

1. 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.

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

WHAT IS A NEIGHBOURHOOD PLAN?

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

It can, for example, also identify proposals for:

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

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

WHY WE'RE DOING IT

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

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



Leiston Neighbourhood Plan 2015-2029



Made - March 2017

Wartlesham Parish Council
Wartlesham Neighbourhood Plan



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

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2. BACKGROUND



Easton Neighbourhood Plan

WHAT A NEIGHBOURHOOD PLAN CAN AND CANNOT DO

A Neighbourhood Plan can...

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

A Neighbourhood Plan cannot...

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



WHO PREPARES THE PLAN?

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

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

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



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3. THE PROCESS



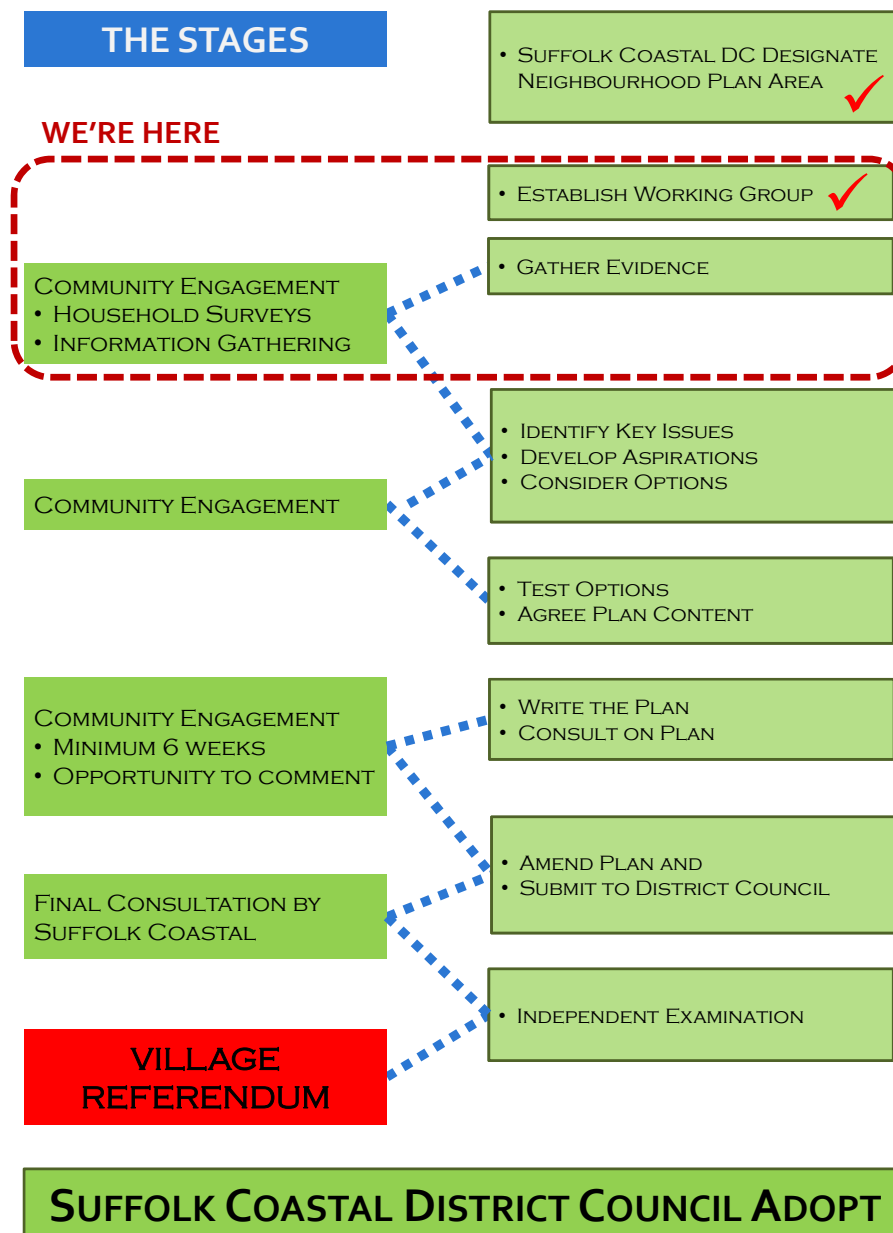
Easton Neighbourhood Plan

HOW IT'S PREPARED

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

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

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



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4. PLANNING RULES



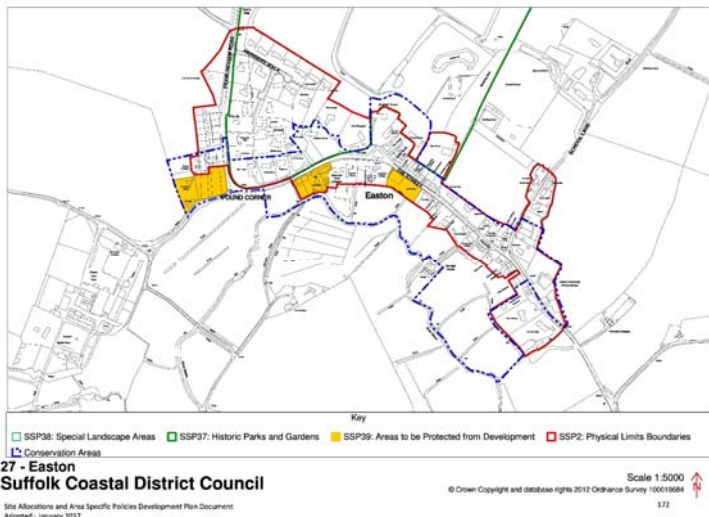
