

# WELCOME



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

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

## What is a Neighbourhood Plan?

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

It can, for example, also identify proposals for:

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

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

## What 's Happened Since January?

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

A collage of three images: a church with a tall spire, a white house with a chimney, and a white car parked on a street.

**KEEPING EASTON SPECIAL**

# THE PROCESS



## How it's prepared

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

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

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



KEEPING EASTON SPECIAL

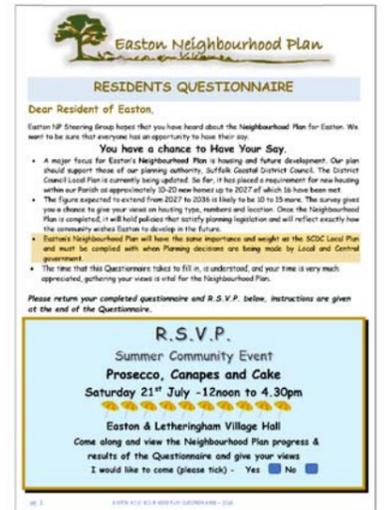
# HOUSEHOLD SURVEY RESULTS



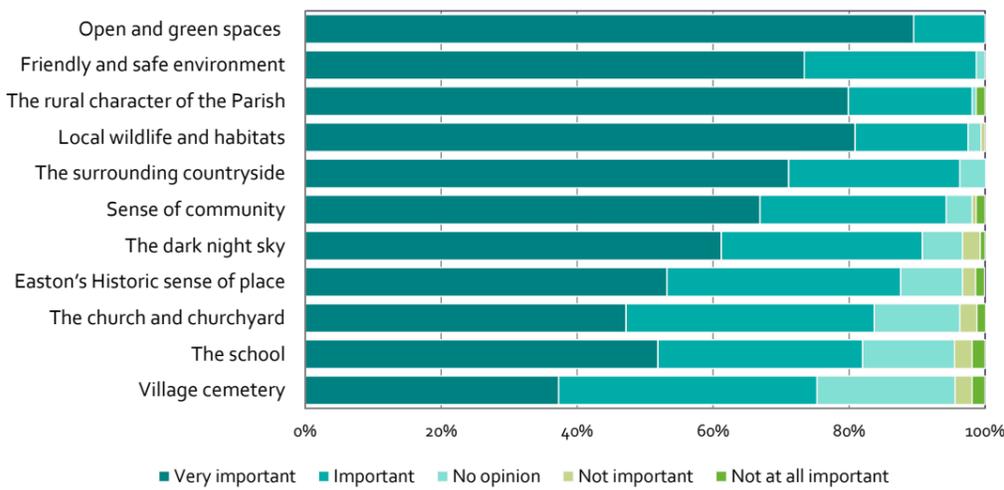
The questionnaire was delivered to all adults over 18 in the Parish in February.. A total of 252 questionnaires were delivered and 160 were returned- a response rate of 63.5%\*.

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

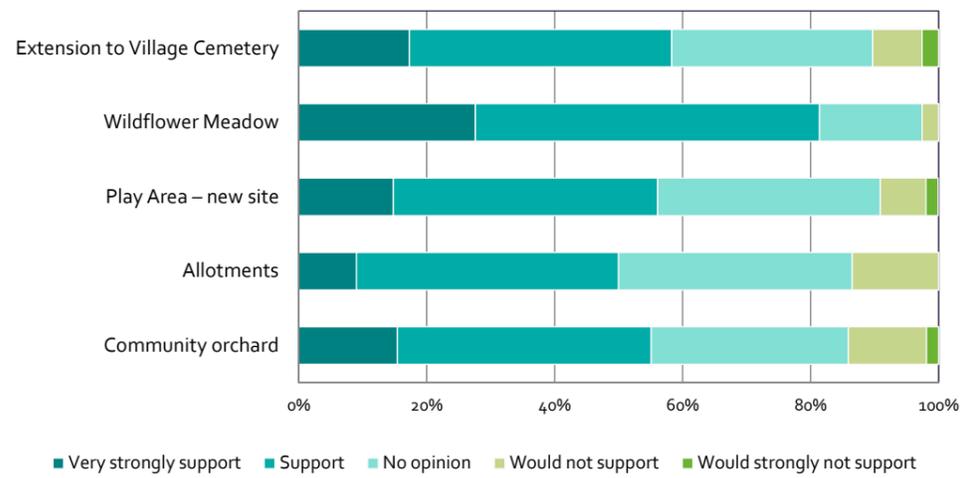
Today we illustrate just a few key results but the final report of the survey will be available on the Neighbourhood Plan website shortly



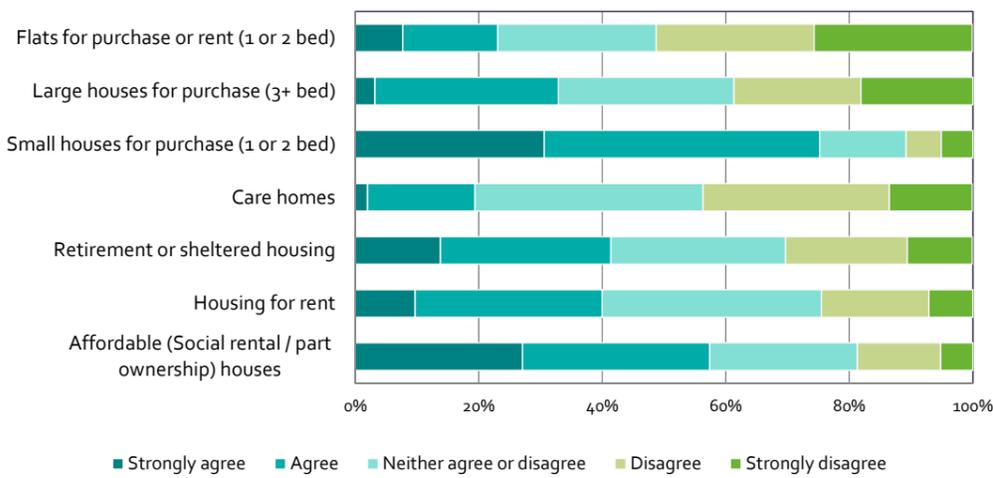
## How important do you feel the following features of the Parish are?



