policy ETN2 (Land south-west of Wickham Market Road) Amend the policy to read: '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 have regard to be guided by the Easton Conceptual Development Approach to Allocated Site document including the preferred approach and provide the following.</p>	<p>To allow for the development to be designed to a high standard that may be different to the preferred approach set out in the Easton Conceptual Development Approach to Allocated Site document.</p>	<p>Agreed. Text has been amended as recommended.</p>

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<p><u>Any scheme should incorporate the following:</u></p> <p>1. Public open space <u>including</u> along the frontage of the site in order to <u>ensure there is a satisfactory</u> minimise visual impact of the relationship between any new development, on the landscape setting of the site and nearby designated heritage assets;</p> <p>2. An equipped play area in the new open space;</p> <p>3. 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;</p> <p>4. A mix of single storey and two storey dwellings designed to minimise the impact of the development on the local landscape;</p> <p><u>4. High quality design appropriate to the local landscape and the site's natural features and topography;</u></p> <p>5. 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;</p> <p>6. Screen planting, using native species, along the south-western and southeastern boundary in order to minimise any visual impact of the development across the Deben valley and to Letheringham Mill <u>taking account of the topography of the site</u>;</p>	<p>To allow for open space to be provided along the site frontage and elsewhere on the site.</p> <p>To clarify the purpose of providing open space along the site frontage.</p> <p>To allow greater flexibility as to the exact location of the equipped play area.</p> <p>To avoid focussing landscape matters solely on the height of buildings, and to ensure regard is had to the site's natural boundaries and topography.</p> <p>To help ensure appropriate regard is had to the topography of the site when designing the development.</p>	<p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p>

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<p>7. 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;</p> <p>7. 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>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>Proposals that improve the efficiency of heating, cooling and lighting of buildings by maximising daylight and passive solar gain through the orientation of buildings are encouraged will be supported.</p>		

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<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, pProposals should have regard to the presence of the adjoining business use adjoining the northern boundary of the site and must<u>should</u> include appropriate measures to mitigate the existing <u>and potential</u> operational impacts of that business <u>use</u> on occupiers of the <u>residential</u> development <u>in line with the agent of change principle and to ensure satisfactory living conditions can be achieved without detriment to the operation of the pre-existing business use.</u></p> <p><u>There is potential for medieval and prehistoric remains on the site. Accordingly, appropriate archaeological investigation should take place in accordance with the advice of Suffolk County Council Archaeological Service.'</u></p>	<p>To remove the unnecessary reference to policy ETN3 (Dark Skies).</p> <p>To ensure the development is designed with regard to the agent of change principles and avoids unacceptable residential amenity issues.</p> <p>To ensure the potential for medieval and prehistoric remains on the site is appropriately dealt with.</p>	<p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p>
<p>Page 44 Paragraph 8.2 Amend the first sentence of the paragraph: 'The Suffolk Coastal Landscape Character Assessment<u>Appraisal</u> identifies three landscape</p>	<p>To ensure the correct reference to the relevant landscape evidence base document.</p>	<p>Agreed. Text has been amended as recommended.</p>

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<p>typologies being present in the parish, namely Valley Meadowlands, Rolling Estate Claylands and Ancient Estate Claylands.'</p> <p>Amend reference to the 'Easton Character Appraisal' to refer to the 'Village Character Assessment'.</p>	<p>To ensure correct reference to the relevant supporting document.</p>	<p>Agreed. Text has been amended as recommended.</p>
<p>Page 45 Paragraph 8.5 Move paragraph 8.5 to become part of the bullet point list of paragraph 8.4.</p>	<p>To correctly reflect the content of the Suffolk Coastal Landscape Character Assessment.</p>	<p>Agreed. Text has been amended as recommended.</p>
<p>Page 45 Paragraph 8.6 Change the policy title of SCLP11.8 from "Historic Parks and Gardens" to "Parks and Gardens of Historic or Landscape Interest"</p>	<p>To correctly state the Local Plan policy title.</p>	<p>Agreed. Text has been amended as recommended.</p>
<p>Page 47 Paragraph 8.10 Correct the reference to 'ENP3' to 'ETN3'.</p>	<p>To correctly reference the Dark Skies policy.</p>	<p>Agreed. Text has been amended as recommended, with a further amendment to 'ETN4' as part of the consequential amendments arising from other changes.</p>
<p>Page 49 Paragraph 8.12 Amend reference to the 'Easton Character Appraisal' to refer to the 'Village Character Assessment'. (This recommended modification is found at Page 23 of the Examiner's report)</p> <p>Change references to '(figures 22 and 21)' to '(figures 22 and 23)'.</p>	<p>To ensure correct reference to the relevant supporting document.</p> <p>To ensure reference to the correct figures.</p>	<p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p>
<p>Page 53 Policy ETN4 (Protection of Landscape Character and Important Views) Amend point 2:</p>	<p>To clarify that detrimental impacts must be considered against the key features of the important views and ensure consistency between the policy and supporting text.</p>	<p>Agreed. Text has been amended as recommended.</p>