This board provides details of the current and emerging planning policies that our Neighbourhood Plan will have to conform with.

NATIONAL PLANNING POLICY FRAMEWORK

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

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

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



CURRENT SUFFOLK COASTAL LOCAL PLAN

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

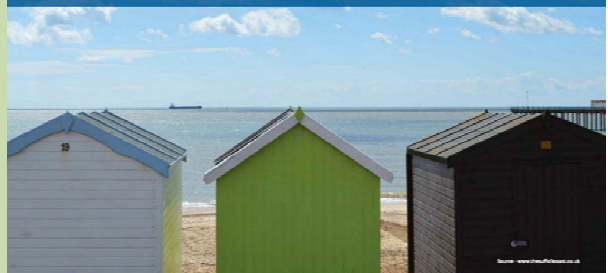
The Local Plan identifies the Physical Limits Boundary (illustrated left) within which new homes will normally be allowed to be built as small groups or on infill plots. Some development “consistent with the scale and character” of the village is also allowed as an extension to the Boundary.

NEW LOCAL PLAN

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

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

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



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5. HOUSING



Easton Neighbourhood Plan

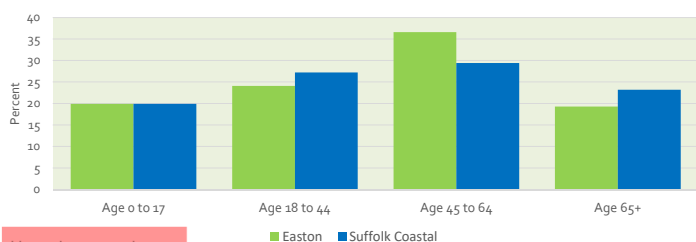
The Neighbourhood Plan should provide some guidance on the number of new homes needed by 2036 and where they should be built in the village.

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

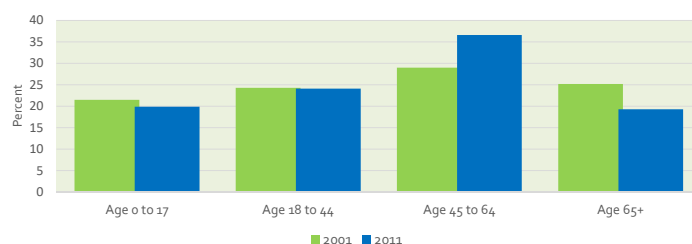
- The 14 new homes being built next to the Primary School will meet the needs of the village for the next few years.
- In the longer term there will probably be a need for some more homes.
- Preparing a Neighbourhood Plan provides an opportunity to influence the size and location of these homes rather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