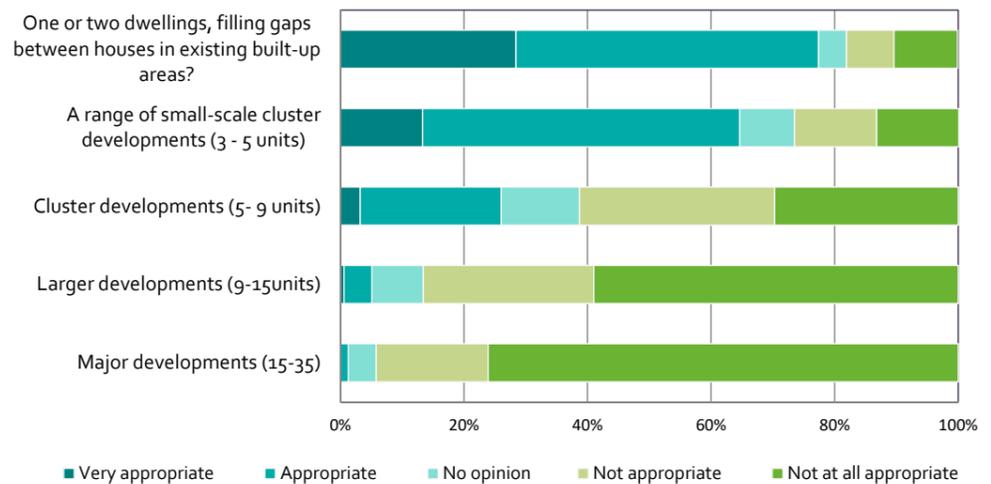
## Would you support the provision of the following community uses?



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



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

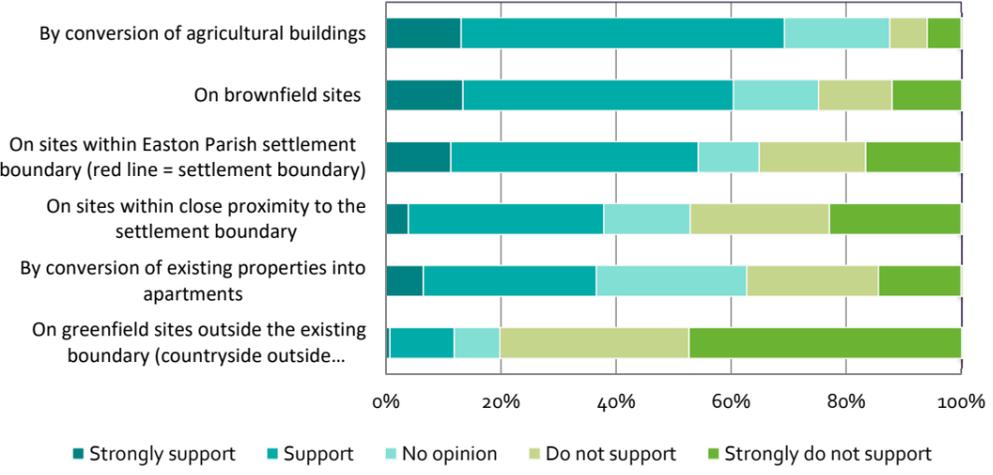


\* A sample size of 160 from a village adult population of 252 gives a statistical confidence interval\* of  $\pm 4.7\%$ . This is a robust level of statistical reliability, better than the  $\pm 5.0\%$  recommended and used by the Government as the benchmark for data which can then be safely used for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