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<p>'will ensure that there is no detrimental impact on the key features of 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 impact effect on the key features of these views or their key features.'</p>		
<p>Page 53 Paragraph 8.13 Change the words 'residential disturbance' to 'recreational disturbance'.</p>	To accurately reflect the purpose of the Suffolk Coastal Recreational disturbance Avoidance and Mitigation Strategy (RAMS).	Agreed. Text has been amended as recommended.
<p>Page 53 Paragraph 8.15 Change the reference to '(Suffolk RAMS)' to '(Suffolk Coast RAMS)'.</p>	To accurately reflect the RAMS title.	Agreed. Text has been amended as recommended.
<p>Page 56 Policy ETN6 (Biodiversity and Habitats) Substitute the word 'substantial' in the second paragraph with 'significant'.</p> <p>Amend 'Easton Character Appraisal' to 'Village Character Assessment'.</p>	<p>To ensure regard is had to the NPPF.</p> <p>To ensure correct reference to the relevant supporting document.</p>	<p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p>
<p>Page 58 Policy ETN7 (Local Green Spaces) Delete LGS 4 'Easton closed cemetery green space around All Saints Church'.</p> <p>Consequential amendments will be needed to the supporting text and maps.</p>	To ensure only those green spaces that have been subject to appropriate engagement with the respective landowners are identified as Local Green Spaces.	<p>Agreed. Text has been amended as recommended.</p> <p>The Examiner's recommended Consequential amendments to the supporting text is set out in the following row of this table.</p> <p>The Examiner's recommended amendments to the map (Figure 23) are set out on page 6 of this Decision Statement.</p>

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<p>Pages 62-63 Local Green Space 4 Remove the Local Green Space appraisal for proposed Local Green Space 4 (Easton closed cemetery green space around All Saints Church).</p>	<p>To ensure only those green spaces that have been subject to appropriate engagement with the respective landowners are identified as Local Green Spaces.</p>	<p>Agreed. Text has been amended as recommended.</p>
<p>Page 70 'Relevant Suffolk Coastal Local Plan Policies' box Change the reference to 'Policy SCLP5' to 'Policy SCLP11.5: Conservation Areas'</p>	<p>To ensure the policy reference is correct.</p>	<p>Agreed. Text has been amended as recommended.</p>
<p>Page 73 Paragraph 9.13 Revise the paragraph to read: 'The Easton Design Guide Guidelines reflectswere produced before the National Model Design Code was published by the Government in July 2021. However, the Guidelines do reflect the ambitions of the Model Design Code insofar that detailed principles for the consideration of aAspects of development design particular to Easton are contained within the Design Guideit, tThese principles are reproduced in Appendix 2 of the Neighbourhood Plan. andit is expected that, as appropriate to the development proposal, planning applications should demonstrate how they satisfy the principles.'</p>	<p>To accurately refer to the timeframe within which the Easton Design Guide was prepared.</p>	<p>Agreed. Text has been amended as recommended.</p>
<p>Page 74 Paragraph 9.14 Amend reference to 'Easton Character Appraisal' to refer to the 'Village Character Assessment'. (This recommended modification is found at Page 23 of the Examiner's report)</p>	<p>To ensure correct reference to the relevant supporting document.</p>	<p>Agreed. Text has been amended as recommended.</p>
<p>Page 75-76 Policy ETN9 (Design Considerations)</p>		

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<p>Amend the second paragraph of the policy to read: 'Planning applications should demonstrate how they have taken the Design Guide into account and 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 criterion 2. replace 'Important Open Areas' with 'Local Green Spaces'.</p> <p>In criterion 4. replace 'Suffolk Guidance for Parking (2019)' with 'Suffolk Guidance for Parking (2023)'.</p> <p>Change criterion 11. to read: 'The inclusion of sSafe walking and cycling routes are included and should ensure they are safe for residents of all ages and those that have mobility issues or are otherwise vulnerablewould be supported.'</p> <p>Change criterion 12. to read: 'Support for dDesigns that include measures that encourage 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</p>	<p>To ensure the Design Guide is referenced in the policy.</p> <p>To accurately refer to the identified Local Green Spaces.</p> <p>To refer to the most up to date version of the Suffolk Guidance for Parking.</p> <p>To help with syntax, and to reflect a comment from Suffolk County Council in their representation and accepted by the Parish Council.</p> <p>To help with syntax, and to reflect the encouragement the Neighbourhood Plan can give to such developments.</p>	<p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p>