EASTON AND SUFFOLK COASTAL POPULATION COMPARISON



EASTON POPULATION 2001 & 2011



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

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

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

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6. HOUSING SITES

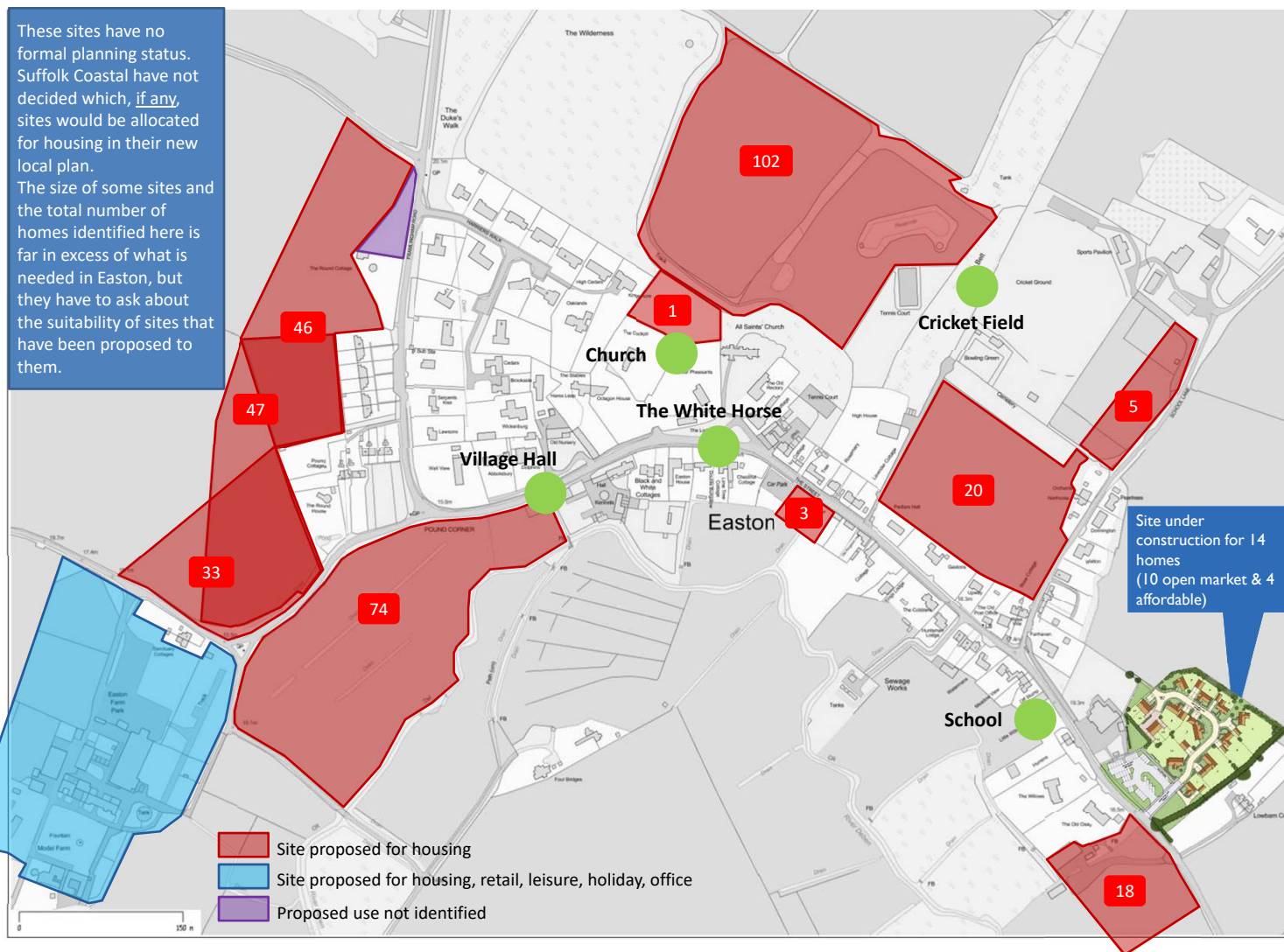


Easton Neighbourhood Plan

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

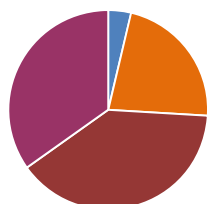
The map identifies where they and the District Council's estimate of how many homes could be built on sites proposed for housing but do not take account of development constraints such as access, flooding and the historic environment.

These sites have no formal planning status. Suffolk Coastal have not decided which, if any, sites would be allocated for housing in their new local plan. The size of some sites and the total number of homes identified here is far in excess of what is needed in Easton, but they have to ask about the suitability of sites that have been proposed to them.



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

House sizes in Easton



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

Less than 10 ☐

Between 10 and 20 ☐

More than 20 ☐

What size houses should be built?

1-2 bedroom homes ☐

3-4 bedroom homes ☐

5 or more bedroom homes ☐

A mix of sizes ☐

Please use green dots to indicate your preferences.