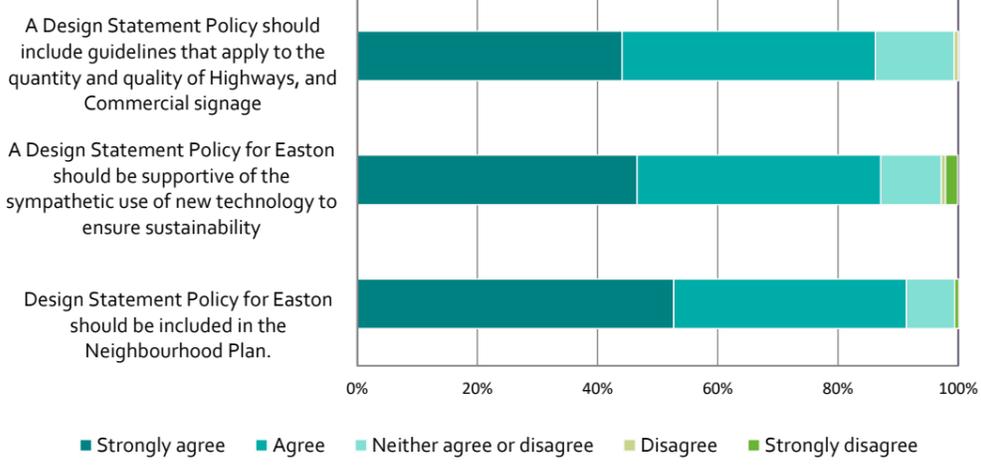
# HOUSEHOLD SURVEY RESULTS



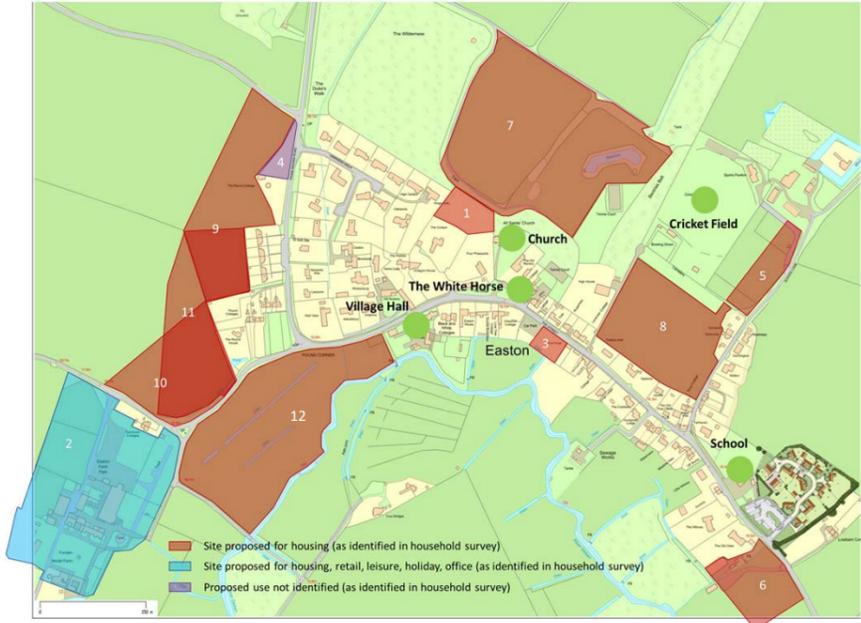
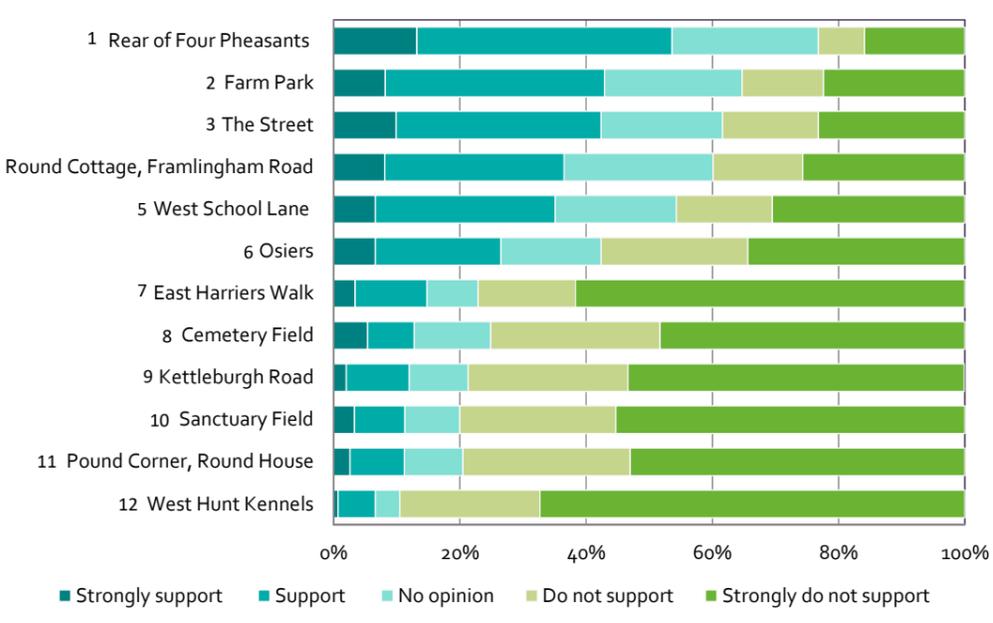
## How strongly do you support building development in the following locations?



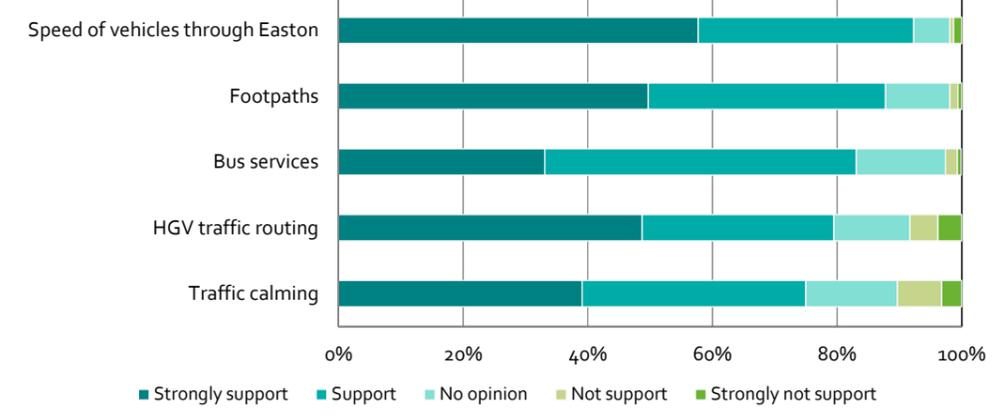
## About Design: What do you consider important and appropriate?