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<p>passive solar gain through the orientation of buildings will be supported.'</p> <p>Delete criterion 13.</p> <p>Change criterion 14. to read: 'Development does not adversely affect the character <u>of</u>, or result in the loss of <u>existing</u> 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>Amend criteria 1. and 3. by replacing 'Neighbourhood Plan Character Appraisal' with '<u>Village Character Assessment</u>'.</p>	<p>Criterion 13. is deleted as all proposals will have regard to Policy ETN3 and there is no need to repeat it.</p> <p>To help with syntax.</p> <p>To accurately refer to the relevant supporting document.</p>	<p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p>
<p>Page 77 Paragraph 9.18 Delete words from the last sentence of the paragraph: '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>	<p>For clarity.</p>	<p>Agreed. Text has been amended as recommended.</p>
<p>Page 80 Paragraph 10.1 Amend 'The informal meadow including play equipment' to '<u>The Playing Field</u> including play equipment'.</p>	<p>To ensure the policy and supporting align.</p>	<p>Agreed. Text has been amended as recommended.</p>
<p>Page 81 Paragraph 10.4</p>	<p>For ensure the correct paragraph is referenced.</p>	<p>Agreed. Text has been amended as recommended.</p>

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Change the reference to 'paragraph 9.1' to 'paragraph 10.1 '.		
<p>Page 82 Policy ETN10 (Village Services and Facilities) Delete 'The Village Green' from the policy.</p> <p>Change the second paragraph of the policy: '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 Policies SCLP8.1 and SCLP8.2 of the East Suffolk Council – Suffolk Coastal Local Plan.'</p>	<p>To avoid conflicting with the Local Green Space policy.</p> <p>To ensure both Local Plan policies relevant to the application of the policy are referenced.</p>	<p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p>
<p>Page 83 Paragraph 10.10 Change the reference to the 'East Neighbourhood Plan' to the 'Easton Neighbourhood Plan'.</p>	To correct reference to the Neighbourhood Plan.	Agreed. Text has been amended as recommended.
<p>Page 86 Paragraph 10.15 Add words in the last sentence of the paragraph: 'Addressing this is a high priority of the community for keeping village roads safe and passable.'</p>	For clarity.	Agreed. Text has been amended as recommended.
<p>Page 86 Paragraph 10.17 Amend the 4th sentence of the paragraph: 'The WRCs serving the growth areas all discharge ultimately to coastal waters that are designated as SSSIs, Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites.'</p>	To ensure all relevant environmental designations are referenced.	Agreed. Text has been amended as recommended.
Page 86-87 Paragraph 10.18	To refer to the up to date CIL Charging Schedule and clarify the implications of the making of the	Agreed. Text has been amended as recommended.

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<p>Update the paragraph to include reference to the most recent CIL rates and change the last sentence: 'The East Suffolk Community Infrastructure (CIL) Charging Schedule was adopted at the Full Council meeting on 28 June 2023 and came into effect on 1 August 2023, former Suffolk Coastal area has had a Community Infrastructure Levy (CIL) in place since July 2015, and this is currently the main way in which the Council collects funds from development. The rates of the Levy are set out in the Council's Charging Schedule which can be found on the East Suffolk Council website. The Parish Council currently receives 15 per cent of the Levy for relevant developments which will increase to 25 per cent for developments which are granted planning permission after the Neighbourhood Plan is made and the development commencedon adoption of the Neighbourhood Plan.'</p>	<p>Neighbourhood Plan on the CIL receipts for the parish.</p>	
<p>Page 88 Paragraph 11.3 Amend the second sentence of the paragraph: 'Once the Neighbourhood Plan is made in place, Easton Parish Council will benefit from 25 per cent of the levy revenues arising from development that takes place in Easton once that development has commenced.'</p>	<p>To clarify the implications of the making of the Neighbourhood Plan on the CIL receipts for the parish.</p>	<p>Agreed. Text has been amended as recommended.</p>
<p>Appendix 2, Page 91 First paragraph Change the paragraph to read:</p>	<p>To correctly refer to the Easton Design Guide.</p>	<p>Agreed. Text has been amended as recommended.</p>

Examiner's Recommended Modification	Reason for change	Action by ESC
'The Easton Design Guide, April 2019 September 2023 , outlines guidance for good design in Easton, pages 17-25 20 onwards . These are summarised below.'		

