



# EASTON

## Neighbourhood Plan

### 2018-2036

Final version for Referendum  
June 2024

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# Foreword

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This is the Neighbourhood Plan for the parish of Easton. It has been prepared by a Steering Group of local residents supported by the Parish Council with the agreed Terms of Reference and has been developed to establish a vision for the village and to help deliver the local community's housing for the period up to 2036.

Neighbourhood Plans were introduced in the 2011 Localism Act and, when complete, the Easton Neighbourhood Plan will become part of the statutory town planning framework for the East Suffolk district. The Steering Group has consulted and listened to village residents on a range of issues that are of concern to the well-being, sustainability and long-term future of our rural community.

If the referendum shows local support (more than 50 per cent of those voting being in favour) then the Neighbourhood Plan will proceed to adoption and be used by the local planning authority, as part of the statutory development plan, in the determination of planning applications in Easton.



# The Neighbourhood Plan area

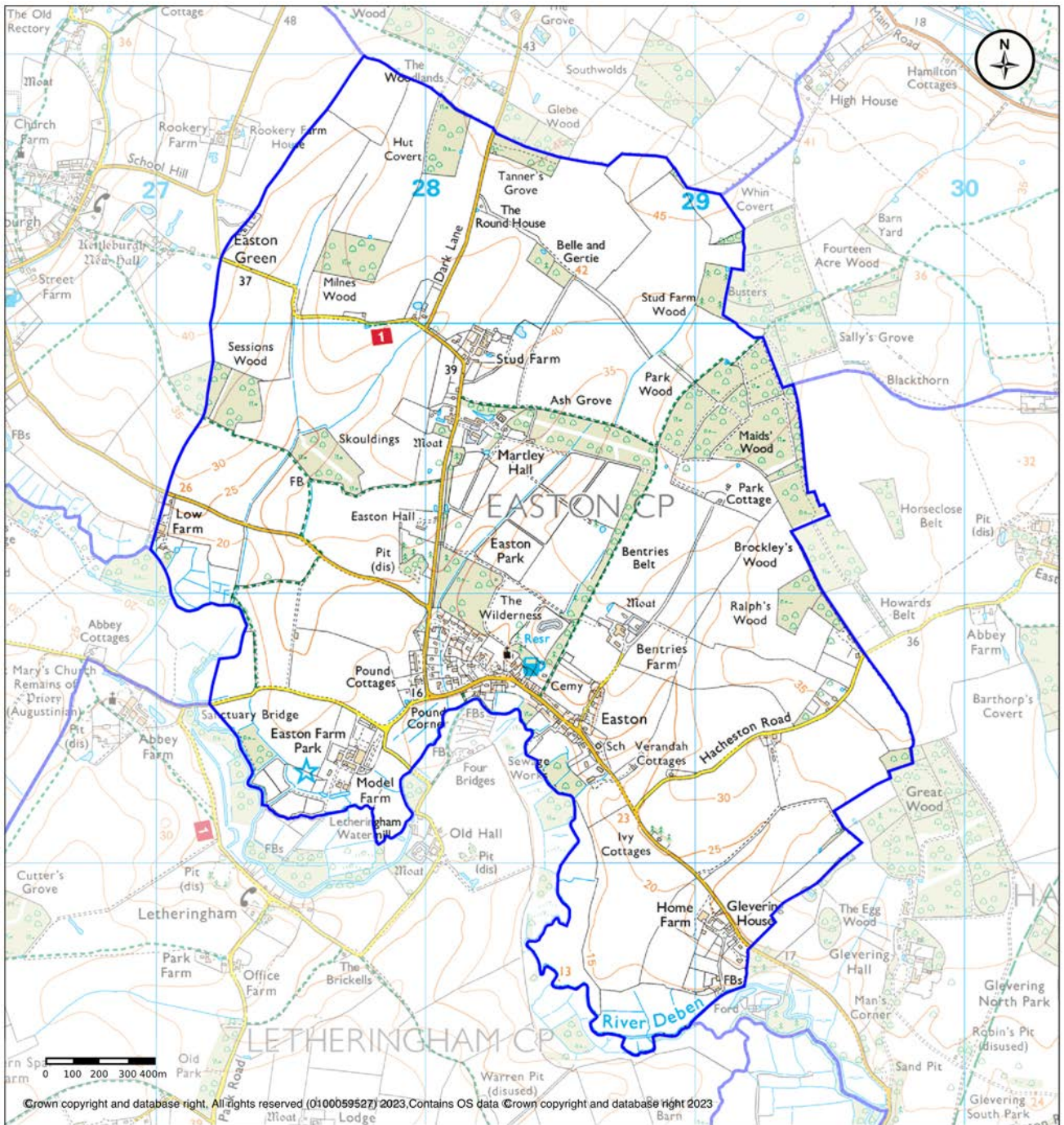


Figure 1: The designated Neighbourhood Plan area (source: Parish Online with own annotations). Blue line denotes parish boundary, red boxes are the National Cycle Network.

On 19th December 2017 in accordance with the Neighbourhood Planning Regulations, East Suffolk District Council formally designated the whole parish as a Neighbourhood Plan Area. Details of the application, publication and designation can be viewed on the District Council's website under Neighbourhood Planning in Easton. There are no other designated Neighbourhood Plan areas within this boundary and the Parish Council is the 'qualifying body' responsible for the preparation of the Neighbourhood Plan for this area.



# 1. Introduction

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- 1.1 A Neighbourhood Development Plan (usually known as a Neighbourhood Plan) is a community-led planning framework for guiding future development, regeneration and conservation of a designated area. It contains planning policies along with proposals for improving that area.
- 1.2 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare a Neighbourhood Development Plan, which can establish local planning policies for the development and use of land in the neighbourhood.
- 1.3 The Plan focuses on local planning related matters and provides the village with greater opportunities and development within our area, based upon a fair and democratic consultation process supported by East Suffolk Council and the Parish Council. In very simple terms, a neighbourhood plan is:
  - A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications.
  - Written by the local community, the people who know and love the area, rather than the Local Planning Authority.
  - A powerful tool to ensure the community gets the right types of development, in the right place, something that can establish general planning policies for the development and use of land in the neighbourhood.
- 1.4 The Plan is structured to provide information about the Neighbourhood Plan process; the village's distinct character, history and geography; and the vision, objectives and policies.
- 1.5 In July 2017 Easton Parish Council made the decision to produce a Neighbourhood Plan and a small group of volunteers was formed. In November 2017 Places4People Planning Consultancy Ltd was appointed to guide and assist with the preparation of the Plan to be funded by the Government's Neighbourhood Plan grant scheme.
- 1.6 On 19<sup>th</sup> December 2017, the whole of the parish was formally designated by East Suffolk Council as the Neighbourhood Area, as identified on figure 1. Details of the application, publication and designation can be viewed on their website under Neighbourhood Planning in Easton. In January 2018 the Neighbourhood Plan work started. There are no other designated Neighbourhood Plan areas within this boundary.

## Why prepare a Neighbourhood Plan for Easton?

- 1.7 Many people, both residents and visitors, will agree that Easton is a very special village and its history and landscape deserve special consideration when decisions on planning applications are made. Unfortunately, this has not always been the case and the Local Plan prepared by the District Council does not contain sufficient local detail to assist with those decisions. By preparing a Neighbourhood Plan we have included the community in identifying where future development should be allowed to take place as well as identifying the important natural and historic features that should be protected.
- 1.8 The Neighbourhood Plan conforms with the policies in East Suffolk Council – Suffolk Coastal Local Plan, which was adopted by East Suffolk Council in September 2020. It also had regard to the content of the National Planning Policy Framework. Most importantly, it has taken into account the concerns and wishes of residents who were asked for their views through public engagement which included a Household Survey in 2018.
- 1.9 The Localism Act 2011 provides the opportunity and tools for communities to shape how areas will change and grow through the preparation of their own Plans. These Neighbourhood Plans, when properly made will become part of the legal planning framework for the designated area.
- 1.10 Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the Local Plan.
- 1.11 The Neighbourhood Plan has been prepared by a Steering Group representing Easton Parish Council which, for the purposes of the Localism Act, is the 'qualifying body'. Preparation of the Plan has been supported by Places4People and East Suffolk Council, with later support from Rachel Leggett and associates. The content of the Neighbourhood Plan has been led by the community and shaped by results of surveys and drop-in events.

## How the Plan has been prepared

- 1.12 The Plan has been prepared in accordance with the Government's Neighbourhood Planning Regulations, and has followed a number of distinct stages that can be simply illustrated in the diagram below (figure 2) and, in particular, has involved the local community at key stages of the process.



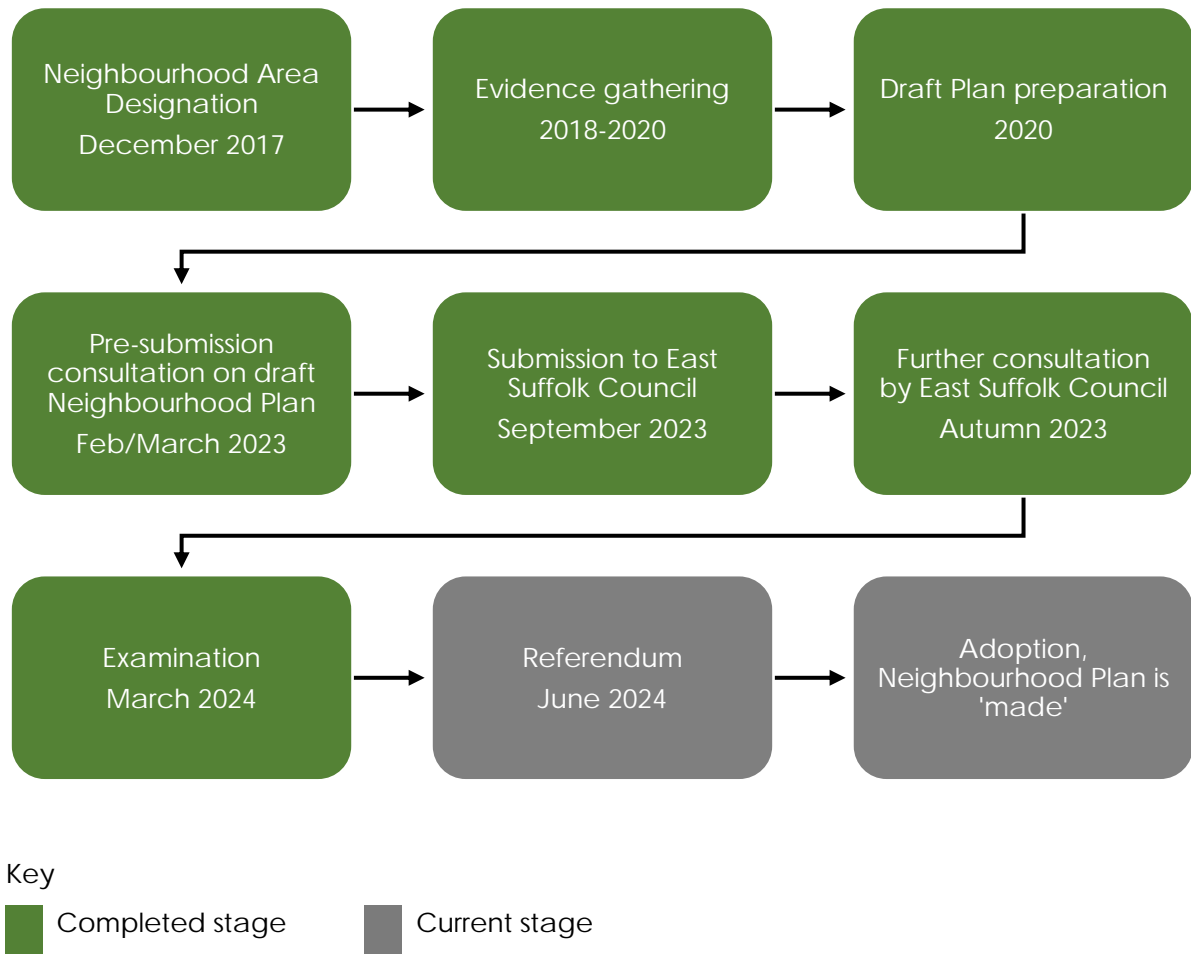


Figure 2: The Easton Neighbourhood Plan process.

### Evidence gathering: public engagement

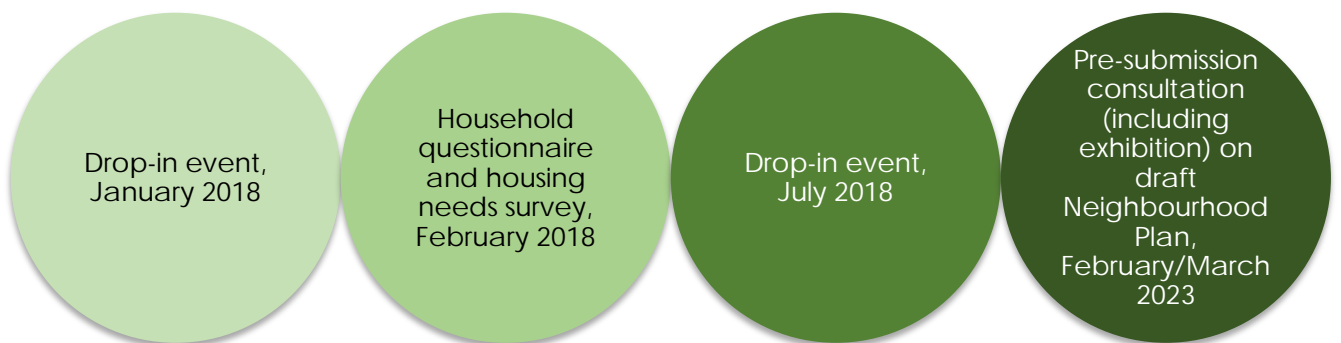


Figure 3: Four stages of public engagement for the Neighbourhood Plan.

- 1.13 First drop-in event, January 2018: 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. Despite the terrible weather, the drop-in attracted almost a third of the village who were welcomed with a hot cuppa and cake. Almost 100 people attended the event.



Figure 4: January 2018 drop-in event in the Village Hall and associated poster.

- 1.14 The Steering Group invited volunteers to join a Character and Landscape Assessment workshop. The parish was divided up into areas for which photographs and information were needed to aid the compilation of the Character and Landscape Assessment for Easton. The Workshop took place on 17<sup>th</sup> March 2018 starting at the village hall with refreshments.
- 1.15 Household questionnaire and housing needs survey: 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.
- 1.16 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. Some of the key messages from the questionnaire analysis document were:
- o Everyone considered that the open and green spaces were either very important or important;

- o 75 per cent of respondents felt there was a need for 1 or 2 bedroomed homes for purchase;
- o 92 per cent felt that the speed of vehicles travelling through the village should be addressed;
- o 91 per cent supported the idea of including a Design Statement Policy in the Neighbourhood Plan;
- o 81 per cent of respondents would support the provision of a wildflower meadow;
- o 98 per cent said that the rural character of the Parish is important; and
- o 87 per cent said that Easton’s Historic sense of place is important.

The full results are available to download on the Neighbourhood Plan pages of the Parish Council website.

1.17 An excellent 63.5 per cent responded to the questionnaire the results of which were assessed by an independent market research company and are available on the Neighbourhood Plan pages of the Parish Council website. The questionnaire included an R.S.V.P. invite for a further Drop In community event organised for 21<sup>st</sup> July 2018.

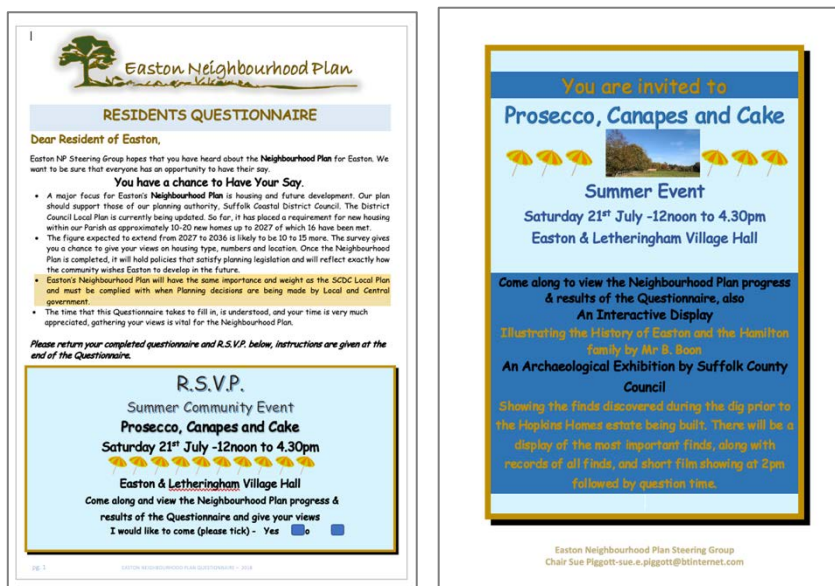


Figure 5: Easton Neighbourhood Plan Residents Questionnaire and invitation to the follow up event.

