

Easton Parish Council

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Mr M Edgerley
Principle Planner
Planning Policy Team
East Suffolk House
MELTON
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12th September 2017

Dear Mr Edgerley,

Re: - LOCAL PLAN REVIEW – 2017 – EASTON PC RESPONSE

I write for and on behalf of Easton Parish Council. Following the Parish Council meeting on 11th September the Council's response is as follows:

Easton is a village of predominantly linear design. The village has Conservation status and is surrounded by Historic Parkland and designated countryside. It is a village set in a river valley with the river Deben flowing within close proximity to the village and which has a need for its flood meadow land when under pressure. Due to the geographical topography of the village and constraints of its Historical Parkland, Conservation status and listed buildings, Easton is unable to offer provision for a high number increase of housing and business. It has poor infrastructure, which must also be recognised.

Easton has taken on housing growth that meets and surpasses the level given within the existing Local Plan duration for 2013 to 2027, which gives 15 to 20. It has a development of 14 dwellings, and 4 individual dwellings. It has Planning permission granted for 2 barn conversion dwellings with 5 further awaiting determination. In addition to these, individual and small clusters of housing could possibly be absorbed within the period ending 2036, providing that they were sited at suitable locations.

The response below reflects the points made above; they are alongside the consideration that appropriate leisure and tourism development could be absorbed ie plot 738.

A14 corridor – The response for the core development district is that the A14 corridor is the preferred option. Infrastructure for the ports and road transport enable sustainable employment with housing that links into jobs and infrastructure.

PLOT 9
0.2 – unspecified

PLOT 63 (530) – Unsuitable

0.3 – Rear 4 Pheasants

Garden land. TPO area. Within setting of listed building and adjacent to Conservation Area. No Access.

PLOT 97 – Unsuitable

2.3 - Pound Corner Adjacent Round House

Outside Physical limit. Adjacent to Protected from Development and Conservation area and within setting of listed buildings. Poorly related to village. No Access.

PLOT 739 - Unsuitable

1.6 – Sanctuary Field

Outside Physical limit. Adjacent to Protected from Development and Conservation area and within setting of listed buildings. Poorly related to village. Within the Conservation protected views. No Access. Negative impact on character of area.

PLOT 7

96 - Unsuitable

West, Hunt Kennels -3.7

Outside Physical limit. Adjacent to Protected from Development and within Conservation area and within setting of listed buildings. Within the Conservation protected views. Poor Access. Negative impact on character of area. Poor access one lane road. The whole of the land involved in plot 796, is Flood meadow, with the river Deben running along its boundary. Following high rainfall and winter months this land becomes completely submerged, the flood water almost reaches the road boundary. This land is essential as Flood Meadow to relieve the pressure of the river Deben.

PLOT 404 (970) – Unsuitable

West School Lane – 0.5

Outside Physical Limit. Adjacent Conservation area. No suitable Access

PLOT 463 (672) – Unsuitable

Cemetery Field

Outside Physical Limit. Adjacent to Conservation area and Historical Parkland. No suitable Access

PLOT 516 – Unsuitable

Osiers – 1.0

Outside Physical Limit. On river valley land that drains to and joins Flood Meadows. Would result in inappropriate visible housing at gateway to village conservation area, creating negative impact on character.

PLOT 740 – Unsuitable

Kettleburgh Rd – 2.3

Outside Physical Boundary. Listed buildings setting. No Access.

PLOT 411 (978) – Unsuitable

East Harriers Walk – 5.1

Outside Physical Boundary. Within designated Historical Parkland. No Access – backfill. Negative impact on character of the area.

PLOT 730 – Unsuitable

The Street – 0.2

This is subject to AP28 as a Protected from development site and is within the Conservation area and within its protected views.

PLOT 738 - Suitable

Easton Farm Park -4.6

This is the site of the Farm Park. This site is suitable for restrained growth for minimal impact business related to tourism and leisure. The infrastructure of small rural roads to connect to the A12 restricts business type. Conditions should ensure restraints regarding transport so that there is no risk of the village connecting roads being subject to major HGV movements.

We look forward to continuing to take part in further consultations regarding the Local Plan review.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'W Dicks', written in a cursive style.

W Dicks

Clerk to Easton Parish Council