



## EASTON NEIGHBOURHOOD PLAN

### Log of all comments and responses to Pre-submission Consultation (Regulation 14)

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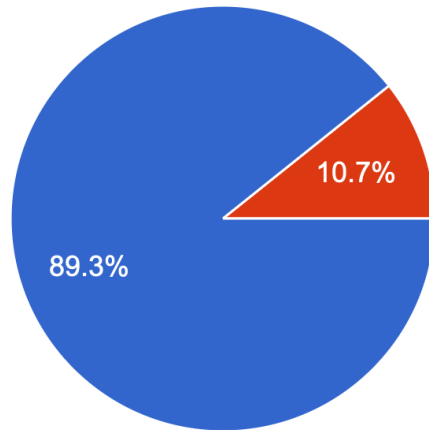
#### Table code

-  Supportive comment or no change to the Plan
-  No substantive change made to supporting text/policy. **Steering group to check**
-  Change made to policy/text. **Steering group to discuss and check**

#### General comments

**OVERALL, do you**

28 responses



- Agree with the draft Neighbourhood Plan
- Disagree with the draft Neighbourhood Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
East Suffolk Council	General	The Neighbourhood Plan is very well presented with clear text, maps and photographs.	Supportive comment	No change
National Highways	General	In relation to the Easton Neighbourhood Plan Draft Pre-Submission, our principal interest is in safeguarding the operation of the A12 in the area, which runs in a north-south direction to the east of the parish (circa. 2km).  We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide	Supportive comment	No change  Population amended

		<p>planning policies. Accordingly, the Neighbourhood Plan for Easton Parish Council is required to be in general conformity with the strategic policies of the development plan which comprises of the Suffolk Coastal Local Plan (adopted September 2020), the adopted Suffolk Minerals and Waste Locals Plan (2020), Town and Country Planning Regulations 2012 and the National Planning Policy Framework (2021).</p> <p>The parish in relation to this Neighbourhood Plan document is rural in nature, based on the population estimates, the population of the parish is 669 residents. Also, there is no existing significant developments in the parish of residential, employment or commercial land uses which generate significant trip attraction/ generation which impact the local SRN network. The most significant tourist attraction, on the edge of the village is the Easton Farm Park.</p> <p>The document refers to the East Suffolk Local Plan (Suffolk Coastal Local Plan, adopted September 2020) in relation to the local housing requirement, the Local Plan designates Easton as a 'small village' and sets out the approach for development within Easton, providing reference for development in general as well as retail and housing. Based on the Local Plan it has been identified the need for Easton to deliver a total of 20 additional dwellings (on top of the 24 dwellings already completed at the Local Plan baseline date on 2018), therefore suggesting nominal impact on the local highway network. Furthermore, the objective of this NP in terms of housing is to ensure the housing growth is commensurate with the level of services and facilities in the village and deliver housing that is tailored to meet the needs of the</p>		
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		<p>community. It is of keynote; National Highways is consulted on a regular basis in relation to any new developments or changes to schemes that could have potential impact on the SRN in the area.</p> <p>We consider that the Easton Neighbourhood Plan is not expected to have any significant impacts on the operation of the SRN in the area due to the limited level of growth proposed across the Parish, which is envisaged by the Neighbourhood Plan, it is considered that the policies set out within the documents are unlikely to cause a severe impact on the operation or capacity of the SRN.</p> <p>Henceforth, we have no further comments to provide and trust that the above is useful in the progression of the Easton Neighbourhood Plan.</p>		
Suffolk Preservation Society	General	Thank you for the reminder. On this occasion I am advised that we will not be submitting comments.	No comment	No change
The Coal Authority	General	<p>Thank you for your notification below regarding the Pre-submission draft EASTON Neighbourhood Plan (Regulation 14) Consultation.</p> <p>The Coal Authority is only a statutory consultee for coalfield Local Authorities. As East Suffolk Council lies outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.</p> <p>This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.</p>	No comment	No change
Historic England	General	Thank you for consulting Historic England about your Regulation 14 draft Neighbourhood Plan. This is the first	Supportive comment	No change