1.18 Second drop-in event, July 2018: The summer drop-in event was held with a Prosecco, Canapes and Cake theme 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 which was produced and manned by Brian Boon a steering group member and village historian. 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. Substantial quantities of pottery were found including a large part of 'Beaker' pottery cup; evidence of the habitation that followed the migration of the 'Beaker' people c.2000 BC. Also, from edge of the late Iron Age settlement a copper-alloy ewer (jug) handle was discovered, a very rare object and so far, no parallel for it in Britain.

1.19 Suffolk County Council's Archaeological Services displayed the most important finds discovered during the survey prior to the Skylarks Rise housing development being built. This is available to view on the Parish Council website. Almost 80 people visited during the day with members of the Steering Committee on hand to answer questions.



Figure 6: Summer 2018 drop-in event, including boards showing areas of the archaeological dig.

## The draft Neighbourhood Plan

1.20 The submission draft Neighbourhood Plan, was consulted on for six weeks (from 4<sup>th</sup> February to 20<sup>th</sup> 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 was examined by an Independent Neighbourhood Plan Examiner. Following the successful examination, 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.



Figure 7: Consultation drop-in event on the draft pre-submission draft Neighbourhood Plan, 4th February 2023.



Figure 8: Front and back of flyer/poster for pre-submission consultation.

## Supporting documents

1.21 As part of the preparation of the Plan, ‘evidence’ documents have been prepared which contribute to and support the planning policies in the Plan. These are referred to in the topic sections of the Plan as well as being listed in Appendix 3 and are available to view on the Neighbourhood Plan pages of the Parish Council website.

## 2. The Plan

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- 2.1. Based on the issues identified during the initial stages of preparing the Neighbourhood Plan, the Plan focuses on the following themes:
- Housing
  - Natural Environment
  - Historic Environment and Design
  - Infrastructure and Services
- 2.2 These themes form the foundation for the content of the Plan which covers policies supporting aspirations for each theme. For each theme there is a reminder of the relevant objectives, a summary of what the evidence showed, with further discussion culminating in planning policies.
- 2.3 The Neighbourhood Plan contains planning policies that, when the Plan is 'made' (adopted), will be used to determine planning applications alongside the East Suffolk Council – Suffolk Coastal Local Plan. The planning policies form part of the statutory development plan which will be used for determining planning applications in the parish. The Easton Neighbourhood Policies are identified distinctly within the Plan and are prefixed ETN.
- 2.4 In some circumstances, where a Neighbourhood Plan is likely to have environmental impacts, it may require a strategic environmental assessment. Draft Neighbourhood Plan proposals are therefore assessed to determine whether the plan is likely to have significant environmental impacts. East Suffolk Council managed this process as part of their duty to support the preparation of Neighbourhood Plans. The outcome of the Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) screening exercises was that the Plan needed a full Strategic Environmental Assessment. The Steering Committee commissioned AECOM to conduct an SEA. The concluding report forms part of the supporting documents listed in Appendix 3.



## 3. About Easton

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### History

- 3.1 The Parish has a very long and fascinating history. Archaeological excavations prior to Easton's new housing development built in 2017 revealed significant history timeline finds. Evidence of human activity from the Late Mesolithic period, perhaps as early as 10,000 BC, through to the end of the Roman period were unearthed. Perhaps most significant is the evidence for continuous settlement at the site from the Early Iron Age (around 800 BC) to the mid-4<sup>th</sup> century AD, a timeframe of over a thousand years. Mesolithic hunter-gatherers would have been attracted to the site which is on high ground very close to the Deben river valley.
- 3.2 Somewhat later, from the early part of the Bronze Age (c. 2000 BC), a pit containing a large part of a profusely decorated pottery cup called a 'Beaker' was revealed. It used to be thought that Beaker pottery, and other elements of distinctive material culture (including bronze-working, and the custom of burying the dead under circular burial mounds or barrows), were brought to Britain by people – the 'Beaker folk' – who migrated here from central and eastern Europe in the late 3<sup>rd</sup> and early 2<sup>nd</sup> millennia BC. Remains of permanent settlement on the site have been found in the form of two probable roundhouses, and substantial quantities of pottery and other finds were discovered.
- 3.3 In the later Iron Age, Easton was close to the tribal boundary between the territory of the Iceni to the north (the tribe that rebelled against Roman rule under Boudica). On the edge of the presumed settlement a copper-alloy ewer (jug) handle was discovered, a very rare object and so far, no parallel for it in Britain.
- 3.4 In the last few decades before the Roman Conquest, c. AD 43 – AD 410, the settlement started expanding and developed into a farmstead which was occupied throughout the Roman period. There is no sign of continuing settlement after the 4<sup>th</sup> century AD.
- 3.5 The church is Grade I listed, one of 31 Listed Buildings in the parish, while the site at Bentries Farm in School Lane is that of a Scheduled Monument. The Mansion (sometimes known as The White House) was built c.1627 for Sir Anthony Wingfield and stood close to the west end of the parish church which it faced.



Figure 9 left: the Mansion, 1780 (source: Easton village website<sup>1</sup>).  
Figure 10 right: Mr Richardson and son, gamekeepers of the estate, circa 1904.  
(source: family photograph).

- 3.6 Easton's 'Estate Village' is the result of the 10<sup>th</sup> Duke of Hamilton's ownership. The Mansion and Estate were purchased in 1708 by the 1<sup>st</sup> Earl of Rochford. The 5<sup>th</sup> Earl of Rochford was responsible for remodelling the house and improving the park. He also built the Serpentine Wall which remains one of the village's most distinctive features. It is possible that the road leading to the village was also diverted around this time.
- 3.7 In 1830 the estate was inherited by the 10<sup>th</sup> Duke of Hamilton. His wife Susan, who was the daughter of William Beckford (builder of Fonthill Abbey), appears to have been the instigator of a number of improvements on the Easton Estate including the rebuilding of a number of cottages and the construction in 1852 of the first village school (now the Village Hall). The four distinctive Round Cottages were built c.1910. Following the trend during the late 1800s for Model Farms, one was built for the Easton estate which today is known as Easton Farm Park.
- 3.8 A large share of the Hamilton lands and properties, including Easton Park, went to Lady Mary, the 12<sup>th</sup> Duke and Duchess's only child. After World War 1 the British government imposed colossal taxes on the rich to help defray the cost of the war. Faced with these taxes and with the cost of restoring Easton Park from its use as a Red Cross Hospital during the war, the late-12<sup>th</sup> Duke's daughter the Duchess of Montrose and her husband decided to sell the estate.

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<sup>1</sup> <http://easton.onesuffolk.net/history-part-1/>





Figure 11: Easton, 1903.

- 3.9 The land was divided into 137 lots and sold by auction in 1919. The sale attracted a great deal of attention and raised £58,000 (£4.6 million today) but Easton Park itself (often referred to as 'The Mansion') and its 150-acre parkland remained unsold. It was sold privately for £11,278 (£900,000 today) and the parkland was transferred to Martley Hall. With very little land the Mansion's fate was sealed and in December 1924 it was demolished.
- 3.10 Easton has been home to the pack of harrier hounds established by the 12<sup>th</sup> Duke in the 19<sup>th</sup> century up until April 2020. The Hunt Kennels is now home to a pack of Bloodhounds known as the Hamilton Bloodhounds.



# 4. Easton today

## Population

4.1 The Census for 2021 showed a population of 384 usual residents for the parish. This increased from 331 in 2011 and 321 in 2001 (see figure 12). Easton parish largely mirrors the same distribution of ages as East Suffolk (see figure 13).

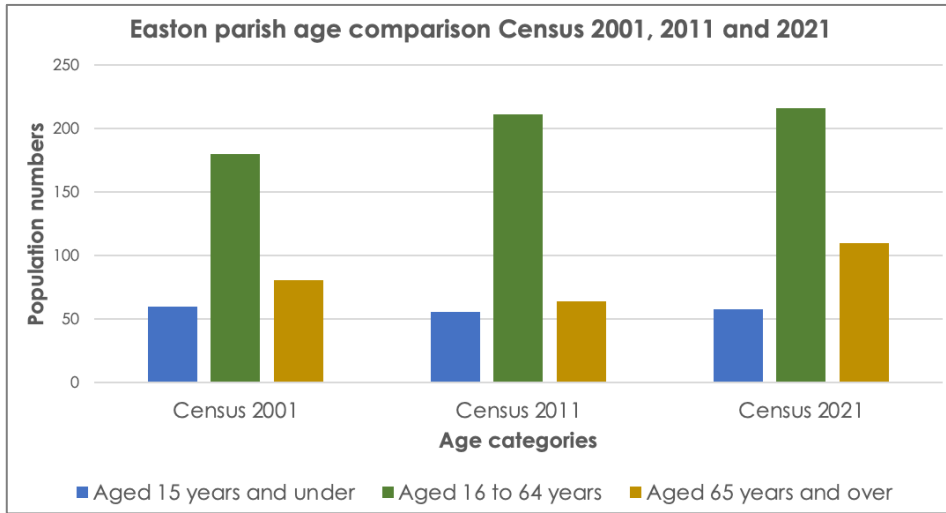


Figure 12: Easton age comparison Census 2001, 2011 and 2021.

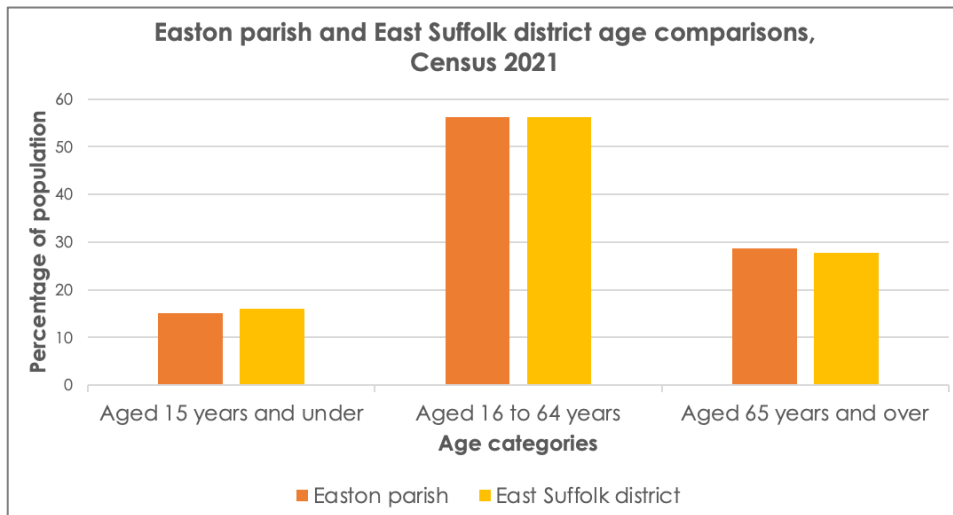


Figure 13: Easton parish and East Suffolk district age comparisons, Census 2021.

## Village amenities and facilities

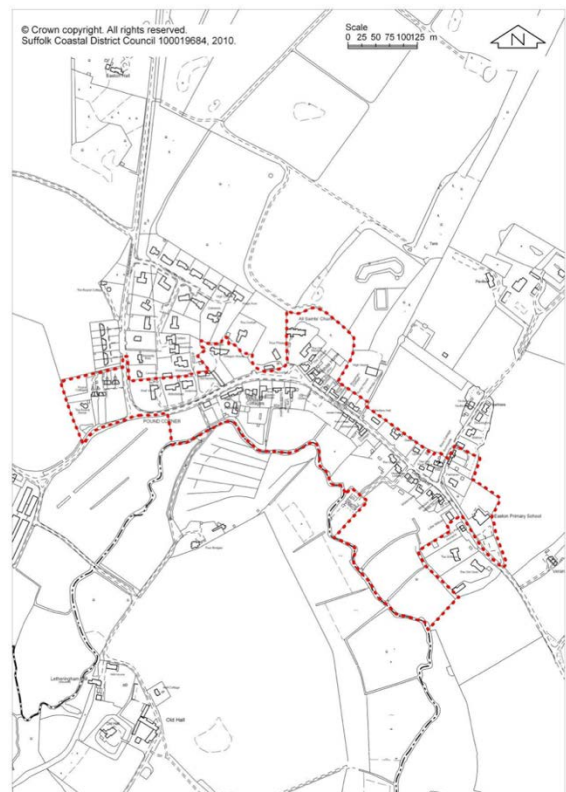
- 4.2 The village has a primary school which supports neighbouring parishes. The White Horse Public House, church, Serpentine Wall and village green all form an important focal point in the village. Easton Farm Park is a Victorian model farm built by the Hamilton family in the 19<sup>th</sup> century on the south-western edge of the village, it is a major tourist attraction. The village character is strongly influenced by the Park and the buildings and trees that remain as a legacy to that era. Within the village are the Hunt Kennels which has been home to Easton Harrier hounds for over 100 years, and as of spring 2020 is now home to the Hamilton Bloodhounds pack.



Figure 14: Hunt Kennels in Easton, home to Hamilton Hounds Pack (source: own).

- 4.3 Easton has a strong acclaimed historic past, as such it has a 'Conservation Area' which covers most of the area within the settlement boundary.

Figure 15: Conservation Area (source: Easton Conservation Area Appraisal, East Suffolk Council, December 2014).



- 4.4 Easton is a working agricultural village, it is surrounded by rolling countryside which is predominately arable farmland.

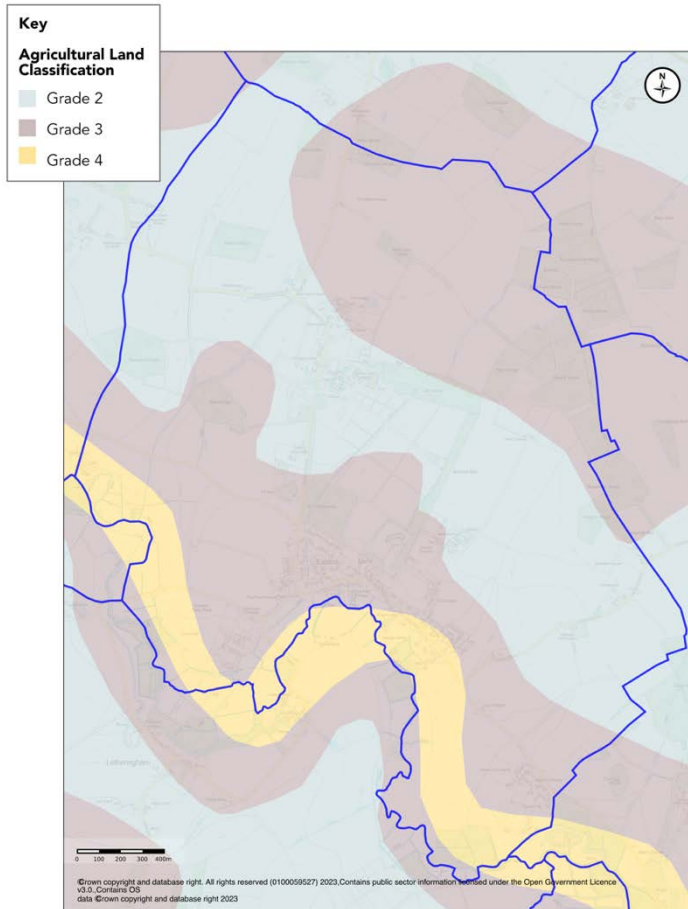


Figure 16: Agricultural Land Classification (source: Parish Online with own annotations). Blue line denotes parish boundary.

- 4.5 In the village centre there are areas of important trees that are protected by Tree Preservation Orders (TPOs). The TPOs cover both individual trees and more extensive areas within the former Easton Park.
- 4.6 More widely, there are areas of ancient woodland within the parish but away from the village centre. 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 woodland and plantations on ancient woodland sites (PAWS)'.

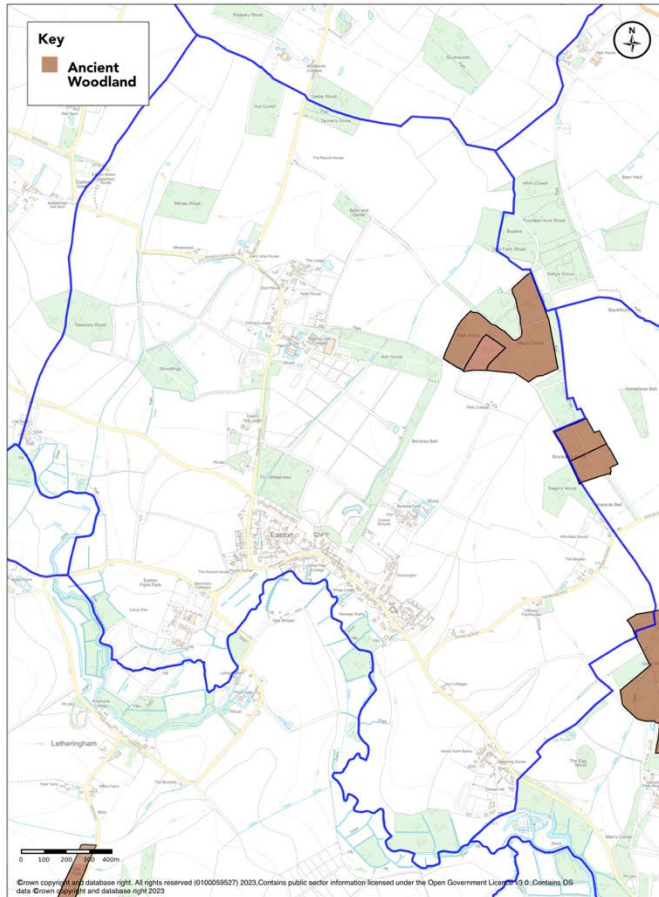


Figure 17: Ancient woodland (source: Parish Online with own annotations). Blue line denotes parish boundary.