Council's further modifications

Under section 12(6) of Schedule 4B of the Town and Country Planning Act 1990, the Council considers that the following modifications are also needed in order that the Plan meets the basic conditions or for the correction of errors.

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
Front cover Amend the text at the bottom of the page: ' Final version for Referendum June 2024 Submission DRAFT October 2023 '	To ensure the version of the Plan and date is correct.	Text has been amended.
Heading of each page Amend the header text: 'Easton Neighbourhood Plan: submission DRAFT Final version for Referendum, June 2024 '	To ensure the version of the Plan and date is correct.	Text has been amended.
Throughout The Examiner acknowledged, on page 7 of her report, that as a result of some modifications consequential amendments may be required, which can include changing policy numbering, section headings, amending the contents page, renumbering paragraphs or pages, ensuring that supporting appendices and other documents align with the final version of the Plan and so on.	To ensure consequential amendments arising from the Examiner's recommended modifications are made.	Text has been amended where necessary. Page 2 Contents Contents page updated with new page numbers, with the newly created ' Policy ETN2 – Conversion of Rural Buildings to Dwellings ', and with new policy numbers for the policies after ETN2. Throughout the plan references to policy numbers ETN2, ETN3, ETN4, ETN5, ETN6, ETN7, ETN8, ETN9, and ETN10 have been updated to ETN3, ETN4, ETN5, ETN6, ETN7, ETN8, ETN9,

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
		<p>ETN10 and ETN11 to reflect the creation of an additional policy (ETN2 – Conversion of Rural Buildings to Dwellings).</p> <p>Page 14 has been removed as preceding amendments require less space for paragraph 1.21.</p> <p>Paragraph numbers 7.7 – 7.20 have been amended to 7.9 – 7.22 due to insertion of new paragraphs 7.7 – 7.9 as supporting text to policy ETN2 – Conversion of Rural Buildings to Dwellings.</p> <p>Paragraphs 8.6 – 8.28 amended to 8.5 – 8.27. Consequential amendment to placement of paragraph 8.5 into bullet point list under paragraph 8.4.</p> <p>Page 62 removed as a consequential amendment to the removal of LGS 4 (Easton closed cemetery green space around All Saints Church).</p>
<p>Page 4 Foreword Amend the heading: 'FowardForeword'</p>	<p>To correct spelling error.</p>	<p>Text has been amended.</p>
<p>Page 8 Paragraph 1.11 Amend the second sentence: 'Preparation of the Plan has been supported by Places4People and East Suffolk District Council, with later support from Rachel Leggett and associates.'</p>	<p>To correctly reference East Suffolk Council.</p>	<p>Text has been amended.</p>

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
<p>Page 25 Paragraph 5.1 Amend the second sentence of the paragraph: 'The Plan must have regard to national policy and guidance (such as the NPPF) and be in general conformity with the NPPF and the strategic policies of the adopted Local Plan. The paragraphs below identify how these are relevant to the Neighbourhood Plan.'</p>	<p>To correct reference to two of the basic conditions found in Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990.</p>	<p>Text has been amended.</p>
<p>Page 26 Paragraph 5.6 Amend the bullet points under the 'housing' bullet point: 'Housing development in small villages (-SCLP5.2) Housing development in the countryside (SCLP5.3)'</p>	<p>To correctly reference Suffolk Coastal Local Plan policies.</p>	<p>Text has been amended.</p>
<p>Page 27 Paragraph 5.10 Amend the second sentence: 'Local Plan policy SCLP9.2 details where the emphasis must be.'</p>	<p>To correctly reference Suffolk Coastal Local Plan policies.</p>	<p>Text has been amended.</p>
<p>Page 31 Figure 22 (whole parish policies map) Amend the key to show the updated policy numbers: 'Land south-west of Wickham Market Road (Policy ETN32) Important public views (Policy ETN54) Non-designated Heritage Assets (Policy ETN98)' Mapping amendments to show the correct site allocation boundary.</p>	<p>To update the policy numbers in light of the creation of policy ETN2 (Conversion of Rural Buildings to Dwellings).</p> <p>To ensure the correct site allocation boundary is shown on all maps. The correct boundary is shown in Figure 25, and reflects that assessed through the SEA Environmental Report and as set out in the Conceptual Development Approach to Allocated Site.</p>	<p>Text has been amended.</p> <p>Map has been amended.</p>