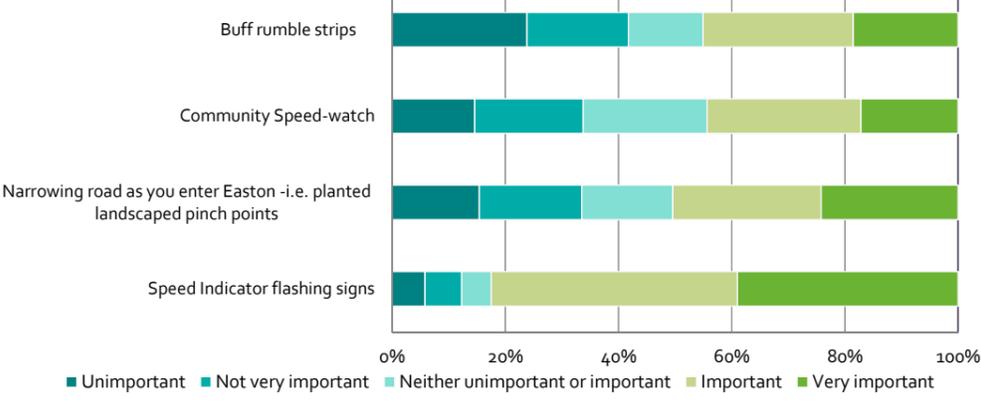
## How much would you support the development of any of these sites?



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



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



# CHARACTER APPRAISAL



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

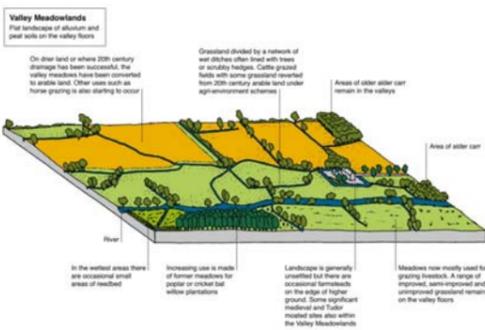
## Landscape setting of the village

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

### Valley meadowlands

#### Flat valley floor grasslands on silty and peat soils

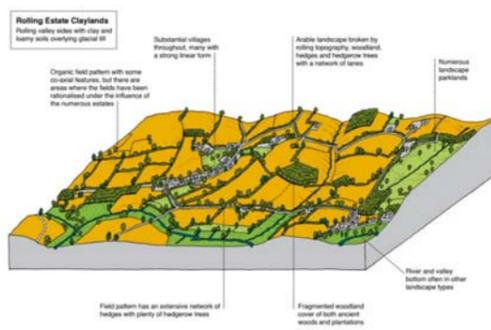
- Flat landscapes of alluvium or peat on valley floors
- Grassland divided by a network of wet ditches
- Occasional carr woodland and plantations of poplar
- Occasional small reedbeds
- Unsettled
- Cattle grazed fields
- Fields converted to arable production



### Rolling Estate Claylands

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

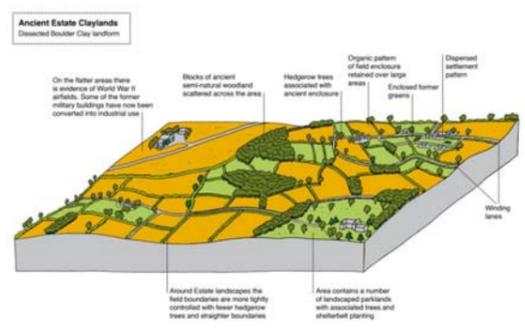
- Rolling valley-side landscape
- Medium clay and loamy soils
- Organic pattern of fields
- Occasional areas of more rational planned fields
- Numerous landscape parks
- Substantial villages
- Fragmented woodland cover, both ancient and plantation
- Winding hedged and occasionally sunken lanes