4.7 Within the parish there are a number of landscape character types, which include Valley Meadowlands, Rolling Estate Claylands, and Ancient Estate Claylands. Reference to these can be found in the Suffolk County Landscape Character Assessment and Suffolk Coastal Landscape Character Assessment.<sup>2</sup>



Figure 18: Flood meadows providing grazing for livestock and lanes (source: own).

<sup>2</sup> Suffolk Coastal Landscape Character Assessment Final Report July 2018 <https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/First-Draft-Local-Plan/SCDC-Landscape-Character-Assessment.pdf> (accessed 12.01.23).

Suffolk County Landscape Character Assessment <https://suffolklandscape.org.uk> (accessed 25.04.24).

- 4.8 To the West are rolling estate claylands with undulating meadows and arable land that slope down towards the river Deben. Here the flood meadows provide grazing land. Small winding roads and lanes are also a feature. The historic buildings that form Easton Farm Park and workers cottages are situated within this area.
- 4.9 To the East the ancient estate claylands include various woods which are classified county wildlife sites and ancient woodland, there are narrow roads and lanes winding through. The rolling estate clayland drops down to the river Deben. The flood meadows are limited in their use but can provide Osier beds.
- 4.10 There are several well-maintained signed footpaths in the parish that residents and visitors are able to enjoy. The roads within the parish are used by a wide range of road users, including large agricultural vehicles and machinery, horse-riders, walkers, and cyclists, the hunt kennels exercise a pack of hounds daily from the village along the small roads that surround the village.



Figure 19: Footpath from Kettleburgh to Framlingham (source: own).



## 5. Planning policy context

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- 5.1 The Neighbourhood Plan has been prepared in the context of the content of the National Planning Policy Framework (NPPF) and the relevant Local Plan documents that cover the parish. The Plan must have regard to national policy and guidance (such as the NPPF) and be in general conformity with the strategic policies of the adopted Local Plan. The paragraphs below identify how these are relevant to the Neighbourhood Plan.

### National Planning Policy Framework

- 5.2 The National Planning Policy Framework (NPPF) sets out the Government's high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In December 2023 the Government published a revised NPPF. The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states that 'Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:
- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
  - b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
    - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'.<sup>3</sup>
- 5.3 The NPPF requires that communities preparing Neighbourhood Plans should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and should shape and direct development that is outside of these strategic policies.

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<sup>3</sup> National Planning Policy Framework, [https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf) (accessed 13.04.24)



## The Local Plan

- 5.4 The Plan has been prepared in the context of the strategic policies in the East Suffolk Council – Suffolk Coastal Local Plan, which was adopted in September 2020. Policy SCLP 12.1: Neighbourhood Plans, sets a framework for neighbourhood plans. Some 121 policies in the Local Plan are noted by East Suffolk Council as meeting the NPPF definition of strategic. Throughout the topic sections that follow, reference is made to the strategic policies that are not repeated in the Neighbourhood Plan but which are relevant and should, as appropriate, be taken into consideration when proposing development.

Figure 20: East Suffolk Council – Suffolk Coastal Local Plan, September 2020.



- 5.5 The Steering Group made the decision to put the completion of the first draft Neighbourhood Plan on hold to await the outcome of the Local Plan review. The Local Plan public consultation ran between January and February 2019 and was not adopted until September 2020. The Easton Neighbourhood Plan Steering Group considered it important to ensure that their plan was properly aligned with the new East Suffolk Council – Suffolk Coastal Local Plan.
- 5.6 The Local Plan designates Easton as a ‘Small Village’, and key policies relating to the approach to development in Easton are:
- General
    - Strategy for the Rural Areas, including Easton (Policy SCLP12.34)
    - Settlement Boundaries (Policy SCLP3.3)
  - Retail
    - Protection of local shops (Policy SCLP4.12)
  - Housing
    - New housing allocations (Section 12)
    - Housing development in small villages (SCLP5.2)
    - Housing development in the Countryside (SCLP5.3)

- 5.7 More specifically, table 3.5 of the Local Plan sets out the anticipated levels of growth for settlements across the area covered by the Local Plan showing the overall policy approach to development inside and outside of Settlement Boundaries, which include policies for development in the 'countryside'.
- 5.8 For Easton the East Suffolk Council – Suffolk Coastal Coastal Local Plan identifies an 'indicative' required contribution of additional housing amounting to 44 new dwellings. Of this figure 26 dwellings were completed at the Local Plan baseline date of 1<sup>st</sup> April 2018.
- 5.9 East Suffolk Council carried out Strategic Environmental Assessment Screening Opinion and Habitats Regulations Assessment of the Draft Easton Neighbourhood Plan. This resulted in the opinion that the NP required a SEA report. An application to Locality for technical help to provide an SEA report was submitted in November, 2021 this report was completed and signed off by AECOM and received by the Steering Group in February 2022.
- 5.10 Easton Neighbourhood Plan recognises the importance of measures to address climate change. Local Plan policy SCLP9.2 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.





## 6. Vision and objectives

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- 6.1 Reflecting the comments from the Household Questionnaire and what we know about the character of Easton, a vision and associated objectives have been set to guide the Neighbourhood Plan.

### Vision statement

- 6.2 Our vision for Easton is as follows:

#### Vision statement

Our vision for Easton is to have a thriving and vibrant community, accepting organic growth to its housing and population, whilst keeping its rural and historic character, its valued green spaces, natural environment, safe roads, and avoidance of light pollution for its natural dark skies.

This vision will be upheld by

- Ensuring that housing growth and population is organic and respects the environment and infrastructure to ensure that there is sustainable growth for the population.
- Address the lack of affordable properties for young people and families and to aspire to making available smaller 1–3-bedroom dwellings to buy or rent.
- Ensuring that the village remains a vibrant and friendly community and that existing facilities and services are protected and opportunities for new facilities are taken.
- Respecting the strong rural and historic character of the village, and to be mindful of the important views which should be respected and preserved where possible.
- Protection of Local Green Spaces and the natural environment.

### Objectives

- 6.3 The objectives of the Plan have been developed in order to deliver the vision. Each objective has informed and guided the content of the planning policies that follow.

## Objectives

### Housing

1. Ensure that Easton's housing growth is commensurate with the level of services and facilities in the village.
2. Deliver housing that is tailored to meet the needs of the community.

### Natural Environment

3. Protect and enhance the landscape character of Easton including green spaces, woodland and watercourses.
4. Protect important views and links to the wider countryside.
5. Deliver a measurable increase in biodiversity net gain and support the quality of natural habitats.

### Historic Environment and Design

6. Conserve and enhance the village's heritage assets.
7. Ensure that new development is designed in a way that reflects local character.
8. Incorporate appropriate measures, to reduce the environmental impact of new development including those that preserve and protect Easton's dark skies.

### Infrastructure and Services

9. Minimise the impact of development on the capacity of essential infrastructure and services.
10. Protect and improve the range of existing community facilities and services.

- 6.4 The planning policies in the Neighbourhood Plan are designed to ensure the delivery of the Vision and Objectives.



Figure 21: The Gateway to the former Mansion (source: own).

Policies maps

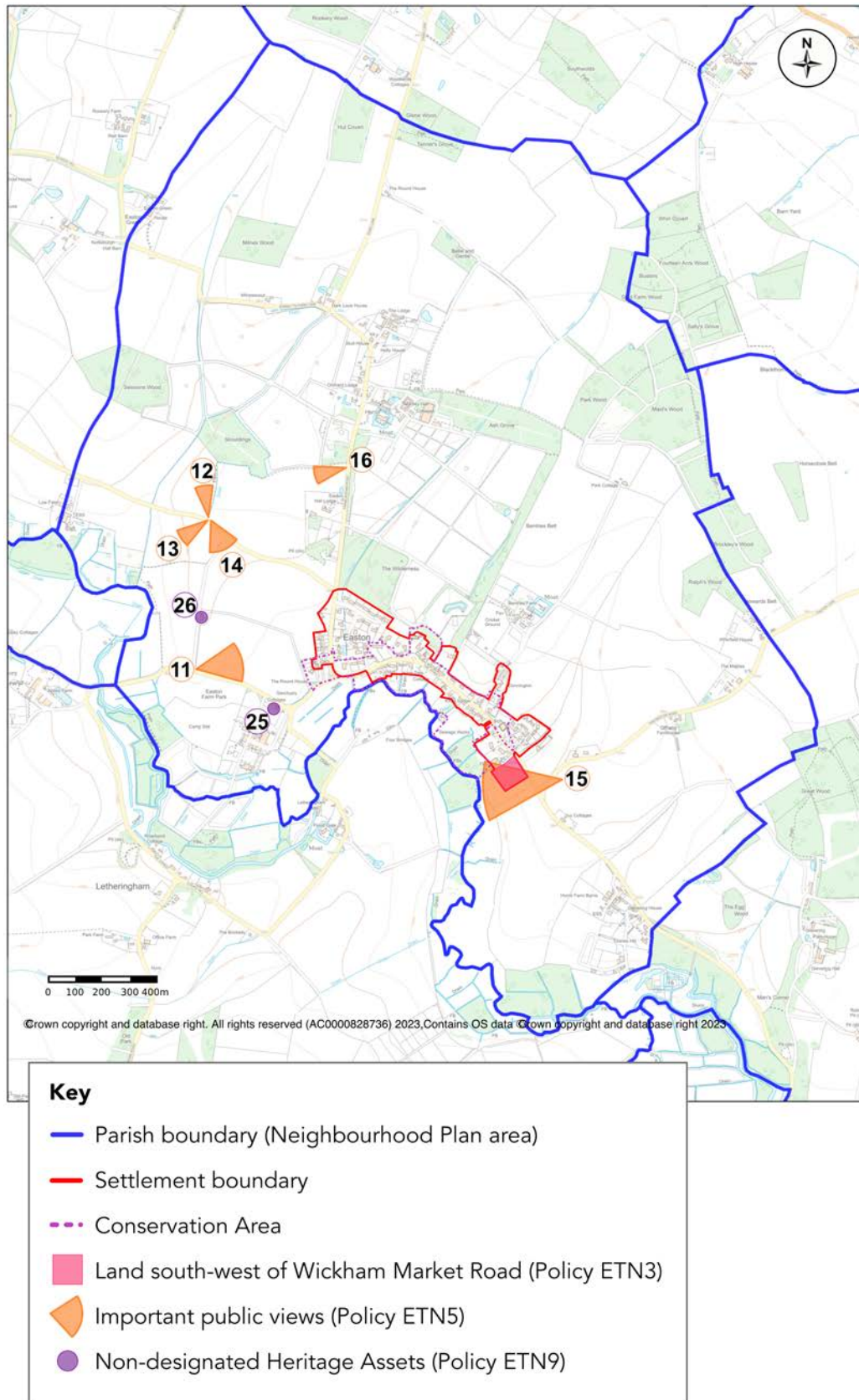


Figure 22: Whole parish policies map, (source: Parish Online with own annotations).

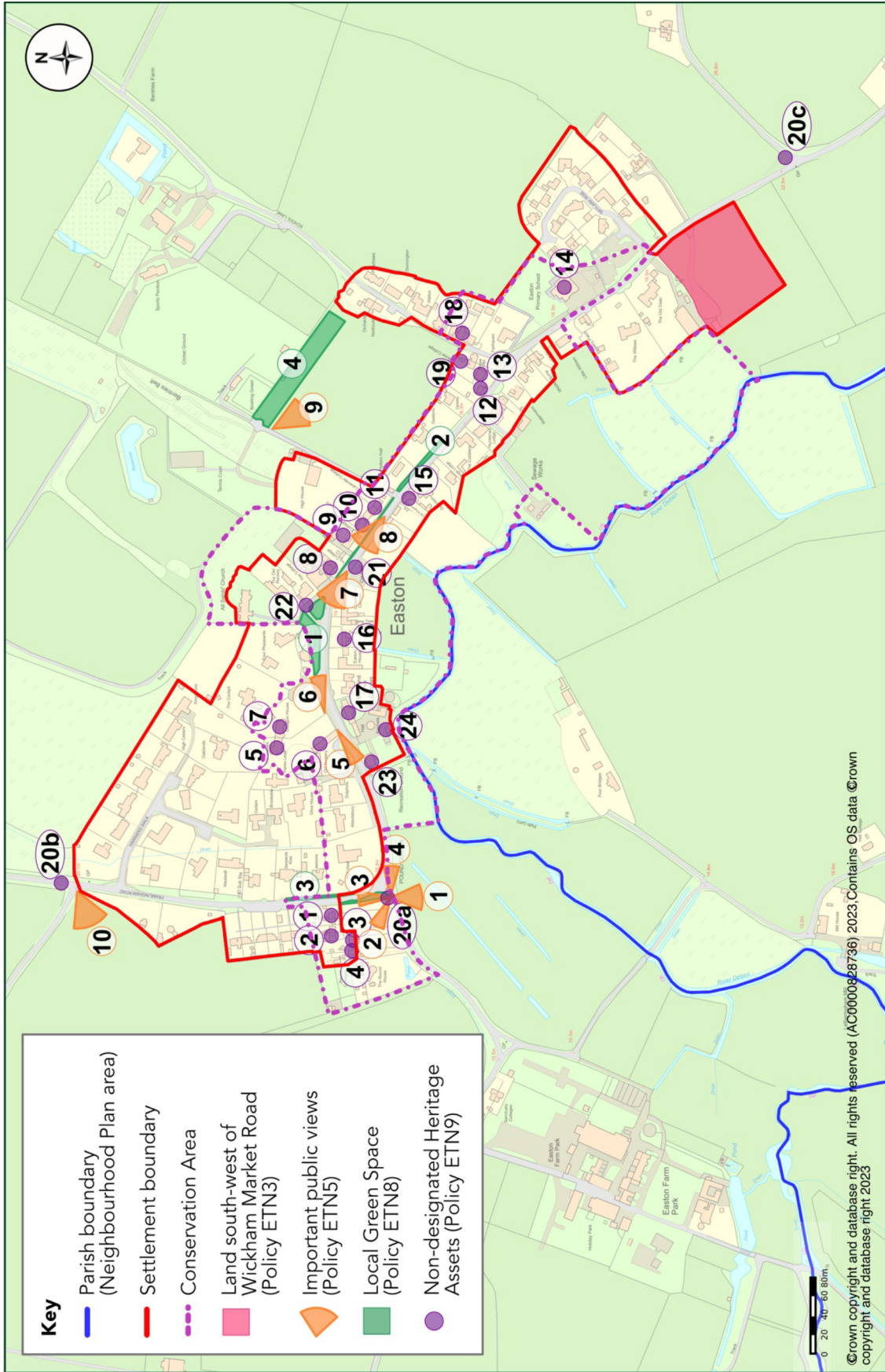


Figure 23: Inset policies map (source: Parish Online with own annotations).



LEATHERINGHAM 1  
MONEWDEN 2<sup>3</sup>/<sub>4</sub>

WICKHAM MARKET 2<sup>1</sup>/<sub>2</sub>

KETTLEBURGH 1<sup>1</sup>/<sub>2</sub>  
FRAMLINGHAM 3<sup>1</sup>/<sub>2</sub>

Easton  
Farm Park





# 7. Housing policies

## Housing objectives

1. Ensure that Easton’s housing growth is commensurate with the level of services and facilities in the village.
2. Deliver housing that is tailored to meet the needs of the community.

## Settlement boundary

- 7.1 This Neighbourhood Plan supports limited growth in the village commensurate with its level of services and its distinct historic and natural environment. It is essential that any growth is focused on the existing built-up area of the village in order to limit potential detrimental impact on the surrounding landscape. The Plan does, however, recognise that the presence of heritage and landscape assets requires that development will need to be carefully designed and, where necessary, mitigates any impact on the historic and natural landscape and existing infrastructure.
- 7.2 A settlement boundary is defined 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.

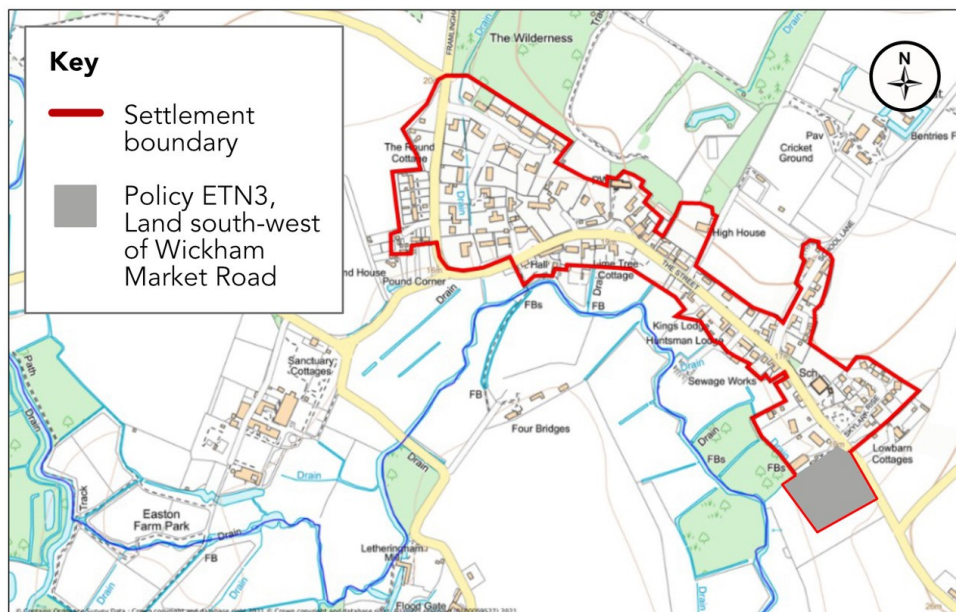


Figure 24: Settlement boundary for Easton parish (source: Parish Online, with own annotations).