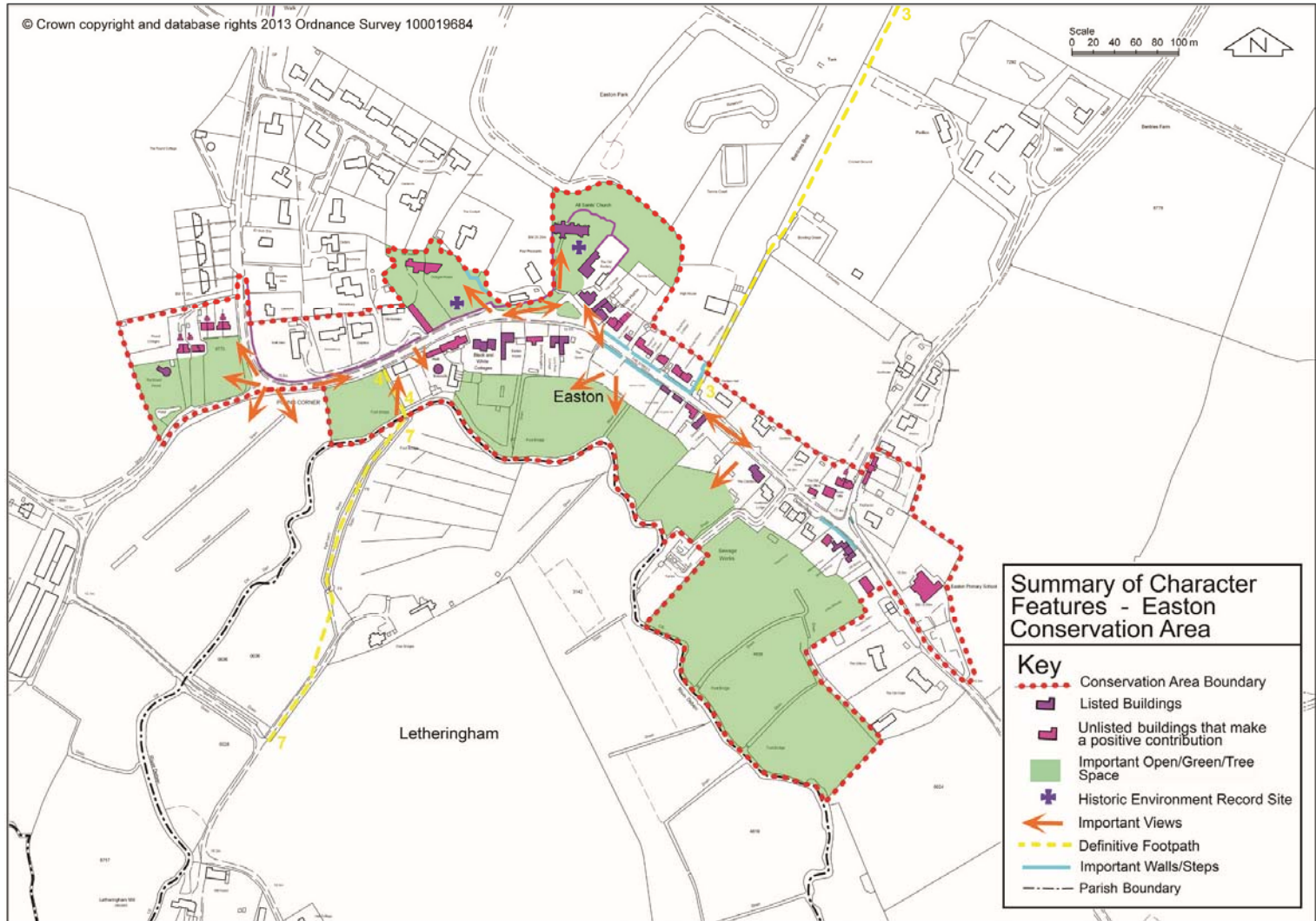
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7. VILLAGE CHARACTER



Easton Neighbourhood Plan

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



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

Use post-it notes on the map or in this space to identify additional important features.

Use green dots on the note if you agree with a suggestion or red dots if you disagree.

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8. LIKES AND DISLIKES



Easton Neighbourhood Plan

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

MOST CHERISH

Use post-it notes
& coloured dots

LIKE TO SEE IMPROVED

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9. WHAT NEXT?



Easton Neighbourhood Plan

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

Questionnaires

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

Statistical Data

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

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

Site Assessments

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



Can you help?

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

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

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

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