### Ancient Estate Claylands

#### Gently rolling heavy clay plateaux with ancient woodlands and parklands

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



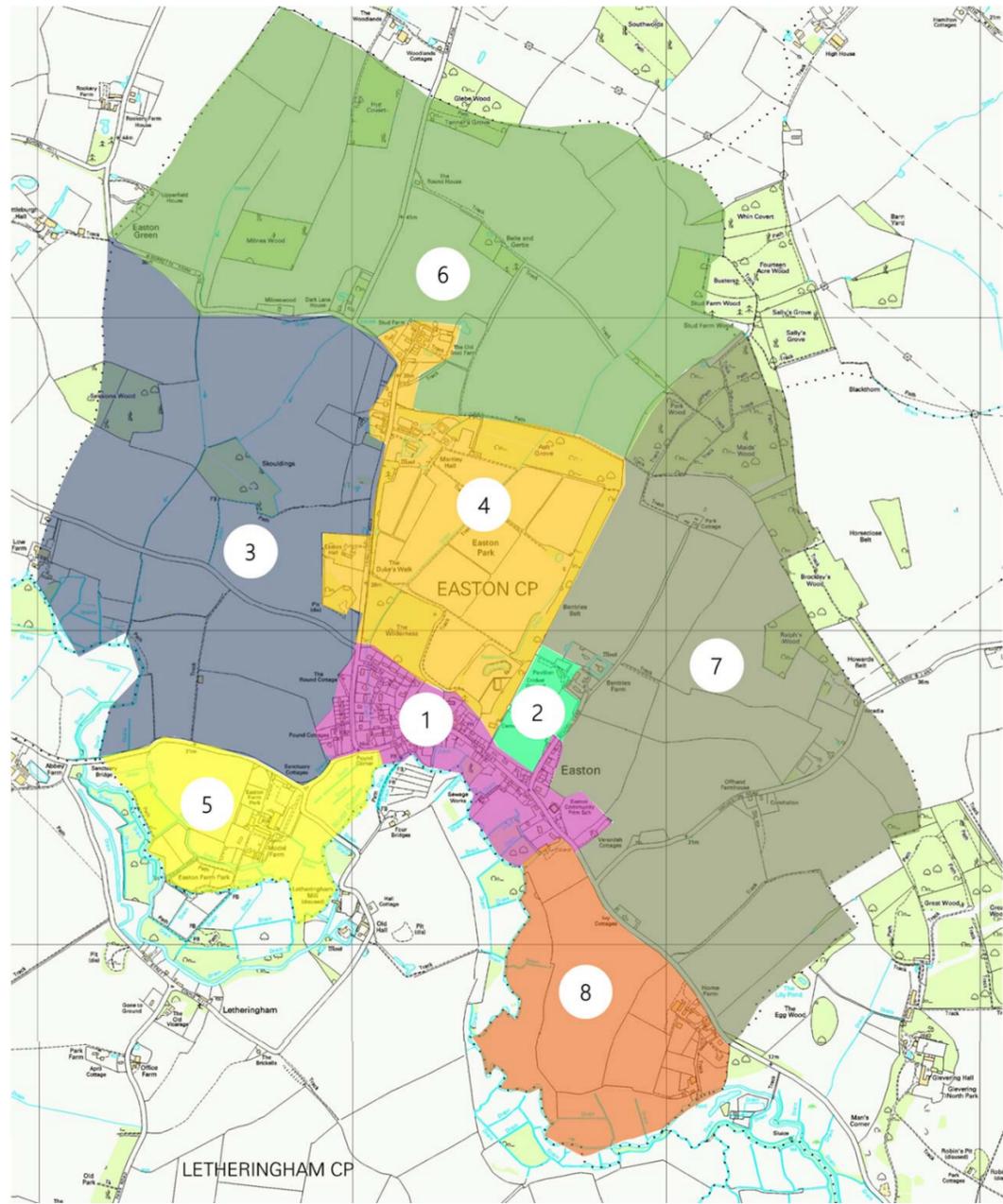
### The Village Character Appraisal

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

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

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

We would welcome your feedback



# CHARACTER APPRAISAL



## Character Area 1 Village Centre

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



# CHARACTER APPRAISAL



## Character Area 1 Village Centre

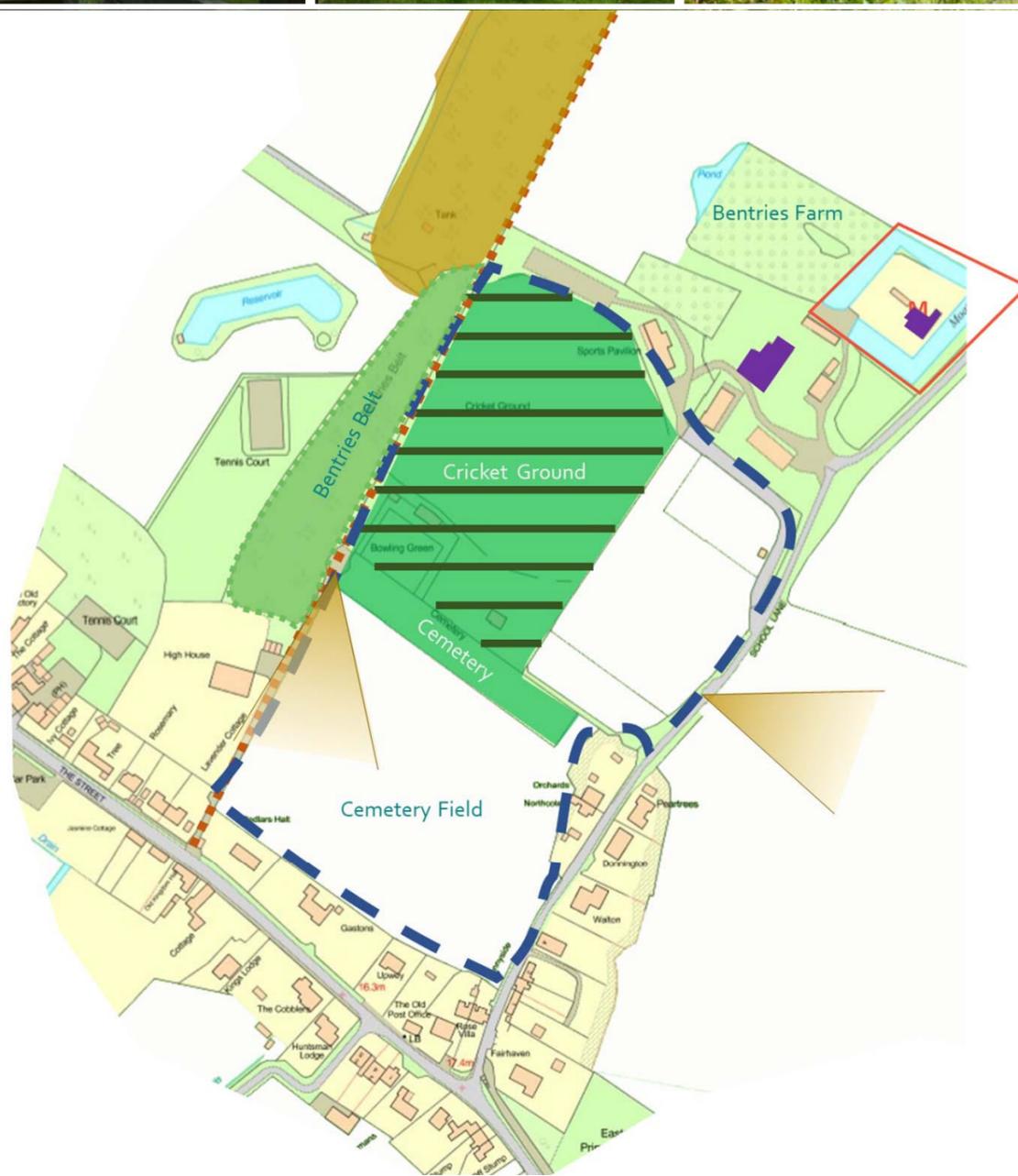


# CHARACTER APPRAISAL



## Character Area 2 Bowls / Cricket Club and Cemetery area

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



# CHARACTER APPRAISAL

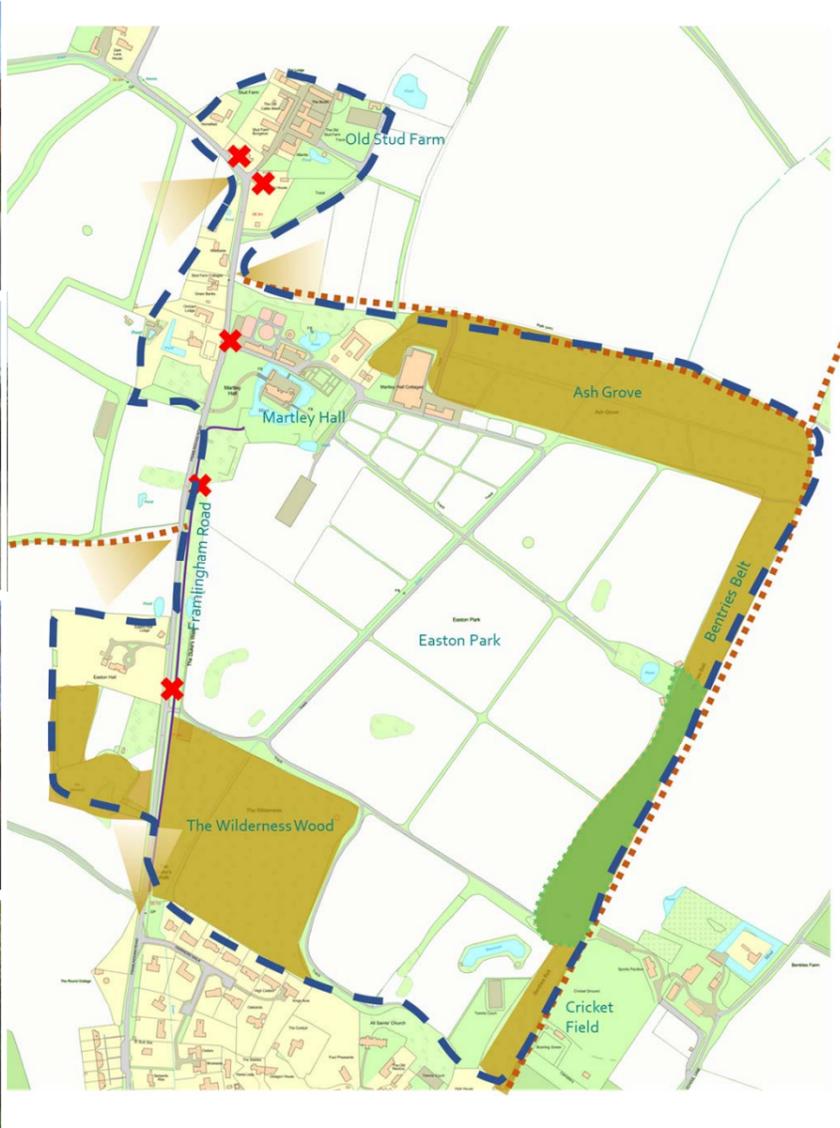


## Character Area 3 Western outskirts

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

## Character Area 4 Martley Hall and Easton Park

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



# CHARACTER APPRAISAL

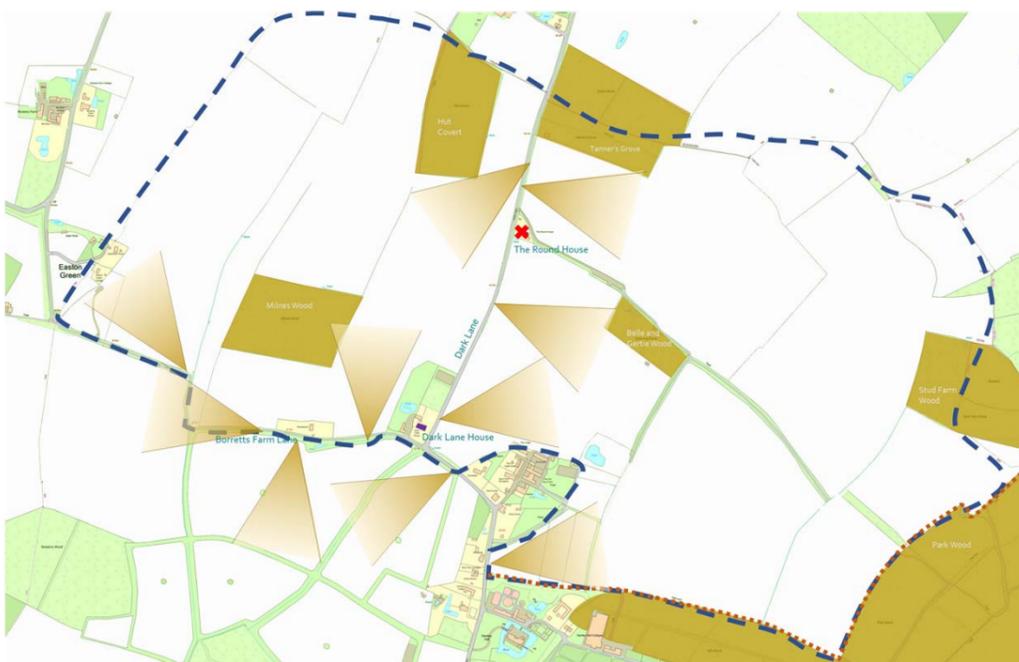


## Character Area 5 Easton Farm Park

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

## Character Area 6 North of Borretts Farm Lane and Stud Farm

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



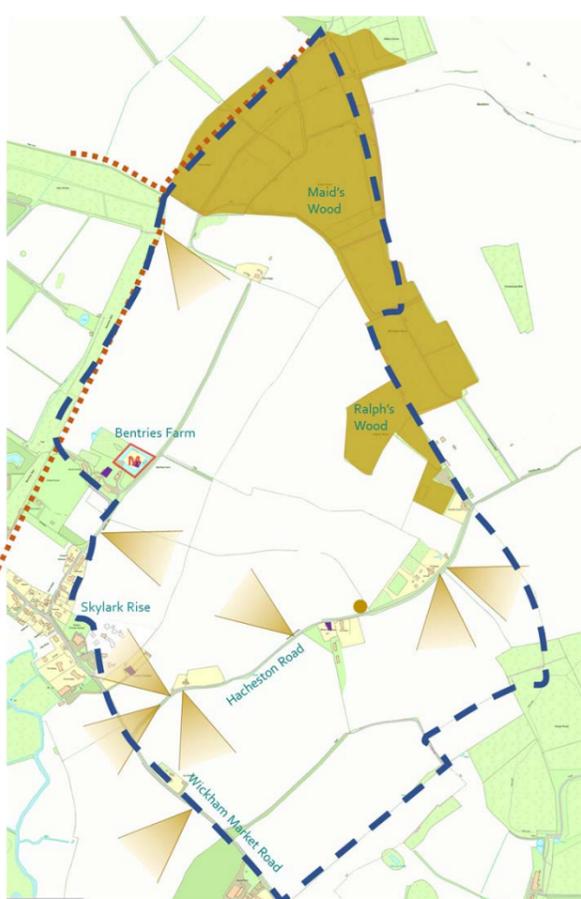
# CHARACTER APPRAISAL



## Character Area 7 Eastern outskirts

## Character Area 8 South of Wickham Market Road

Topography	Topography
<ul style="list-style-type: none"> <li>Slopes steadily down to the River Deben valley.</li> <li>Lower part (as far as Bentries Farm) is Rolling Estates Clayland.</li> <li>Above of this, where the slope declines, it becomes Ancient Estate Claylands.</li> </ul>	<ul style="list-style-type: none"> <li>Sloping valley side, steep in places, leading to the flat flood plain of the River Deben. Rolling Estate Claylands</li> </ul>
Land Uses	Land Uses