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
<p>Correct the settlement boundary to accurately reflect the exact location of the Easton settlement boundary established through the Suffolk Coastal Local Plan, and to include the site allocation within the settlement boundary.</p>	<p>To ensure the Easton Settlement Boundary displayed in the Easton Neighbourhood Plan policies map accurately reflects the settlement boundary identified in the Suffolk Coastal Local Plan other than where it is drawn around the site allocation. The Neighbourhood Plan (paragraph 7.2) and the Parish Council's response to question 4 of the Examiner's Clarification Questions, alongside the Examiner's Report (page 17, 6th paragraph), confirms that the Parish Council's intention is that the Neighbourhood Plan settlement boundary follows the Local Plan settlement boundary for Easton other than where it should be drawn to include the site allocation.</p>	<p>Map has been amended.</p>
<p>Page 32 Figure 23 (inset policies map) Amend the key to show the updated policy numbers: 'Land south-west of Wickham Market Road (Policy ETN32) Important public views (Policy ETN54) Local Green Space (Policy ETN86) Non-designated Heritage Assets (Policy ETN98)'</p> <p>Amend the settlement boundary to accurately reflect the exact location of the Easton settlement boundary established through the Suffolk Coastal Local Plan, and to include the site allocation within the settlement boundary.</p>	<p>To update the policy numbers in light of the creation of policy ETN2 (Conversion of Rural Buildings to Dwellings).</p> <p>To ensure the Easton Settlement Boundary displayed in the Easton Neighbourhood Plan policies map accurately reflects the settlement boundary identified in the Suffolk Coastal Local Plan other than where it is drawn around the site allocation. The Neighbourhood Plan (paragraph 7.2) and the Parish Council's response to</p>	<p>Text has been amended.</p> <p>Map has been amended.</p>

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
<p>Correct the Conservation Area boundary to accurately reflect the Easton Conservation Area boundary.</p> <p>Mapping amendments to show the correct site allocation boundary.</p> <p>Mapping amendment to show the correct boundaries of Local Green Space 2 and Local Green Space 3.</p>	<p>question 4 of the Examiner’s Clarification Questions, alongside the Examiner’s Report (page 17, 6th paragraph), confirms that the Parish Council’s intention is that the Neighbourhood Plan settlement boundary follows the Local Plan settlement boundary for Easton other than where it should be drawn to include the site allocation.</p> <p>To ensure the Easton Neighbourhood Plan correctly displays the Easton Conservation Area boundary.</p> <p>To ensure the correct site allocation boundary is shown on all maps. The correct boundary is shown in Figure 25, and reflects that assessed through the SEA Environmental Report and as set out in the Conceptual Development Approach to Allocated Site.</p> <p>To ensure the inset policies map displays the correct areas of the Local Green Spaces, as set out in the Local Green Spaces appraisal on pages 58-64 of the Submission Version of the Neighbourhood Plan.</p>	<p>Map has been amended.</p> <p>Map has been amended.</p> <p>Map has been amended.</p>
<p>Page 34 Figure 24 Mapping amendments to show the correct site allocation boundary.</p>	<p>To ensure the correct site allocation boundary is shown on all maps. The correct boundary is shown in Figure 25, and reflects that assessed through the SEA Environmental Report and as set out in the Conceptual Development Approach to Allocated Site.</p>	<p>Map has been amended.</p>

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
<p>Amend the settlement boundary to accurately reflect the exact location of the Easton settlement boundary established through the Suffolk Coastal Local Plan, and to include the site allocation within the settlement boundary.</p>	<p>To ensure the Easton Settlement Boundary displayed in the Easton Neighbourhood Plan policies map accurately reflects the settlement boundary identified in the Suffolk Coastal Local Plan other than where it is drawn around the site allocation. The Neighbourhood Plan (paragraph 7.2) and the Parish Council's response to question 4 of the Examiner's Clarification Questions, alongside the Examiner's Report (page 17, 6th paragraph), confirms that the Parish Council's intention is that the Neighbourhood Plan settlement boundary follows the Local Plan settlement boundary for Easton other than where it should be drawn to include the site allocation.</p>	<p>Map has been amended.</p>
<p>Page 39 Paragraph 7.14 Remove bullet point iii.</p>	<p>Consequential amendment to the Examiner's recommended modification to remove criterion 4 from policy ETN2.</p>	<p>Text has been amended.</p>
<p>Page 71 Policy ETN8 (Non-designated Heritage Assets) Disaggregate Non-designated Heritage Asset (NDHA) '20' into '20a', '20b', and '20c'.</p>	<p>Consequential amendment to the Examiner's recommended modification to split NDHA 20 into 20a, 20b and 20c.</p>	<p>Text has been amended.</p>