- 7.3 In accordance with Policy SCLP3.3 of the Local Plan, new development will be focused within the settlement boundary and will only be allowed outside that area where particular circumstances set out in the NPPF or the Local Plan are met. This approach will ensure that the undeveloped rural countryside is preserved and remains largely undeveloped except for where it can be demonstrated an exceptional need exists.

#### Housing development

- 7.4 A key role of the Neighbourhood Plan is to identify, as a minimum, the housing for the village that meets the requirement as set by East Suffolk Council as published in the Local Plan.
- 7.5 The adopted Local Plan (2020) makes provision for a minimum of 44 new homes in the parish 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.
- 7.6 It is possible that an element of this requirement could come forward as 'windfall' development during the Neighbourhood Plan period. A windfall site is housing approval on a site that cannot be predicted but which is compliant with planning policies. Examples include infill plots, subdivision of a house to form two, or farm building conversions. There is no guarantee that the residual requirement will be met by such developments within or outside the settlement boundary. It is therefore necessary to allocate a site in the Neighbourhood Plan to provide certainty of how the Local Plan housing requirement will be met.

#### Policy ETN1 – Housing Development

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:

1. Permissions for new dwellings already granted as at 31<sup>st</sup> March 2021, and
2. The site allocated in Policy ETN3 in the Plan and as identified on the policies maps (figures 22 and 23); and

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.

Support will be given for smaller 2 and 3 bedroomed homes that are adaptable and accessible, in order to meet the needs of the ageing population, without excluding the needs of the younger buyers and families.

- 7.7 The emerging East Suffolk Council 'Rural Development Supplementary Planning Document' SPD provides planning guidance that addresses issues associated with barn conversions in the countryside.
- 7.8 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.'

### Policy ETN2 – Conversion of Rural Buildings to Dwellings

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; the submission should set out full details of all the works proposed and the conversion specifications and must be based on a detailed Structural Survey; and
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
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.

Relevant Suffolk Coastal Local Plan policies:  
 Policy SCLP3.1 Strategy for Growth  
 Policy SCLP3.2 Settlement Hierarchy  
 Policy SCLP3.3 Settlement Boundaries  
 Policy SCLP5.2: Housing Development in Small Villages  
 Policy SCLP5.3 Housing Development in the Countryside  
 Policy SCLP5.5: Conversion of Buildings in the Countryside for Housing  
 Policy SCLP12.1: Neighbourhood Plans

- 7.9 In order to identify a potential site or sites for development AECOM were appointed as part of the free Government support package for neighbourhood planning, to independently assess potential sites for suitability. The Easton Neighbourhood Plan Site Assessment was issued in October 2018 and is published as an evidence report on the Neighbourhood Plan pages of the Parish Council website. Seven sites were assessed, identified either as a result of the Suffolk Coastal Strategic Housing Land and Availability Assessment (2014)<sup>4</sup> and sites identified in the Local Plan Issues and Options Consultation Document (2017) or new sites identified in the Neighbourhood Plan Household Survey.
- 7.10 A total of 23 sites were considered in the Site Assessment. Three sites were considered potentially suitable subject to them being able to overcome certain development constraints, while the remainder were deemed to be unsuitable. Of the three potentially suitable, one was too small to deliver the housing required by the Local Plan.
- 7.11 Further work, through a site Master Planning exercise offered by the government support package, was carried out on the two remaining sites, land south of Wickham Market Road and west of the Round House on Sanctuary Bridge Road. The report is available to view on the Neighbourhood Plan pages of the Parish Council website. Informal consultation on the outcomes of that exercise took place with Suffolk County Council Highways Department and a Design and Conservation Officer at East Suffolk Council. It has been concluded that the site on Sanctuary Road is not considered deliverable during the Neighbourhood Plan period due to the inability to secure a suitable site access that meets the County Council standards, the difficulty of achieving a footway link to The Street and the potential for detrimental impact on adjoining heritage assets.

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<sup>4</sup> <https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/First-Draft-Local-Plan/Final-SHELAA-December-2018.pdf>

## Land south-west of Wickham Market Road



Figure 25: Land south-west of Wickham Market Road (source: AECOM, with own annotations).

- 7.12 The site is located immediately adjacent to Suffolk Welding business premises. It has an existing access and currently is largely grassland, with some screening from the surrounding uses including the nearby Listed Building. It is in proximity of Easton Conservation Area and there are long distance views from the east, especially the village approach and from Hacheston Road, that should be addressed by the design. The site is not within Flood Zone 2 or 3 and presents natural constraints including hedgerows and important trees.
- 7.13 Being on the edge of the existing settlement, the site has limited safe pedestrian routes to the centre of the village, but is the closest of suitable sites to Easton Primary School. The existing access to the site is within the 30mph limit and adequate visibility to the south-east should be achievable, albeit that traffic calming measures at the edge of the 30mph might be necessary to slow speeds.
- 7.14 There is the potential for some adverse impact in terms of the setting to the listed Lowbarn Cottages which face south-westwards and which have always had an outlook across to the river valley unimpeded. There will also be impact from development along the higher site contours, raising the profile of new development on the approach into the village. It will therefore be essential that careful consideration is given to mitigating harm and including design measures that will enhance this entrance to the village.

## Site allocation

- 7.15 In the light of the above considerations and having regard to the difficulty in predicting the potential for small windfall developments to come forward during the Neighbourhood Plan period, the site south of Wickham Market Road is allocated for around 12 dwellings.



Figure 26: Easton Conceptual Development Approach to Allocated Site, reviewed September 2023.

- 7.16 Development of the site should be guided by the Easton Conceptual Development Approach to Allocated Site document and is supported by the Household Survey results, which underpins this policy (ETN3) i.e.:
- i. Public open space, including a children’s play area is provided along the frontage of the site in order to minimise visual impact of the development on its landscape setting as well as nearby listed buildings;
  - ii. The housing provided meets the locally identified needs as set out in the adopted Local Plan and variance should only be considered if more up-to-date information can support the need for a different mix;
  - iii. 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;
  - iv. Screen planting, using native species, along the south-western and south-eastern boundary in order to minimise any visual impact of the development across the Deben valley and to Letheringham Mill;
  - v. 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 biodiversity, amenity, quality, and quantity benefits and be designed to the latest Lead Local Flood Authority guidance.
- 7.17 It is expected that, in accordance with Policy SCLP5.10 of the adopted Local Plan, 1 in 3 of the dwellings will be Affordable Housing and will be of a size and tenure to meet the identified local need at the time of the development, including needs for Affordable Housing for older people. This should be

determined in discussion with East Suffolk Council Housing Department and Easton Parish Council.

- 7.18 The site falls within the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Zone of Influence (ZOI) and in accordance with Policy ETN6, development will be required to mitigate the effects of the development and show how this will be achieved prior to approval of planning permission.



Figure 27: View of site 516 from Wickham Market Road (source: own).



Figure 28: View across to site 516 which lies beyond the road and hedge line (source: own).

### Policy ETN3 – Land south-west of Wickham Market Road

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.

The development should have regard to the Easton Conceptual Development Approach to Allocated Site document including the preferred approach.

Any scheme should incorporate the following:

1. Public open space including along the frontage of the site in order to ensure there is a satisfactory visual relationship between any new development, the landscape setting of the site and nearby designated heritage assets;
2. An equipped play area;

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;
4. High quality design appropriate to the local landscape and the site's natural features and topography;
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;
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 taking account of the topography of the site;
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.

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.

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.

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.

Proposals should have regard to the presence of the adjoining business use adjoining the northern boundary of the site and must include appropriate measures to mitigate the existing and potential operational impacts of that business use on occupiers of the residential development 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.

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.

## Affordable Housing

- 7.19 The Household Survey identified that nearly 60 per cent of residents felt that some form of Affordable Housing is needed in Easton. The latest government figures identify that median house prices in East Suffolk are equivalent to 7.8 times the median gross annual earnings of residents. This disparity has a huge impact on the ability of people to buy housing, especially for those on lower incomes. Affordable Housing provides a potential accommodation solution for those that need to live in Easton but are unable to access open market housing. The recent development at Skylark Rise has provided Affordable Housing as part of the development but it is likely that additional provision will be needed during the lifetime of this Neighbourhood Plan.
- 7.20 The adopted Local Plan policy for Affordable Housing (Policy SCLP5.10) requires new developments, on sites with capacity for ten dwellings or more or sites of 0.5ha or more to make provision for 1 in 3 units to be affordable dwellings, and to be made available to meet an identified local need, including needs for Affordable Housing for older people. The policy also states that of these affordable dwellings, 50 per cent should be for affordable rent/social rent, 25 per cent should be for shared ownership and 25 per cent should be for discounted home ownership. East Suffolk Council's Supplementary Planning Document (SPD) was adopted in 2022.<sup>5</sup> The Government introduced First Homes as a new type of discounted market sales dwelling in June 2021.<sup>6</sup> The Neighbourhood Plan glossary explains the meaning of Affordable Housing and the sub-categories.
- 7.21 We do not have any local research to suggest that the Local Plan requirement will be increased and therefore the provision of Affordable Housing on larger housing sites will be determined in accordance with the Local Plan.

Relevant Suffolk Coastal Local Plan Policies:  
 Policy SCLP5.10: Affordable Housing on Residential Developments  
 Policy SCLP5.11: Affordable Housing on Exception Sites  
 Policy SCLP9.2 : Sustainable Construction

## Housing mix

<sup>5</sup> <https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/supplementary-planning-documents/>.

<sup>6</sup> <https://www.gov.uk/guidance/first-homes>

7.22 The Neighbourhood Plan Household Survey incorporated a housing needs survey, which identified strong support for smaller homes with 1 or 2 bedrooms. This perceived need is supported by the adopted Local Plan, where Policy SCLP5.8 encourages new developments to focus on providing smaller dwellings (1 and 2 bedrooms). The Neighbourhood Plan supports this approach, albeit that an element of 3 bedroomed properties would also be supported as it allows the ability for families to grow or have visitors.



## 8. Natural Environment policies

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### Natural Environment objectives

3. Protect and enhance the landscape character of Easton including green spaces, woodland and watercourses.
4. Protect important views and links to the wider countryside.
5. Deliver a measurable increase in biodiversity net gain and support the quality of natural habitats

### Landscape setting

- 8.1 The village sits within part of a wider area identified in the previous Local Plan as the River Deben Special Landscape Area. However, this designation was not carried forward in the Local Plan adopted in 2020.
- 8.2 The Suffolk Landscape Character Assessment identifies three landscape typologies being present in the parish, namely Valley Meadowlands, Rolling Estate Claylands and Ancient Estate Claylands. The Village Character Assessment prepared in support of the Neighbourhood Plan identifies the key characteristics of these typologies as appropriate to the parish.



Figure 29: View across to 'Jockey's Barn' (source: own).

- 8.3 In July 2018 Suffolk Coastal District Council published a more detailed Landscape Character Assessment<sup>7</sup> undertaken by consultants in support of the preparation of the new Local Plan. The Assessment identified Easton as being within two distinct local landscape character areas, the Deben Valley and the Easton and Glevering Estate Claylands.

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<sup>7</sup> <https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/First-Draft-Local-Plan/SCDC-Landscape-Character-Assessment.pdf>

- 8.4 For the Deben Valley, the Assessment identifies the following special qualities and features:
- The scenic, meandering course of the River Deben provides the focus all the way down the valley with its networks or tree edged pastures and scenic gently rolling landform providing strong traditional rural character. There are minimal detracting modern features, except for the interruption by major transport corridors which pass through the valley at Wickham Market.
  - The unity and quality of the historic, linear villages, with a wealth of listed buildings, strung along the valley contributes positively to its character, as do the ancient farmsteads encountered in the countryside.
- 8.5 For the Easton and Glevering Estate Claylands, the Assessment identifies the following special qualities and features:
- It is a quiet and tranquil area, sufficiently removed from busy main roads and settlement to feel somewhat remote.
  - Strongly wooded character is robust, and this characteristic provides some capacity for development or land uses to be absorbed within it. However, the character of the area is very consistent so anything that departs from the settlement pattern or architectural forms would be noticeable.
  - Easton Park and Glevering Park are identified by East Suffolk Council as being Non-designated Heritage assets under policy SCLP11.8 – Parks and Gardens of Historic or Landscape Interest. Glevering Hall is a Grade II\* listed building, in a parkland originally designed by Humphry Repton.
  - Many of the cottages and farmsteads scattered across the countryside are Listed.
  - There are Medieval moats - at Bentries farm, Easton is a Scheduled Monument.
  - Within the blocks of woodland that are dispersed along the centre of the plateau, are four Ancient Woodlands – Catts Wood in Glevering North Park, Great Wood, Brockley’s Wood and Maids Wood -CWS sites- Suffolk Biodiversity Information Service.

Figure 30: Easton Parkland (source: own).



- 8.6 Suffolk Biodiversity Information Service data records show that Maids, Brockley and Ash Grove Woodland areas comprise of extensive complex woodland which includes an ancient core area of Maid's and Brockley woods that is surrounded by ditches and numerous internal ditches. The majority of the woods are hazel, maple, ash and hornbeam coppice with oak and ash standards. Small areas have been planted with exotics such as conifers, poplars and rhododendrons. There is a good ground flora including a number of species typical of ancient woodland e.g. Moschatel, Sanicle, Wood Anemone, Pignut and Early Purple and Common-spotted orchids. There are a number of ancient oak pollards on the woodland boundaries. Nightingales can heard in hazel coppice in the southern corner of Maid's and Park Wood.
- 8.7 There are various County Wildlife Sites (figure 31). Suffolk Biodiversity Information Service confirms that a review of Ancient Woodlands Register is currently being undertaken this will include smaller sites of under 2 Ha and these will be added in the next 2 years, the inclusion of those that are shown on the first series OS maps are likely to be included.

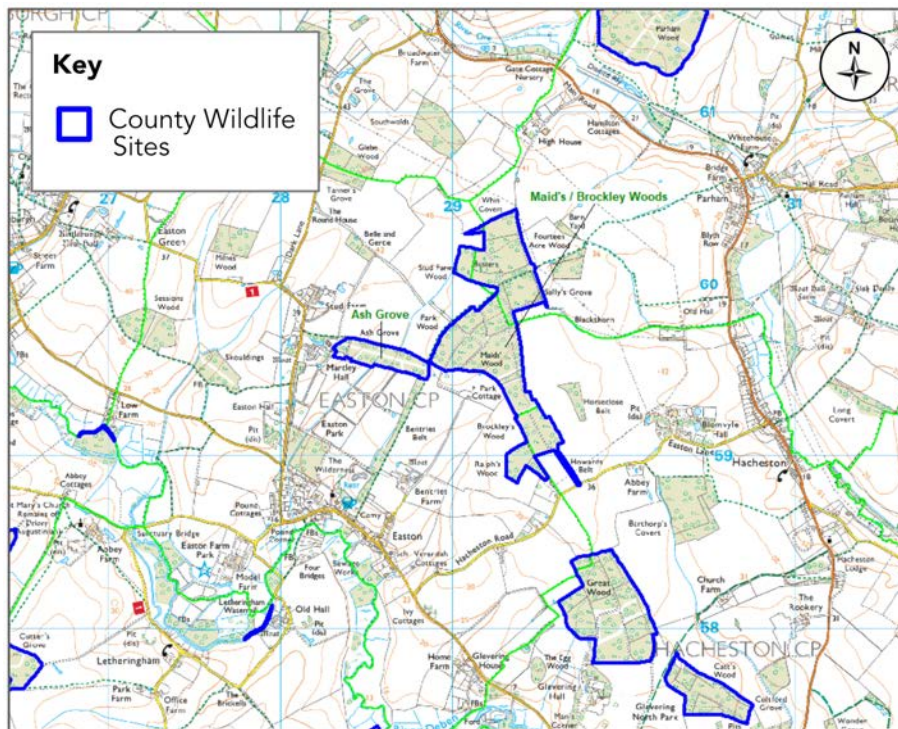


Figure 31: County Wildlife Sites in Easton – ancient woodlands Ash Grove and Maids/Brockley Woods, outlined in blue (source: Suffolk Biodiversity Information Service).