<ul style="list-style-type: none"> <li>Some residential including 7 properties on Hacheston Road</li> <li>Predominantly arable farmland with some grass paddocks and woodland</li> </ul>	<ul style="list-style-type: none"> <li>Cluster of dwellings and farm buildings around Home Farm and Glevering House</li> <li>Agricultural –arable land to the south between Wickham Market Road and the River Deben.</li> <li>Grassland - in the field to the south of the road where it enters Easton village, adjacent to The Old Osier bungalow.</li> </ul>
Layout	Layout
<ul style="list-style-type: none"> <li>Properties on Hacheston Road spread out in large plots</li> <li>Bentries Farm and Park House stand in isolated locations</li> </ul>	<ul style="list-style-type: none"> <li>Cluster of 7 residential properties and agricultural buildings around Glevering House, on the south of Wickham Market Road. Some close to the roadside, others lying well back.</li> </ul>
Roads, Streets, Routes	Roads, Streets, Routes
<ul style="list-style-type: none"> <li>School Lane and Hacheston Road are both single track</li> <li>School Lane provides access to Cricket Club and Park House</li> <li>Public footpath: Commences on The Street and heads north past the Bowls and Cricket Club to Stud Farm Wood</li> </ul>	<ul style="list-style-type: none"> <li>Wickham Market Road: narrow winding, undulating road which leads down into Easton village.</li> </ul>
Spaces	Spaces
<ul style="list-style-type: none"> <li>No public spaces in this area</li> </ul>	<ul style="list-style-type: none"> <li>No public spaces in this area</li> </ul>
Buildings	Buildings
<ul style="list-style-type: none"> <li>Mix of traditional current or former farm houses, farm cottages and farm buildings</li> <li>Bentries Farm (formerly Bentries Hall) - moated Grade 2 Listed farmhouse. The Moat is a Scheduled Ancient Monument.</li> <li>A number of other listed buildings exist including Glevering House, Home Farm and Offhand Farmhouse</li> </ul>	<ul style="list-style-type: none"> <li>Glevering House: Grade 2 Listed C17 farmhouse.</li> <li>Home Farm Cottages: Built for farm workers in 1958.</li> <li>Cranes Hill and Glendower: Two mid C20 brick bungalows with pantile roofs.</li> <li>Pine Tree Cottages, a pair of late 19th Century Estate workers cottages.</li> </ul>
Landmarks	Landmarks
<ul style="list-style-type: none"> <li>The two pairs of Estate cottages on the Hacheston Road.</li> <li>Single veteran roadside oak tree near Offhand Farm on the Hacheston Road.</li> <li>Bentries Farm &amp; buildings within fields to the west of Hacheston Road .</li> <li>Earls Field, the new housing estate currently under construction on the valley side, is highly prominent from the lower part of Hacheston Road</li> </ul>	<ul style="list-style-type: none"> <li>Glevering House with its low wall &amp; iron railings adjoining the Wickham Market road.</li> <li>A tall flowering Robinia tree (False Acacia) leaning across the road outside Glevering House.</li> </ul>
Green and Natural Features	Green and Natural Features
<ul style="list-style-type: none"> <li>Single veteran oak tree near Offhand Farm</li> <li>Hedgerows on Hacheston Road and School Lane</li> <li>Park Wood, Maids Wood and Ralph's Wood – County Wildlife Sites</li> </ul>	<ul style="list-style-type: none"> <li>Wickham Market Road: Hedges and small trees lining most of the road. Large acacia tree outside Glevering House. Large pine trees above Pine Cottages. Grass field to the south on entering Easton village.</li> <li>River Valley: Field hedges. Meadowland in the flood plain, with trees and woodland</li> </ul>
Streetscape	Streetscape
<ul style="list-style-type: none"> <li>Hacheston Road - Grass verges and front boundaries mainly hedged.</li> <li>Upper School Lane steep banks and grass verges.</li> <li>Finger post at Hacheston Road / Wickham Market Road junction</li> </ul>	<ul style="list-style-type: none"> <li>Tarmac road with no signage. The northeast side is lined by high overgrown hedges with steep banks to and no verges. The southwest side also has steep banks and no verges, but with intermittent lower hedges.</li> </ul>
Views	Views
<ul style="list-style-type: none"> <li>Views identified on map below</li> </ul>	<ul style="list-style-type: none"> <li>Views identified on map below</li> </ul>