- 8.8 Development proposals in the Neighbourhood Plan area will need to have regard to the Suffolk Coastal Landscape Character Assessment – 2018 and, as set out in Policy SCLP10.4 of the Local Plan:

Will be expected to demonstrate how their location, scale, form, design and materials will protect and enhance:

- a. The special qualities and features of the area;
- b. The visual relationship and environment around settlements and their landscape settings;
- c. Distinctive landscape elements including but not limited to watercourses, commons, woodland trees, hedgerows and field boundaries, and their function as ecological corridors;
- d. Visually sensitive skylines, seascapes, river valleys and significant views towards key landscapes and cultural features; and
- e. The growing network of green infrastructure supporting health, wellbeing and social interaction.

Relevant Suffolk Coastal Local Plan Policies:  
Policy SCLP10.4: Landscape Character

- 8.9 The ETN4 Dark Skies policy supports East Suffolk Local Plan SCLP10.4 and seeks to 'protect and enhance the tranquillity and dark skies across the plan area'. The Plan supports conserving and protecting the dark skies that predominate within the parish. Darkness at night is one of the key characteristics of rural areas and it represents a major difference between what is rural and what is urban. Security lights, floodlights and streetlights all break into the darkness and create a veil of light across the night sky. There is no street lighting in Easton which is a feature valued by residents.
- 8.10 There is increasing awareness of the impact that light pollution can have on wildlife, by interrupting natural rhythms including migration, reproduction and feeding patterns. Man-made light is known to cause confusion to migrating birds, often with fatal outcomes, and many of us will have heard birds singing late into the night in trees lit by a streetlight. A survey by CPRE found that light pollution can cause a great deal of distress to humans too, including disrupted sleep.<sup>8</sup> The All-Parliamentary Group Report details the groups work seeking to reduce light pollution in the UK as they seek to strengthen the protection of dark skies throughout the UK.<sup>9</sup> The Plan will support conditions requiring the efficacy of measures to be monitored with regard to post development mitigation to meet the standards within the guidance specified in the Institution of lighting professionals' policy for government publication.<sup>10</sup>

<sup>8</sup> <https://nightblight.cpre.org.uk/what-is-light-pollution>.

<sup>9</sup> <https://appgdarksbies.co.uk/>

<sup>10</sup> <https://theilp.org.uk/new-resource-towards-a-dark-sky-standard/>

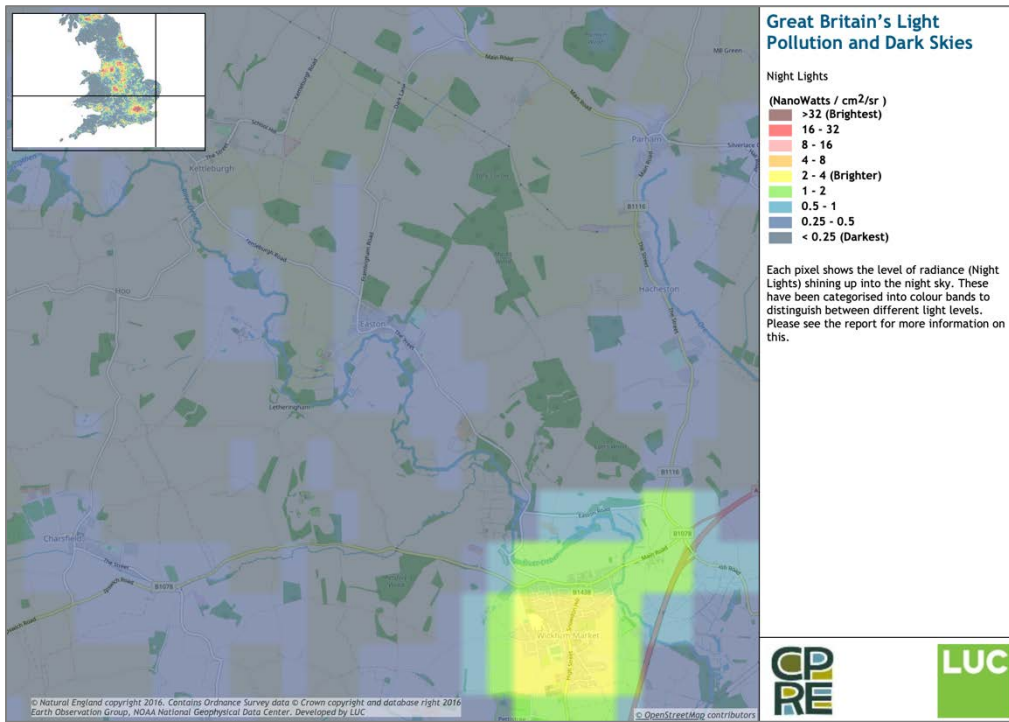


Figure 32: Light pollution and dark skies (source: Campaign to Protect Rural England<sup>11</sup>).

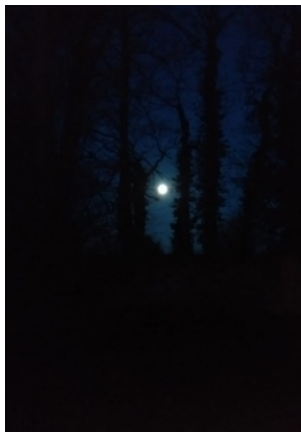


Figure 33: Dark skies in Easton (source: own).

### Policy ETN4 – Dark skies

Development proposals will be supported that are designed to limit the impact of light pollution by:

1. Meeting or exceeding the Institute of Lighting Professionals guidance for the environmental zone in which they are proposed.<sup>12</sup>
2. Having regard to the following:
  - a. avoid the installation of additional lighting

<sup>11</sup> <https://www.cpre.org.uk/light-pollution-dark-skies-map/> (accessed 08.09.23).

<sup>12</sup> <https://theilp.org.uk/new-resource-towards-a-dark-sky-standard/> (accessed 13.09.23)



- 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.

## Important views

- 8.11 The Village Character Assessment identifies many views that form part of the defined character of the village. Planning applications will need to demonstrate, where appropriate through a Landscape Visual Impact Assessment, that the proposal will not have a detrimental impact on the key features of the important views as identified on the policies maps (figures 22 and 23). The following views are identified as locally important:
1. This view is looking southwest from Pound Corner across to the Farm Park which is to the right. This open view is across the flood meadows gives a wide vista with qualities that represent a calm rural landscape. The Deben river is to the left with thick tree canopies over it and is lined by thick reed beds. It promotes well-being, gives sense of place and is widely valued.
  2. This view is looking northwest from Pound Corner, one of the picturesque groups of original estate workers cottages. These cottages are consistent with the design and materials for buildings throughout the village built in the estate style circa 1879 and which makes Easton's character so distinctive. This view is much appreciated and gives a sense of place.
  3. This is the view looking north from Pound Corner, it shows glimpse of the historic Hamilton estate cottages with their timbered frontages and the heavily tree lined road and serpentine wall (known locally as crinkle crinkle). This view gives a sense of place with historic features which are appreciated and enjoyed.
  4. This view is looking southeast from Pound Corner. The view shows the road that follows the listed serpentine wall. Also the listed historic estate

- round cottage with the original blacksmith forge building and stables. The flood meadow is regularly grazed by sheep, this view is timeless and one that's unchanged over many years. Mature trees line the river Deben and also feature throughout the village. It is a scene that is very much appreciated and gives sense of place and well-being.
5. This view looks southwest coming from the village green, it shows views of the river valley and countryside beyond and gives this rural village its sense of place. The historic estate blacksmiths forge and stables with distinctive chimney stack design consistent with the village's architecture and serpentine wall to the right of the view, which is appreciated and valued.
  6. This view is looking northeast into the centre of the village with the historic dwellings around the village green, the village sign, listed pub, agent's house, rectory, and historic estate wall. The village green is picturesque and valued, the mature mixture of trees that form a backdrop along with the mature trees that line the street give a sense of place and well-being, it is a treasured view.
  7. This view looks along the street towards the northwest, with a view of the village green and historic estate wall that borders the green, there are glimpses of the cedar of Lebanon trees beyond, which offer an established and historic character. Behind the characteristic flint wall to the left that lines the street is the village car park, and the iconic horse chestnut tree on the corner which gives an important contribution to the centre of the village giving a sense of place and well-being, it is an appreciated picturesque view.
  8. This view looks northwest towards the village green, the Grade 1 listed church tower can be seen behind the pub and the rectory, and ivy cottage roofscape, with prominent chimney stacks in the design of the estate village found throughout the village. This picturesque view of historic buildings, cottages, cottage gardens and grassed bordered pavement is a view that has changed little over the past years and gives a sense of place and well-being one that is enjoyed and valued.
  9. This view is looking southeast from the top of hill that drops down to the river valley of the Deben and to the Street to the south and School Lane to the east, with their linear dwellings just showing. The view is expansive and shows the countryside beyond this pastureland field known as cemetery field. The views are wide and expansive towards Wickham Market showing the rolling countryside heavily treed and wooded. This peaceful rural view offers a sense of place and well-being and is valued.
  10. This is the view looking south west across the expansive open countryside which takes in the distant river valley and rolling estate claylands with extensive woodland and wide-open skies. A listed round

- cottage is to the left of the picture with arable fields and meadow land beyond. This open and rural view is rich in trees, woodland, and native hedging. Species such as bats, and nightingales are regular contributors to the wildlife enjoyed and which all contribute to a sense of place and well-being and is valued.
11. This view is looking north east from Sanctuary Road across the arable and meadow land grazed by sheep and cattle. The view towards the village shows the wide expansive fields and skies which gives a sense of well-being. The landmark Grade 1 listed church tower can be seen set amongst the heavily mature tree'd village they include distinctive cedar of Lebanon trees, other historic landmarks are the grade II estate round cottages to the left and right of this view. The mature trees, hedgerow and woodland are all important parts to this view. this rural scene is much appreciated and gives a sense of place and is valued.
  12. This view is looking north from Kettleburgh Rd. The heavily wooded countryside and views through to Borrets lane is stunning and is appreciated for its open skies and peaceful vista, it is valued for well being.
  13. This view to the south west, stretches as far as Letheringham Abbey and Farm with woodland beyond. This beautiful calm vista which incorporates wide skies, arable land, trees, hedging and woodland is spectacular. It also gives stunning evening sun-set views. This countryside view is valued it gives a sense of place and well being.
  14. This view is looking south east and shows the village nestled in the rolling countryside with river valley beyond and further views to Wickham Market where on a clear day its church spire can be seen. This view which includes mature trees, woodland and hedging gives a sense of place and well being promoted by the countryside and nature which is appreciated and valued. Buzzards, kestrels and sparrow hawks are often spotted.
  15. View looking west across the Deben valley and beyond from Hacheston Lane. The views of the valley and beyond towards the village of Charsfield, are stunning and expansive. The woodlands set on the rising rolling estate claylands beyond the river valley are consistent with the heavily treed landscape that surrounds the village, giving its sense of rural place and well-being.
  16. This is the view from the start of the footpath on Framlingham Road (FP.1.) looking west. It is heavily treed and wooded with arable fields and offers clear views opening out into wide expanse of countryside. The wide-open skies and rolling countryside give a sense of space and place and promotes well-being which is valued.



Figure 34 : Important views (source: own). See policies map, figure 22 and 23.

## Policy ETN5 – Protection of Landscape Character and Important Views

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:

1. have regard to, and conserve, or enhance, the landscape character and the setting of the village; and
2. 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 on the key features of these views.

Relevant Suffolk Coastal Local Plan Policies:  
Policy SCLP10.4: Landscape Character

### Impact of development on Internationally Important Habitats

- 8.12 The Neighbourhood Plan area falls within the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy Zone of Influence (ZOI). Natural England consider that additional residential development within the ZOI could have a detrimental impact on protected Habitat Sites due to an increase in recreational disturbance.
- 8.13 Whilst the provision of well-designed open space/green infrastructure on site or contributions towards strategic green infrastructure in developments of under 50 homes is to be welcomed, Natural England advise that consideration of 'off-site' measures (i.e. in and around the relevant European designated site(s)) is required as mitigation for predicted recreational disturbance impacts.
- 8.14 Ipswich Borough, Babergh and Mid Suffolk Districts and East Suffolk Council are taking a collaborative approach to strategic mitigation to support development and avoid recreational impacts on internationally important designated wildlife sites. The Councils have adopted a combined recreational disturbance, avoidance and mitigation strategy (Suffolk Coast RAMS) for the area. This identifies and costs measures necessary to mitigate recreational impacts and confirms how they will be funded and delivered over the lifetime of the Local Plans. Such measures are to be delivered strategically through the Suffolk Coast RAMS to make the sites more resilient to

increased recreational pressures. A Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document was adopted in May 2021 and summarises the requirements of Suffolk Coast RAMS<sup>13</sup>, including the per-dwelling tariff, and provides a framework for implementing those provisions.

### Policy ETN6 – Recreational Disturbance Avoidance and Mitigation

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.

Relevant Suffolk Coastal Local Plan Policies:  
Policy SCLP10.1: Biodiversity and Geodiversity

#### Local habitats and biodiversity

- 8.15 Although the parish does not have any nationally recognised wildlife designations, it is rich in habitats including the River Deben valley, some ancient woodland, important tree belts, hedgerows and ponds/moats. There are trees and woodland which are protected by tree preservation orders, details of which can be obtained from East Suffolk Council’s Planning Service.
- 8.16 The East Suffolk Environmental Guidance Note (2020)<sup>14</sup> promotes the protection and enhancement of existing trees and established vegetation when new developments are being designed and built. It contains the following guidance:
- Layout developments so that gardens form wildlife corridors.
  - Plant appropriate native species that don’t require extra watering and support wildlife.
  - Plant trees or donate to planting schemes managed by organisations such as the Woodland Trust, Tree Council or Suffolk Coastal and Heaths AONB Team.
  - Use hedges or fences with hedgehog holes to enable movement of animals.
- 8.17 The adopted Local Plan contains up-to-date policies for the protection and improvement of habitats and they are not repeated in the Neighbourhood

<sup>13</sup> <https://www.eastsuffolk.gov.uk/planning/developer-contributions/rams/>

<sup>14</sup> <https://www.eastsuffolk.gov.uk/environment/environment-guidance-note/>

Plan. However, development proposals will be expected to protect and enhance local habitats and have regard to the content of the Environmental Guidance Note.

- 8.18 The NPPF (paragraph 180) 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. The Environment Act 2021 contains provisions for the protection and improvement of the environment, including the elevating of 'Biodiversity Net Gain' (BNG) to a statutory footing. However, secondary legislation will need to pass through the parliamentary process to bring the mandatory BNG requirement into force.
- 8.19 There are several Priority Habitats in the parish of Easton, including floodplain grazing marsh, ponds, wet woodland, mixed deciduous woodland and the historic parkland. Wildlife corridor creation should focus on linking and buffering the existing ecological assets of the neighbourhood plan area, including Priority Habitats and local green spaces and future green space creation. Species such as nightingales, skylarks, kingfishers, barn owls, grass snakes, long eared bats, crested newts and hedgehogs, with a high number of records across the parish that depend on the protection, enhancement and creation of wildlife corridors.<sup>15</sup>
- 8.20 Proposals that identify, protect and enhance wildlife corridors in the Easton Neighbourhood Plan area will be supported where they provide a net gain in biodiversity, through creation and enhancement of natural habitats, and restoring fragmented biodiversity networks. These must be designed and implemented to maximise their wildlife value, provide connectivity through the site for terrestrial and aerial species. They must exploit suitable opportunities to link with the maintained and varied habitats provided by established residential gardens adjacent to the site. They must also be maintained as dark corridors as far as possible to increase their value for nocturnal species.

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<sup>15</sup> Suffolk Biodiversity Information Service.



Figure 35 : biodiversity in Easton (source: own).

## Policy ETN7 – Biodiversity and Habitats

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 Village Character Assessment. 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.

Regard to The East Suffolk Environmental Guidance Note (2020)<sup>16</sup> will be supported. Development proposals should avoid the loss of, or significant harm to, distinctive trees, hedgerows and other natural features such as ponds and watercourses. Where such losses or harm are unavoidable:

1. the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and
2. 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 regard to ongoing management.

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.

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



Relevant Suffolk Coastal Local Plan Policies:  
Policy SCLP10.1: Biodiversity and Geodiversity

## Local Green Spaces

- 8.21 There are a number of important open areas within the Neighbourhood Area that make important contributions to the character and setting of the built environment.
- 8.22 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 105-107 of the NPPF. The spaces that meet the criteria are identified in Policy ETN8 and are illustrated on the policy maps (figure 22). The identification of these spaces as Local Green Space means that managing any development will be consistent with national policy for Green Belts. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.
- 8.23 Easton parish has several ‘green spaces’ that play a significant role in defining the character of the village and places for meeting and/or recreation. Paragraphs 105 and 106 of the NPPF identify the possibility of identifying green spaces that meet certain characteristics as ‘Local Green Spaces’.
- 8.24 The paragraphs state
- o Paragraph 105: The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.
  - o Paragraph 106: The Local Green Space designation should only be used where the green space is:
    - a. in reasonably close proximity to the community it serves;
    - b. 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; and
    - c. local in character and is not an extensive tract of land.
- 8.25 Easton Local Green Space Appraisal provides an assessment of the green spaces in the parish against the criteria in NPPF paragraph 106 in order to

support the designation of local green spaces in the emerging Easton Neighbourhood Plan.