# LOCAL PLAN UPDATE

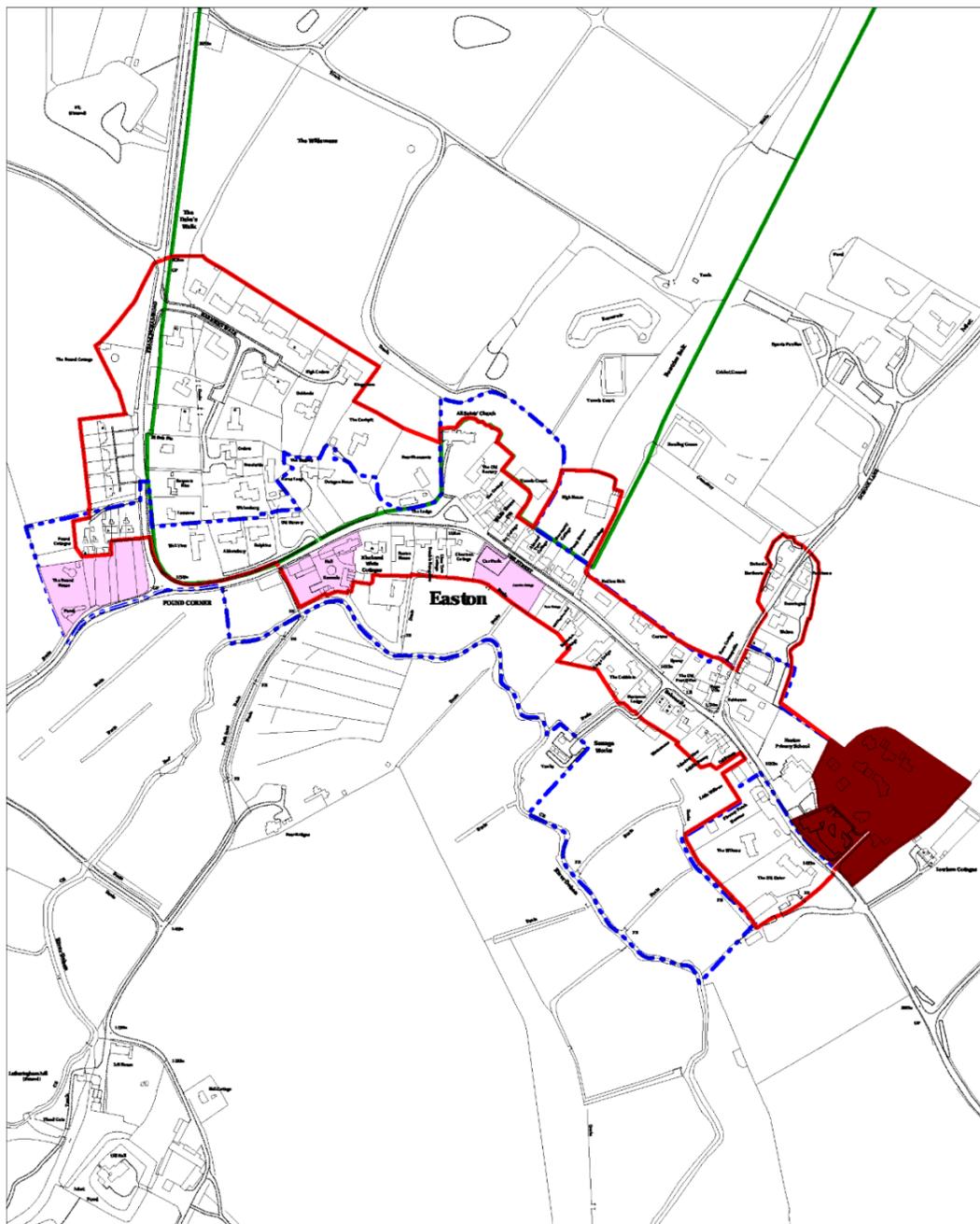


## Suffolk Coastal Local Plan

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

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

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



Key	
<span style="border: 1px solid green; padding: 2px;"> </span>	SCLP11.7: Parks & gardens of historic/landscape
<span style="border: 1px dashed blue; padding: 2px;"> </span>	SCLP11.5: Conservation Areas
<span style="background-color: #FFB6C1; padding: 2px;"> </span>	SCLP11.8: Areas to be Protected from Development
<span style="border: 2px solid red; padding: 2px;"> </span>	SCLP3.4: Settlement Boundary
<span style="background-color: #8B0000; padding: 2px;"> </span>	Housing Permissions as at 31/03/18

**Easton specific proposals:**  
The Plan notes that:

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

We believe that the permissions are:

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

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

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

*Policy SCLP3.4: Settlement Boundaries*  
Settlement boundaries are defined on the Policies Map. Land which is outside of settlement boundaries in the Local Plan and Neighbourhood Plans is defined as Countryside.

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

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

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

# WHAT NEXT



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

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

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

#### Local Plan timetable

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

#### Neighbourhood Plan indicative timetable

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

**WE WELCOME YOUR COMMENTS AND SUPPORT**

**PLEASE LET US HAVE YOUR FEEDBACK**



**KEEPING EASTON SPECIAL**