### The identified Local Green Spaces

#### Policy ETN8 – Local Green Spaces

The following Local Green Spaces are designated as Local Green Space for protection (policy map 23, and figures 36-43):

1. Village Green.
2. Highway verges, The Street.
3. Informal Green Space and signpost, Pound Corner.
4. Easton Parish Council private open cemetery.

Relevant Suffolk Coastal Local Plan Policies:  
Policy SCLP8.2: Open Space

8.26 Other important open areas that do not satisfy the Local Green Space criteria are identified as Important Open Areas, these look to protect the character and appearance of the village, the details of which can be found in policy ETN10.

### Local Green Space appraisal

8.27 The following provide a detailed assessment of the identified green spaces to ascertain whether they conform with the Local Green Space definition of the NPPF. Maps in this section are reproduced from the Ordnance Survey Map. Contains Ordnance Survey data (100059527) 2022. © Crown copyright and database right. All rights reserved.

## Local Green Space 1. Village Green

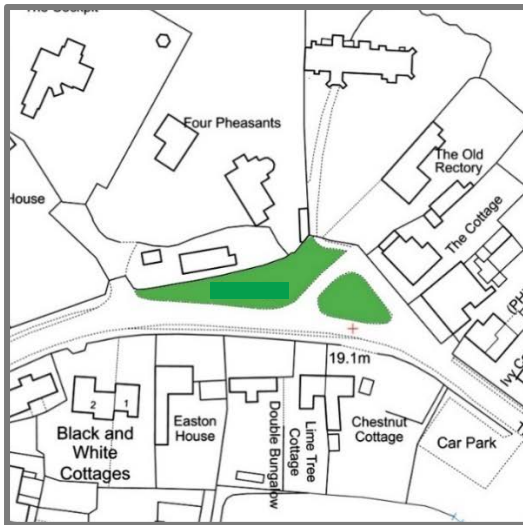


Figure 36 : left, Village Green (source: Parish Online with own annotations).  
 Figure 37 : right, Village Green.

Site Details	
Description and purpose	Village Green at centre of village and host to the village sign
Checklist	
Statutory designations	None
Site allocations	Within Easton Conservation Area
Planning permissions	No outstanding planning consents
Area	Totalling 0.08 Ha.
Ownership	Easton Parish Council
NPPF Criteria Assessment	
Close to the community it services	At the heart of the village and outside church and public house
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	No records of significance but is within Conservation Area and surrounded by Listed Buildings.
Demonstrably special to a local community and holds a particular local significance	Provides an important focal point in the centre of the village, a space for the village fete, royal beacon events, and the hunt to hold its annual opening meet.
Local in character and is not an extensive tract of land.	Small but distinct area of local importance.
Conclusion	Qualifies for Local Green Space designation

## Local Green Space 2. Highway verges, The Street

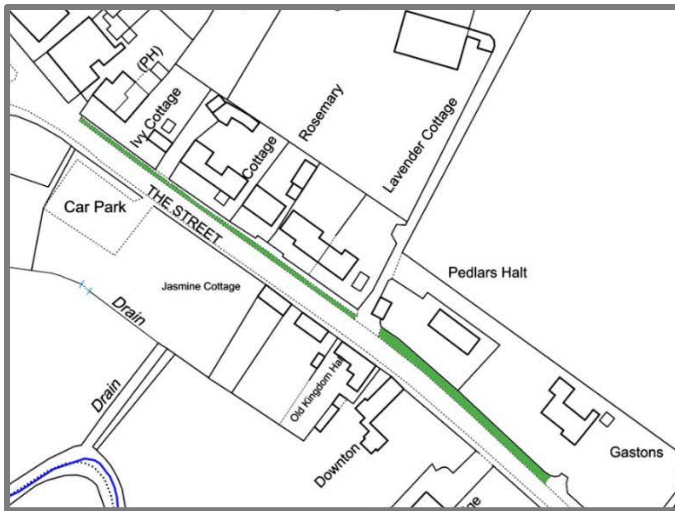


Figure 38: left, Highway verges (source: Parish Online with own annotations).

Figure 39: right, Highway verges (source: own).

Site Details	
Description and purpose	Highway verges
Checklist	
Statutory designations	None
Site allocations	Within Easton Conservation Area
Planning permissions	No outstanding planning consent
Area	Total 0.03 Ha
Ownership	Suffolk County Council
NPPF Criteria Assessment	
Close to the community it services	Within the village centre
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	Within Conservation Area and provides setting for Listed Buildings opposite and adjacent non-designated heritage assets.
Demonstrably special to a local community and holds a particular local significance	Provides an important setting for the village and it's heritage assets.
Local in character and is not an extensive tract of land	Small distinct open space of significant importance to the locality.
Conclusion	Qualifies for Local Green Space designation

### Local Green Space 3. Informal Green Space and signpost, Pound Corner

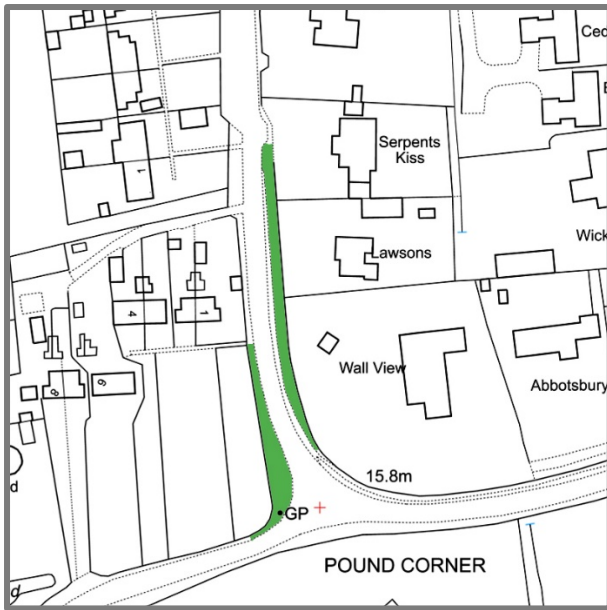


Figure 40 left, informal green space and signpost (source: Parish Online with own annotations).

Figure 41 right, informal green space and signpost (source: own).

Site Details	
Description and purpose	Highway verges
Checklist	
Statutory designations	Within Easton Conservation Area
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.04 Ha
Ownership	Suffolk County Council
NPPF Criteria Assessment	
Close to the community it services	In the centre of the village.
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	Within Conservation Area and provides setting, in particular, for the listed Serpentine Walling
Demonstrably special to a local community and holds a particular local significance	One of the spaces hosts a locally commissioned 'finger post' and the space is of significance in providing an important gateway into the heart of the village.

Local in character and is not an extensive tract of land	A self-contained area and not an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

Local Green Space 4. Easton Parish Council private open cemetery



Figure 42: left, Easton Parish Council private open cemetery (source: Parish Online with own annotations).

Figure 43: right, Easton Parish Council private open cemetery (source: own).

Site Details	
Description and purpose	Parish Cemetery
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions
Area	0.3 Ha
Ownership	Easton Parish Council
NPPF Criteria Assessment	
Close to the community it services	Accessible by public rights of way and adjoins village cricket ground
Public access	Publicly accessible at all times
Ecologically significant	No known significance
Historically significant	There is historic documented significance, deeds worded at the disbursement of the Hamilton estate, to

	the All Saints Church who then disbursed to the Parish Council in 1935.
Demonstrably special to a local community and holds a particular local significance	Parish cemetery providing a private burial ground managed today by Easton Parish Council, valued by the community.
Local in character and is not an extensive tract of land	Self-contained area
Conclusion	Qualifies for Local Green Space designation.





## 9. Historic Environment and Design policies

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### Historic Environment and Design objectives

6. Conserve and enhance the village's heritage assets.
7. Ensure that new development is designed in a way that reflects local character.
8. Incorporate appropriate measures, to reduce the environmental impact of new development.

### Conservation Area

- 9.1 A Conservation Area was originally designated by East Suffolk County Council in 1972 and confirmed by re-designation by Suffolk Coastal District Council in 1991. A detailed Conservation Area Appraisal was prepared in 2014 which noted: 'The overall character of Easton is very much one of a picturesque old Suffolk village which retains its traditional form and appearance. Despite some intrusive 20th Century development and some small-scale incremental change having taken place, the village continues to retain the special characteristics which strongly justify its conservation area designation.'<sup>17</sup>
- 9.2 The Appraisal did note a number of characteristics which undermine the quality of the area, including:
  - o overhead wires and their supporting poles
  - o concrete kerbs
  - o new houses not respecting or reflecting the traditional character of earlier buildings or the village as a whole.

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<sup>17</sup> Easton Conservation Area Appraisal, December 2014, <https://www.eastsuffolk.gov.uk/assets/Planning/Design-and-Conservation/Conservation-Area-Appraisals/Easton-Conservation-Area-Appraisal-December-2014.pdf>

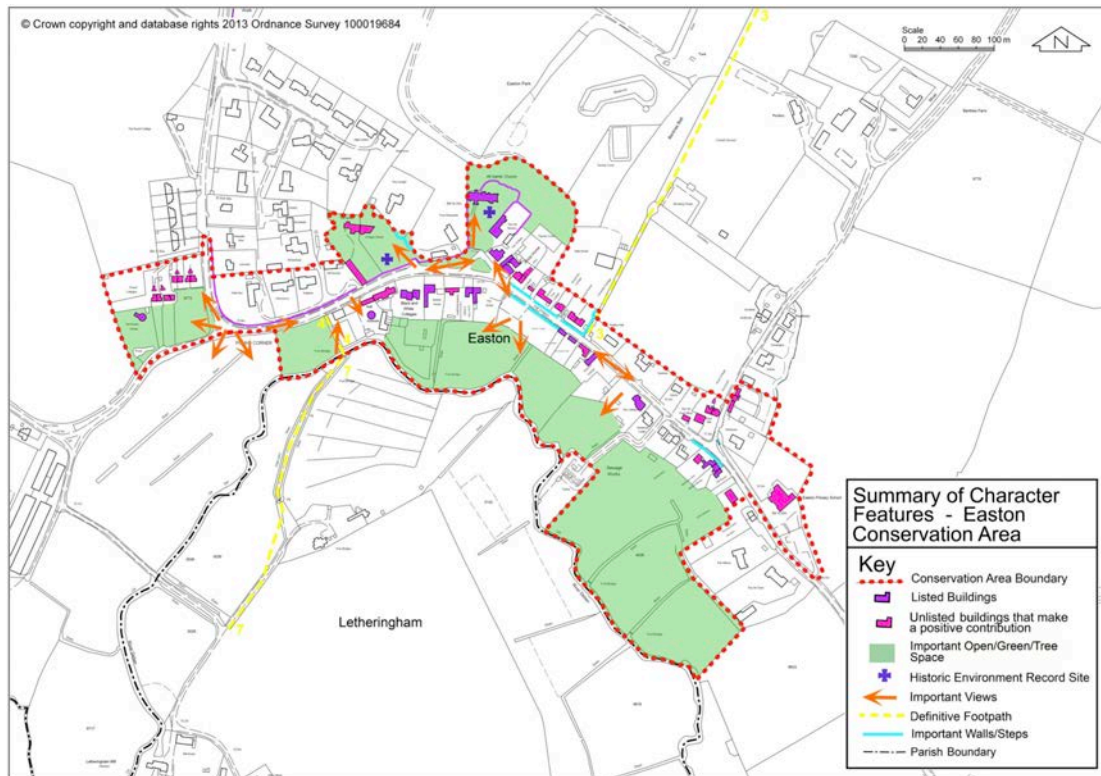


Figure 44: Easton Conservation Area (source: Easton Conservation Area Appraisal, December 2014, East Suffolk Council).

## Heritage assets

9.3 Across the Parish there are 31 buildings which are 'Listed' as being of architectural and historic interest. The Church is Grade I and the remainder are Grade II.

### Grade I

- o Church of All Saints

### Grade II

- o Serpentine walling along western boundary of Easton Park, Easton
- o Serpentine walling along north side of the street, Easton
- o Gateway to Easton House (Including attached walling), The Street (Now the gateway to Octagon House, The Cockpit, Four Pheasants and The Lodge)
- o Sunnyside, Middle Stump and Meadow View, The Street
- o Downtown Cottage, The Street
- o Jasmine Cottage, The Street
- o Lime Tree Cottage, The Green and house to rear, The Street
- o Round Cottage at Easton Kennels, The Street
- o Dark Lane House, Dark Lane
- o The Round Cottage, Framlingham Road

- Low Farmhouse, Kettleburgh Road
- Cowshed Laundry and Dairy Range, Easton Farm Park
- Barn 90 metres north-east of Dairy, Easton Farm Park
- Bentries Farmhouse, School Lane
- Verandah Cottages, 1-3 The Street
- The Agents House, The Street
- Glevering House, Easton Road
- 42 and 43 Hacheston Road (known locally as Offhand Farmhouse)
- The Round House, Sanctuary Bridge Road
- Barn 75 metres west south west of Bentries Farmhouse, School Lane
- White Horse, The Street
- The Rectory, The Street
- Easton House, The Street
- Loose Boxes 80 meters north north east of Dairy, Easton Farm Park
- Serpentine Walling along western boundary of Easton Park, Framlingham Road
- The Round House, Framlingham Road
- Serpentine Walling enclosing All Saints Churchyard and Rectory, The Street
- Serpentine Walling along north side of The Street
- Cobblers, The Street
- Rose Cottage, The Street
- Black and White Cottages, 1 and 2 The Street

9.4 In addition, the moated site at Bentries Farm is a Scheduled Monument. The East Suffolk Council Conservation Appraisal and 'History of Historic Listed buildings in Easton' by Brian Boon provides detailed descriptions of them. In addition, the Parish is known to be rich in archaeological finds and records.

9.5 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 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. Combined, these are defined as 'Heritage Assets' a term defined in the Neighbourhood Plan glossary.



Figure 45: Left, All Saints Church, Grade I listed.

Figure 46: Right, Sunnyside, Middle Stump, Meadow View, examples of Grade II listings.



Figure 47: Easton Park boundary serpentine walling along Framlingham Road.

- 9.6 Separately, Historic England identify the possibility of defining ‘Non-designated Heritage Assets’ which are buildings and features with a local historic interest. East Suffolk Council has adopted criteria for the assessment and designations of such assets. The NPPF explains that the significance of a Non-designated Heritage Asset should be taken into account in the determination of any planning application. A balanced judgement will be needed, having regard to the scale of any harm or loss and the significance of the asset.
- 9.7 In addition to the statutory listings referred to above, the Conservation Area Appraisal identifies a considerable number of other buildings and features in the Conservation Area that make a ‘positive contribution’ to the area and which are taken into account in the consideration of planning applications. When the Conservation Area Appraisal was prepared it was not the intention that these buildings would fall into the Historic England definition of Non-designated Heritage Assets rather than to illustrate and identify buildings and features that make a positive contribution, greater detail can be found within SCLP11.5.
- 9.8 With the above in mind, a separate assessment of the buildings and features that make a ‘positive contribution’ to the area has been prepared and

published as a supporting document to the Neighbourhood Plan. The purpose of the assessment was to identify whether any of these buildings would satisfy the Non-designated Heritage Assets criteria, this can found as a supporting document on the Neighbourhood Plan page of the Parish Council website.

- 9.9 Policy SCLP11.6 states that proposals for the re-use of Non-designated Heritage Assets which are buildings or structures will be supported if compatible with the elements of the fabric and setting of the building or structure which contribute to its significance. Applications, including those for a change of use, which result in harm to the significance of a Non-designated Heritage Asset will be judged based on the balance of the scale of any harm or loss, and the significance of the heritage asset. In considering proposals which involve the loss of a Non-designated Heritage asset, consideration will be given to:
- a. Whether the asset is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or
  - b. Which measures to sustain the existing use, or find an alternative use/user, have been fully investigated.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP11.3: Historic Environment

Policy SCLP11.4: Listed Buildings

Policy SCLP11.5: Conservation Areas

Policy SCLP11.7: Archaeology



Figure 48: Easton Village Hall, The Street, example of a Non-designated Heritage Asset.

### Policy ETN9 – Non-designated Heritage Assets

The retention and protection of the following Non-designated Heritage Assets as identified on the policies maps (figures 22 and 23), will be secured.

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
  - a. Pound Corner
  - b. Kettleburgh Road junction
  - c. Hacheston Road junction
21. Stone wall, The Street, car park and adjacent land
22. Village Sign, Village Green
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

Proposals for any developments affecting a Non-designated Heritage Asset will be assessed in accordance with Policy SCLP11.6 of the adopted Local Plan.

Relevant Suffolk Coastal Local Plan Policies:  
Policy SCLP11.6: Non-designated Heritage Assets  
SCLP11.5: Conservation Areas



Figure 49: Left, Almond Tree and Ivy Cottage, The Street, example of a Non-designated Heritage Asset (source: own).

Figure 50: Right, Pound Cottages, Pound Corner, example of a Non-designated Heritage Asset (source: own).

## Easton Park

9.10 The adopted Suffolk Coastal Local Plan identifies Easton Park as having local heritage significance. This is further referenced in the District Council’s Historic Environment Supplementary Planning Document (June 2021)<sup>18</sup>. Figure 51 covers the parkland of the former Easton Mansion, although ‘The White House’ formerly located in the southern part of the Park, was demolished in 1925 but remnants of the parkland remain including the gateway from The Street with its wrought iron gates, the serpentine wall and many fine trees.

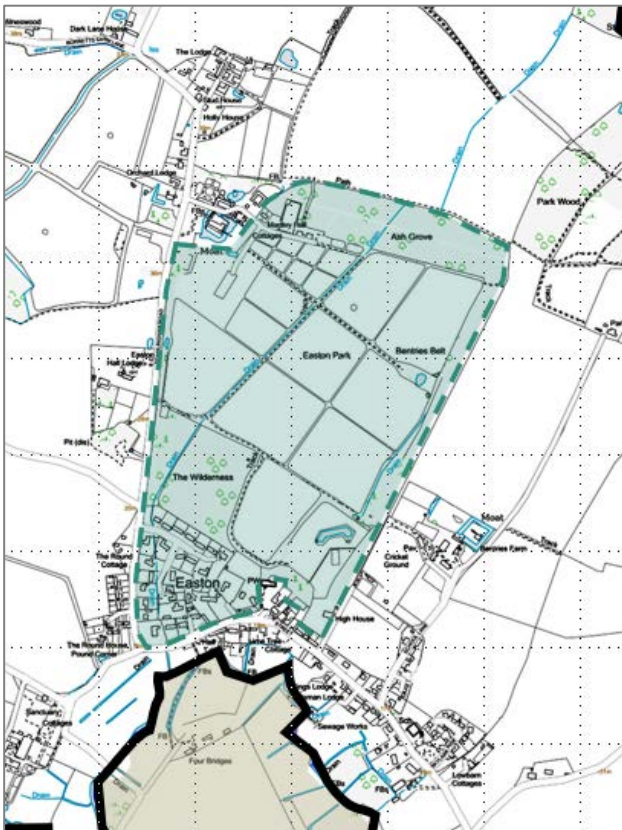


Figure 51: Easton Park.

9.11 Policy SCLP11.8 of the adopted Local Plan encourages the preservation and enhancement of the Park and states that: ‘Applications for planning permission will be permitted where the development proposal will not have a materially adverse impact on the character, features or immediate setting of the delineated park or garden and which have due regard to the additional advice and guidance in Supplementary Planning Guidance SPG6 (or any subsequent Supplementary Planning Document). Proposals affecting or within

<sup>18</sup> <https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Supplementary-documents/Historic-Environment-SPD/Historic-Environment-SPD-reduced.pdf>

the designated and non-designated parks and gardens will be required to be accompanied by landscape design and management proposals, to ensure a high level of design, mitigation and enhancement is achieved.'

Relevant Suffolk Coastal Local Plan Policies:  
Policy SCLP11.8: Parks and Gardens of Historic or Landscape Interest

## Development design

9.12 As part of the government-funded Neighbourhood Planning Technical Support package, Design Guidelines have been prepared for the Village by AECOM. The Guidelines are published as supporting evidence to the Neighbourhood Plan and seek to inform the design that any future development should follow to retain and protect the rural, tranquil nature and scenic beauty of the area. Supporting this overall objective are a number of principles which development proposals in the Neighbourhood Plan Area are advised to adhere to, namely:

1. Design should demonstrate an understanding of the historic context and complement the existing materials and architectural detailing.
2. Future development proposals should positively contribute to the setting of the Conservation Area and Listed Buildings through appropriate choice of scale, form, materials and detail.
3. New development proposals are likely to be more successful if they comprise high quality, traditional materials such as red, gault, white Suffolk brick and timber frame.
4. Future development should consider Victorian and gothic arch windows as well as dormer and sash windows.
5. Future development should consider bespoke doorways with gothic arches and porches.

9.13 The Easton Design Guide guidelines reflects the National Model Design Code published in July 2021. Aspects of development design particular to Easton are contained within the Design Guide, the principles are reproduced in Appendix 2 of the Neighbourhood Plan. It is expected that, as appropriate to the development proposal, planning applications should demonstrate how they satisfy the principles.





Figure 52: Easton Design Guide, reviewed September 2023.

9.14 The Village Character Assessment, prepared in support of the Neighbourhood Plan, identifies important characteristics of the built-up area of the village and its countryside setting. As well as the important views referred to in policy ETN5, the Village Character Assessment also identifies trees and hedgerows that make an important contribution to the character of the village and landmark features. Trees in the Conservation Area that are not protected by a Tree Preservation Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify East Suffolk Council six weeks before carrying out certain work on such trees, unless an exemption applies. This notice period gives the Council an opportunity to consider whether to make a TPO on the trees.

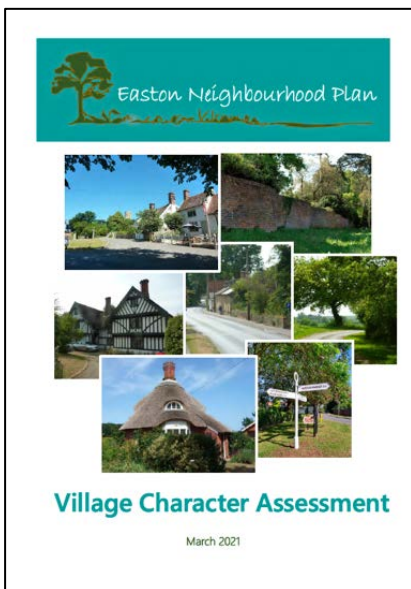


Figure 53: Village Character Assessment for the Easton Neighbourhood Plan, March 2021.

9.15 Policy ETN10 Design Considerations provides a locally specific design framework that proposals should have regard to. These considerations are in addition to the policies in the East Suffolk Council- Suffolk Coastal Local Plan and especially those noted below.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP11.1: Design Quality

Policy SCLP11.2: Residential Amenity

Policy SCLP9.2: Sustainable Construction

## Policy ETN10 – Design considerations

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.

Planning applications should demonstrate how they have taken the Design Guide into account and how they satisfy the requirements of the Easton Development Design Principles in Appendix 2 of the Neighbourhood Plan, as appropriate to the proposal.

In addition, proposals will be supported where:

1. 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 Village Character Assessment.
2. There is no loss of important open, green or landscaped areas, or grass verges including Local Green Spaces 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.
3. Taking mitigation measures into account, important landscape characteristics including trees and ancient hedgerows and other prominent topographical features identified in the Village Character Assessment are not adversely affected.
4. Designs, in accordance with the Suffolk Guidance for Parking (2023) 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.
5. 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 Streets Guide<sup>19</sup> provides further information on SuDS design and should be incorporated in any new road drainage, both adopted and private.

6. As appropriate, they make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards.
7. Suitable ducting capable of accepting fibre to enable superfast broadband is included.
8. One electric vehicle charging point per new off-street parking place created is provided.
9. The design and materials have regard to the Easton Design Guide and does not adversely change the character of the site or its setting.
10. 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.
11. Safe 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 vulnerable.
12. Designs include measures that encourage renewable energy for heating and cooling as well as electricity and improve efficiency.
13. Development does not adversely affect the character of, or result in the loss of, existing or proposed rights of way unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use.

Relevant Suffolk Coastal Local Plan Policies:

- SCLP7.1: Sustainable Transport Policy
- SCLP7.2: Parking Proposals and Standards Policy
- SCLP8.2: Open Space Policy
- SCLP9.2: Sustainable Construction Policy
- SCLP9.6: Sustainable Drainage Systems Policy
- SCLP9.7: Holistic Water Management Policy
- SCLP10.3: Environmental Quality Policy
- SCLP11.1: Design Quality

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<sup>19</sup> <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas>



Figure 54: Village Centre, Green, example of Grade II listed Agents House, Old Rectory and Pub (source: own).

## Flooding

- 9.16 Properties to the south of The Street are especially susceptible to flooding from the River Deben. Much of the area is within Flood Zones 2 and 3 where East Suffolk Council-Suffolk Coastal Local Plan Policy SCLP9.5 states that 'proposals for new development, or the intensification of existing development, will not be permitted, unless the applicant has satisfied the safety requirements in the Flood Risk National Planning Policy Guidance (and any successor).
- 9.17 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. These could include:
- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and
  - rainwater and stormwater harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved.
- 9.18 The flooding of the roads is made worse by road drainage systems that are consistently ineffective due to insufficient infrastructure to drain highways. The matter remains a high priority for residents and the County Highways Department is urged to address the problem to keep village roads passable. The Parish Council and residents regularly report the flooding problems by all methods available including the SCC Highways website reporting tool portal.

Relevant Suffolk Coastal Local Plan Policies: Policy SCLP9.5: Flood Risk Policy SCLP9.6: Sustainable Drainage Systems Policy SCLP9.7: Holistic Water Management
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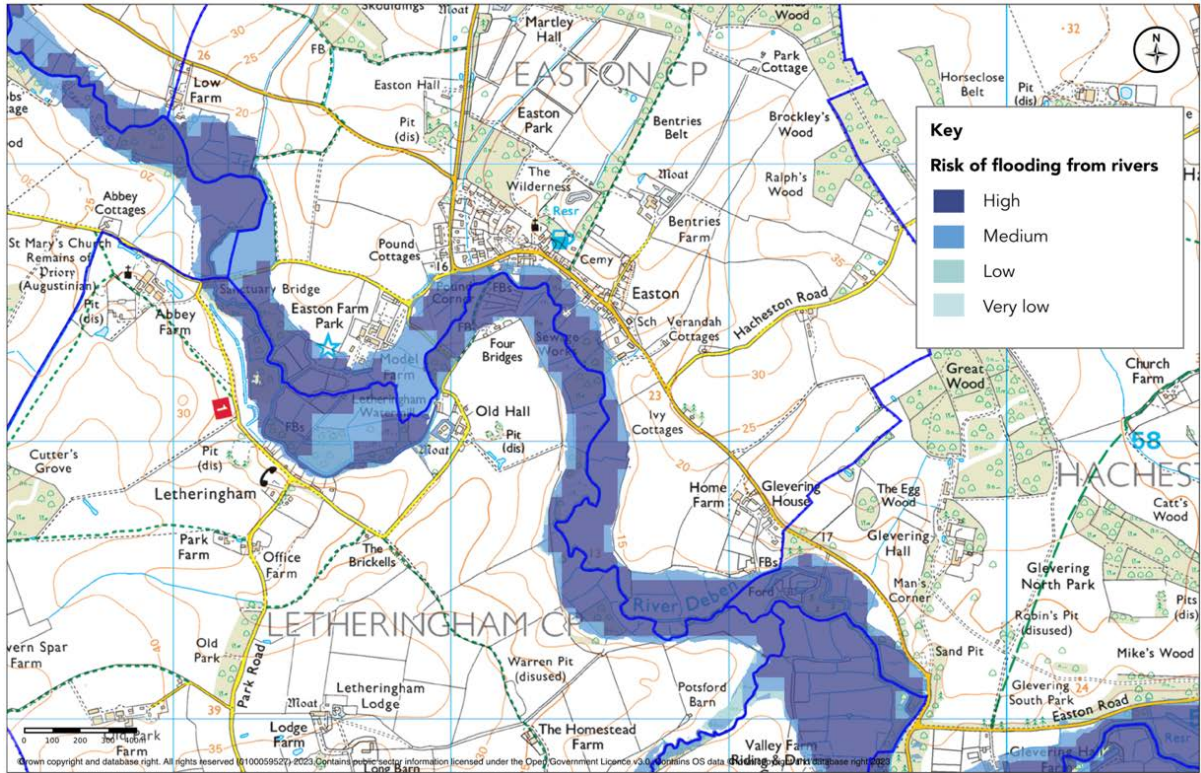


Figure 55: Risk of flooding from rivers (source: Parish Online with own annotations). Blue line denotes parish boundary.



# 10. Infrastructure and Services policies

## Infrastructure and Services objectives

9. Minimise the impact of development on the capacity of essential infrastructure and services.
10. Protect and improve the range of existing community facilities and services.

10.1 The Village currently has very little in the way of services and facilities, reflected by its 'small village' designation in the adopted Local Plan. The current services and facilities are identified as:

- The Village Hall
- All Saints Church
- Easton Primary School
- The White Horse Public House
- The Village car park
- The Playing Field including play equipment
- The Cricket and Bowls Club

10.2 The likelihood of additional services being provided, such as a village shop, appears remote but such provision will be especially welcomed. It is also vital that services and facilities are protected and enhanced for the use of current and future residents. However, it is recognised that demands change over time and it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them. In such circumstances, it might be appropriate for those uses to be lost where specific criteria can be met. Services such as schools require assessment of capacity to be part of any planning application.

Figure 56: Easton Cricket Club (source: Easton Cricket Club).



10.3 The Localism Act 2011 introduced 'assets of community value', providing community groups with the ability to nominate non-residential buildings or land which is important to their community. Once an asset is listed, if the owner decides to sell, within five years of listing, they must inform the local authority of their intention to do so. The community has up to six weeks to express an interest in becoming potential bidders to buy the asset. Once an expression of interest has been received, a further four and a half month pause in the sale process is triggered. This gives potential bidders a total of six months to raise the funds required to purchase the asset. At the end of the period, the owner may sell the asset to whomever and at whatever price they choose. However, the listing of an asset does not provide protection against a change of use or redevelopment. This can mean the value of the asset is greater due to its potential to be converted to non-community uses. This can frustrate the ability of the community to raise sufficient funds to purchase the asset.



Figure 57: The White Horse Public House (source: own).

10.4 Policy SCLP8.1 of the East Suffolk Council – Suffolk Coastal Local Plan sets out criteria that will be applied when proposals are made which would result in the loss of community facilities and will apply to the list in paragraph 10.1.

### Policy ETN11 – Village Services and Facilities

Proposals for the enhancement of the following services and facilities, will generally be supported subject to there being no significant adverse impact on the natural and historic environment, infrastructure and the amenity of residents.

- 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

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.

Enhancement of facilities should make them accessible to residents with limited mobility.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP8.1: Community Facilities and Assets

Policy SCLP8.2: Open Space

Policy SCLP8.3: Allotments

## Play area and green open space

- 10.5 The village has an informal play area. The meadow is on a peppercorn agreement with a local landowner, there is a kick about area with goal posts and play equipment for younger children. The meadow is part of the flood meadows and is prone to flooding following heavy and prolonged rainfall.



Figure 58: Flooding at the play area meadow after heavy rain (source: own).

- 10.6 Policy ETN3 seeks to address formal and permanent provision for play and activities for children and adults, alongside green open space that will be secure and sustainable for the village. This would be provided as a Pocket Park under S.106 which the Parish Council could own and manage. The space would provide public green space for play equipment, trees and plants, wild-flowers and an orchard.

## Highways

- 10.7 The road through the village tends to form a rat-run for vehicles travelling between the A12 at Wickham market and the A1120 at Earl Soham. The wide and relatively straight roads can result in frequent occurrences of speeding. The Parish Council has negotiated with Suffolk County Council to be part of the rolling rota to have temporary speed activated signs (VAS) sited in the village. The positioning of the signs are decided and controlled by the County Council, rotating between each end of the village.
- 10.8 Given the historic character of the village, unsympathetic traffic calming measures using excessive signs and lines would not be supported as they would be likely to have a detrimental impact on the conservation area. The 'Traffic in Villages' toolkit,<sup>20</sup> developed by the internationally recognised urban design consultants, Hamilton-Baillie Associates in conjunction with Dorset Area of Outstanding Natural Beauty Partnership, offers examples of how traffic can be managed in ways sensitive to the character of the villages, such as illustrated. The approach is recommended by Historic England and the implementation of measures based on this approach would be welcomed in Easton.
- 10.9 The Parish Council utilised the results of the Neighbourhood Plan Household Questionnaire conducted in 2018 to consider how to spend the Neighbourhood Community Infrastructure Levy (NCIL) monies that they are in receipt of. As a result of this consideration and the almost 100 percent concern and desire for speed calming the Parish Council decided to pursue with Suffolk County Council (SCC) Highways the possibilities for speed calming. SCC Highways conducted surveys, these confirmed that speeding vehicles were at the 85<sup>th</sup> percentile, the site and safety audit visits resulted in a scheme being put forward. The PC conducted a Mail Shot to all residents providing a schematic of the scheme which was uploaded onto the PC website. The responses were predominantly supportive of the scheme, as a result Easton Parish Council decided to confirm acceptance of the proposed SCC Highways scheme which would be financially supported by the NCIL.
- 10.10 The installation of the speed calming scheme took place during August 2022. The landscaping for the design of the scheme was done in consideration of the Easton Neighbourhood Plan and SLP Design Code, and The Suffolk Countryside Manual, Design Guidelines for Highways works in rural areas. It was important to limit any negative impact that the scheme could have within the village Conservation Area. The landscaping includes grassed and cobbled pull outs with oak posts, and heritage design name plates for the village entry gates.

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<sup>20</sup> <https://www.dorsetaonb.org.uk/wp-content/uploads/2020/08/Traffic-in-villages.pdf>



Figure 59: Speed reduction scheme in Easton, installed in August 2022 (source: own).

10.11 East Suffolk Council introduced PIP's (Parish Infrastructure Investment Plans) in October 2019, these were not in place when Easton Parish Council embarked on their decision-making process in regard to their NCIL contribution to deliver the speed calming scheme.

#### Public Rights of Way

10.12 The parish has a network of well-maintained public footpaths, enabling walks to Kettleburgh and Parham. Opportunities to supplement the network, perhaps through landowners allowing permissive routes to be established, would be supported. Suffolk County Council's Green Access Strategy (2020-2030).<sup>21</sup> 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.



Figure 60: Example of footpath, from Kettleburgh to Easton (source: own).

<sup>21</sup> <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/green-access-strategy>

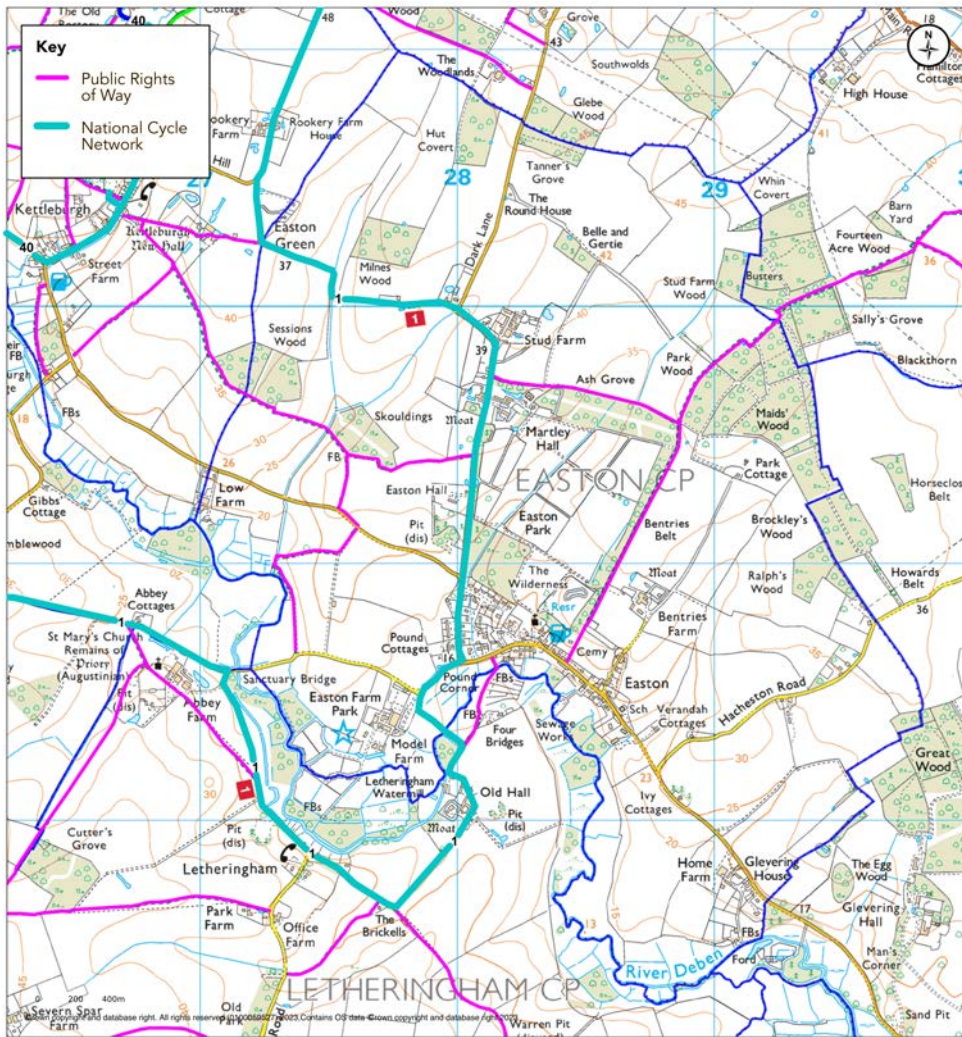


Figure 61: Public Rights of Way and National Cycle Network through Easton (source: Parish Online with own annotations). Blue line denotes parish boundary.

## Infrastructure capacity

10.13 Additional development both within the parish and elsewhere could have an impact on the capacity of existing infrastructure, especially Easton Primary School and the road network. The primary school site appears to have room to expand should it be necessary and the recent addition of visitor parking a part of the Skylark Rise development has eased congestion at pick up and drop off times. The school has a capacity of 105 pupils and, according to the Government website that provides information about schools, had 79 children enrolled at 20 October 2020. This suggests that the housing development proposed in the Neighbourhood Plan will not cause capacity issues for the school. Where relevant it will be necessary to review the status as part of any planning application.

- 10.14 The 'holding' sewage plant, sited off The Street, is at capacity and this will need to be improved to accommodate further development. The plant can back-up and rise at points within adjacent properties sited on The Street.
- 10.15 Surface water flooding of the roads is made worse by road drainage that is consistently ineffective due to insufficient drain capacity, and maintenance is required by SCC Highways. Addressing this is a high priority of the community for keeping village roads safe and passable.
- 10.16 According to the East Suffolk Council and Ipswich Borough Council Cross Boundary Water Cycle Study, attention will be needed with regard to the findings of the report. The executive summary explains that 'The Water Cycle Study (WCS) has been undertaken to understand the impact of likely development on the water environment, specifically this Outline Phase WCS has provided a high-level assessment of the following three aspects; water resources and supply infrastructure; wastewater treatment, water quality and sewage; and flood risk. This WCS can be used by Suffolk Coastal District Council and Internal Drainage Board to support and understand the implications of the growth options and provide a basis for any future detailed WCS once the respective Local Plans has been finalised.
- 10.17 The waste-water treatment, water quality and sewerage assessment provides an indication of the potential future environmental impact on the receiving watercourses downstream of the growth areas and the Water Recycling Centres (WRC) which serve them. Water quality modelling has been undertaken to clarify potential changes to the existing Water Framework Directive (WFD) status of the watercourses due to an increased discharge of treated sewage effluent. A change from moderate to poor status for phosphate is predicted for the River Deben by 2036 and therefore a review of current phosphate treatment at Easton, Charsfield and Wickham Market WRCs is recommended to identify whether improvements in effluent quality are possible. 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. The additional nutrient loading to these waters would be increased by these proposed developments, and this should be taken into consideration in any Habitats Regulations Assessment. Early consultation with Anglian Water Services concerning treatment technologies, improved WRC capacity and sewer network capacity is also recommended. For future development, developers must refer to the relevance of the findings within this report to address by way of consultation with Anglian Water.

#### Infrastructure delivery

- 10.18 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. The rates of the Levy are set out in the Council’s Charging Schedule<sup>22</sup> 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 commenced.

10.19 Preparing the Plan has identified a number of potential infrastructure projects which should be pursued either as part of the delivery of the policies and allocations or separately through the allocation of NCIL monies. The projects, in order of priority, are:

1. Sewage works holding facility is at capacity, when water levels are up residents on the Street report backing of sewage into their gardens from drain manhole covers.
2. Traffic - rat run routes effect the village volume and speed is to be addressed by a speed calming scheme for which Neighbourhood Community Infrastructure Levy receipts will be used, the formal commissioning is imminent. In August 2022 a speed-calming scheme was delivered as a NCIL funded project.
3. Potential expansion of the Primary School.
4. Buses do not serve the village. There is no public transport link to enable commuting either to Campsea Ashe (Wickham Market) train station or Ipswich directly.
5. Road drainage installations not efficient or sufficient and poorly maintained leading to regular flooding and impassable roads into the village.

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.

Figure 62: Informal play area adjacent to Hunt Kennels.



<sup>22</sup> East Suffolk Community Infrastructure Levy Charging Schedule, <https://www.eastsuffolk.gov.uk/assets/Planning/Developer-Contributions/CIL/East-Suffolk-CIL-Charging-Schedule-August-2023.pdf> (accessed 25.03.24)

# 11. Implementation and monitoring

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## Community Infrastructure Levy

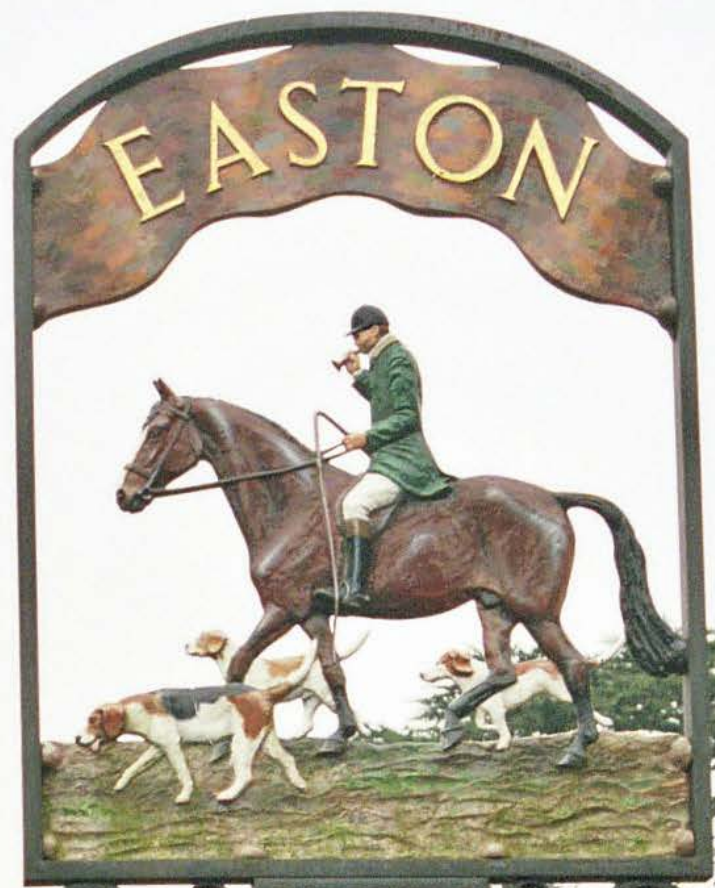
- 11.1 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, to ensure that when land is developed, it comes with the necessary infrastructure to support it, such as schools, public transport and leisure facilities. CIL allows East Suffolk Council to raise funds from developers and individuals who are undertaking building projects to support growth in the area.
- 11.2 East Suffolk Council's charging schedule can be found at: <https://www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/cil-charging-schedule/>
- 11.3 15 per cent of CIL contributions are passed directly to the Parish Council to be spent on local priorities. Once the Neighbourhood Plan is made, 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.
- 11.4 Where appropriate and possible, Easton Parish Council will use CIL as well as working with agencies and neighbouring Parish Councils to deliver local priorities.

## Monitoring the use of the Neighbourhood Plan

- 11.5 It is important to note that further development is likely to take place during the Neighbourhood Plan period 2018-2036. Each development will differ and will need to consider the Neighbourhood Plan policies as they stand. Easton Parish Council will promote and monitor the use of the Neighbourhood Plan for planning applications.

## Updates to the Neighbourhood Plan

- 11.6 The Neighbourhood Plan spans a period of 18 years. It is likely to need reviewing within that timeframe. It will be the role of the Parish Council to update the Neighbourhood Plan at an appropriate time. At the time of writing, many of the first Neighbourhood Plans in the country are starting to be revisited.





# Appendix 1: Steering group

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Easton Neighbourhood Plan has been prepared following extensive consultation with the local community and sets out its vision for development for the period 2018 to 2036.

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 2: Development Design Principles

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The Easton Design Guide, September 2023, outlines guidance for good design in Easton, pages 17-25. These are summarised below:

## Street pattern and building layout

- New development proposals should be responsive to the historic linear layout of the village as well as the plot widths, proportions, density, building lines and positions within the plots.
- Development proposals in or adjacent to the Conservation Area and Listed Buildings should consider the setting and context within which the application site is set; whilst clearly demonstrating that the proposals complement the local character and these design principles.
- Development proposals in the valley of the River Deben should be reviewed against flood zones in the area and flood risks addressed where necessary.
- New development proposals should include off street parking provision.
- Future development should reflect the current mix of housing. Proposals should therefore be of various housing types, layout and sizes.

## Open space and public realm

- New development should provide sufficient open space appropriate to the location and size of the dwelling, preferably through including front and rear gardens which incorporate trees to enhance the estate character.
- Building proposals should retain the pattern of the built form parallel to the road, and front garden and traditional boundary treatments should reflect the character of the village.
- New development should maintain and enhance access to the River Deben Special Area.
- Areas of green space and grass verges in the village should be retained and enhanced in new development proposals.
- Materials used in the public realm should be of high quality and respond to the character of the village.
- The network of public rights of way and connectivity should be improved through new development proposals.

## Views

- New development should retain the Important Views identified in the Conservation Area Appraisal.
- The distinctive gateway on the country lane connecting Hoo with Easton should be emphasised and retained in new development.

### Boundary Treatments

- The position of boundary features in proposed development should reflect the existing alignment and tie in with neighbouring properties.
- New development should use boundary treatments which are common or complementary to the street and enhance the estate character of the village.
- The materials proposed for new boundary treatment should be of high quality, responding to the character of the buildings in the area, and have strong attention to architectural detailing.
- Modern materials that complement the street scene may be appropriate where they enhance the local character.
- Boundary treatment should reinforce the continuity of the building line along a street.

### Buildings heights and roof lines

- New development proposals should be consistent with the steep pitched roofs prevalent in the village.
- New development should be no more than two storeys and respond to the historic context and setting of the village.
- Extensions are more likely to be successful if they do not exceed the height of the original building. Two storey extensions should be constructed with the same angle of pitch as the existing roof.
- Materials of a high quality consistent with the historic character of the village should be used in new development. Concrete tiles, artificial slates, plastic and aluminium windows and doors, cement render and modern bricks, should all be avoided.
- Typical roof features such as chimney stacks, gables, and ridge tiles should be incorporated into new development proposals to correspond with the historic character of the village.

### Architecture, material and surface treatments

- Design should demonstrate an understanding of the historic context and complement the existing materials and architectural detailing.
- 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 and materials that are in keeping.
- New development proposals are likely to be more successful if they comprise high quality, traditional materials such as red, gault, white Suffolk brick and timber frame.
- Future development should consider Victorian and gothic arch windows as well as dormer and sash windows.
- Future development should consider bespoke doorways with gothic arches and porches.

# Appendix 3: Evidence documents

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The following documents have been produced in support of the Neighbourhood Plan and are available on the Neighbourhood Plan pages of the Easton Parish Council website (<https://easton.suffolk.cloud/>). These will be submitted with the Submission Version of the draft Neighbourhood Plan.

- Easton Design Guide, Easton Neighbourhood Plan (AECOM)
- Easton Neighbourhood Plan Report and Analysis, Fieldwork Assistance Ltd, April 2018
- Easton Neighbourhood Plan Site Assessments (AECOM), October 2018.
- Easton Conceptual Development Approach to Allocated Site, Easton Neighbourhood Plan (AECOM)
- Habitats Regulations Assessment of the Draft Easton Neighbourhood Plan, September 2021.
- Non-designated Heritage Asset assessment, February 2023.
- Strategic Environmental Assessment for the Easton Neighbourhood Plan (AECOM), August 2022.
- Strategic Environmental Assessment Screening Opinion of the Draft Easton Neighbourhood Plan, September 2021.
- Village Character Assessment, Easton Neighbourhood Plan, March 2021

# Glossary

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**Affordable housing:** The NPPF defines affordable housing as ‘housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions’: Definitions are set out for a) affordable housing for rent; b) starter homes; c) discounted market sales housing; and d) other affordable routes to home ownership.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Biodiversity:** Describes the range and variety of living organisms within an ecosystem. It can include all living organisms, plants, animals, fungi and bacteria and is often used to indicate the richness or number of species in an area. Such an area can be defined at different levels across the globe or be limited to a local area such as a parish.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Community Infrastructure Levy:** A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Development Plan:** This includes adopted Local Plans and Neighbourhood Plans as defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Habitat:** The natural home of an animal or plant often designated as an area of nature conservation interest.

**Habitat Site:** an ecological network of sites (Special Protection Areas and Special Area of Conservation) established under the Habitats Directive and Wild Birds Directive to provide a strong protection for Europe’s wildlife areas. The National Planning Policy Framework states that Ramsar sites should be given the same protection as Habitats sites. Also referred to as European Sites.

**Heritage asset:** A term that includes designated heritage assets (for example, listed buildings, conservation areas, scheduled monuments, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Infrastructure:** The basic physical and organisational structures and facilities (for example, buildings, roads and power supplies) necessary for development to take place.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area which in this case is East Suffolk Council.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In this instance it is the Suffolk Coastal Local Plan 2020.

**Neighbourhood Plans:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Non-Designated Heritage Assets:** Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Rural exception sites for affordable housing:** Sites for affordable housing

development in rural locations where market housing would not normally be acceptable because of planning policy constraints. Homes can be brought forward on these sites only if there is a proven unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need, and prioritised for those with a strong local connection to the parish.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Settlement Boundary:** This is defined in the Suffolk Coastal Local Plan. A Settlement Boundary is a planning term that does not necessarily include all buildings in the village within the boundary.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Strategic Environmental Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) that requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Use Classes:** The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

**Wildlife corridor:** A wildlife corridor is a link of wildlife habitat, generally native vegetation, which joins two or more larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations of plants and animals.



Easton Neighbourhood Plan