		<p>opportunity Historic England has had to review your neighbourhood plan. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process.</p> <p>Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers - be they interested members of the public, planners or developers - regarding how the place should develop over the course of the plan period.</p> <p>At this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below, which may be of assistance. The conservation officer at your local planning authority will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets.</p> <p>Paragraph 190 of the National Planning Policy Framework (2021) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local</p>		
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		<p>character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place.</p> <p>It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.</p> <p>The government's National Planning Practice Guidance &lt;<a href="https://www.gov.uk/guidance/neighbourhood-planning--2">https://www.gov.uk/guidance/neighbourhood-planning--2</a>&gt; on neighbourhood planning is clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a neighbourhood scale. Your Neighbourhood Plan is therefore an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. Your plan could, for instance, include a list of locally important neighbourhood heritage assets, (e.g. historic buildings, sites, views or places of importance to the local community) setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an</p>		
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		<p>appropriately worded policy in the plan. We refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: &lt;<a href="https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7">https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7</a>&gt;</p> <p>The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement. We would refer you to our guidance on writing effective neighbourhood plan policies, which can be found here: <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/</a></p> <p>If you have not already done so, we would recommend that you speak to the staff at Suffolk County Council who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway (<a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a>) &lt;<a href="http://www.heritagegateway.org.uk">http://www.heritagegateway.org.uk</a>&gt;. It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages.</p> <p>Your local authority might also be able to provide you with more general support in the production of your</p>		
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		<p>Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: <a href="http://mycommunity.org.uk/funding-options/neighbourhood-planning/">http://mycommunity.org.uk/funding-options/neighbourhood-planning/</a>.</p> <p>Easton Conservation Area may have an appraisal document that would ordinarily set out what the character and appearance of the area is that should be preserved or enhanced. The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and, if your Conservation Area does not have an up to date appraisal, these policies could be underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: HE Advice Note 1 - conservation area designation, appraisal and management <a href="https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/">https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/</a>, and here: <a 118="" 684="" 781="" 866"="" href="https://historicengland.org.uk/images-&lt;/a&gt;&lt;/p&gt; &lt;/td&gt; &lt;td data-bbox="></a></p>	
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		<p>books/publications/understanding-place-historic-area-assessments/&gt;. The funding opportunities available from Locality discussed above could also assist with having this work undertaken.</p> <p>The NPPF (paragraphs 124 - 127) emphasises the importance placed by the government on good design, and this section sets out that planning (including Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of your area. The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place - for instance through the use of appropriate materials, and attractive design.</p> <p>Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them, or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here:  <a href="https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.&gt;">https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.&gt;</a></p> <p>You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community</p>		
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		<p>facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here: <a href="http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/">http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/</a> .</p> <p>Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here: <a href="https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/">https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/</a></p> <p>If you are concerned about the impact of high levels of traffic through your area, particularly in rural areas, the</p>		
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		<p>“Traffic in Villages” toolkit developed by Hamilton-Baillie Associates in conjunction with Dorset AONB Partnership may be a useful resource to you.</p> <p>Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful. These can help you to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. This can be found here:  <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>.</p> <p>Historic England Advice Note 11- Neighbourhood Planning and the Historic Environment, which is freely available to download, also provides useful links to exemplar neighbourhood plans that may provide you with inspiration and assistance for your own. This can be found here: <a href="https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/">https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/</a></p> <p>The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan:</p>		
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		<p>HE Advice Note 2 - making changes to heritage assets:  <a href="https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/">https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/</a></p> <p>HE Good Practice Advice in Planning 3 - the setting of heritage assets: <a href="https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/">https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</a></p> <p>If you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, we would recommend you review the following two guidance documents, which may be of use:</p> <p>HE Advice Note 3 - site allocations in local plans:  <a href="https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/">https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/</a></p> <p>HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment :  <a href="https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/">https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</a></p> <p>We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.</p> <p>Finally, we should like to stress that this advice is based on the information provided by in your correspondence. To avoid any doubt, this does not reflect our obligation to</p>		
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		provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.		
Individual 1	General	The allocated location for new housing would appear to be the only site where the impact on the residents would be negligible both in terms of increased traffic through the village and the visual amenity.	Comment on housing allocation	No change
Individual 2	General	If there must be additional housing, the site chosen seems to be a good one that won't spoil the village for residents like me who live here already	Supportive comment	No change
Individual 3	General	A good place for the new houses	Supportive comment	No change
Individual 4	General	I like the place for the new housing if we need it	Supportive comment	No change
Individual 5	General	If more housing is required I am strongly in favour of the allocated site within the plan	Supportive comment	No change
Individual 6	General	I believe the allocated site within the plan is the best position for new housing	Supportive comment	No change
Individual 7	General	I agree with new housing site in the plan	Supportive comment	No change
Individual 8	General	New housing as per the site on the plan	Supportive comment	No change
Individual 9	General	I appreciate that a lot of work has gone into this project, and I hope the outcome will be satisfactory for the village.	Supportive comment	No change
Individual 10	General	But would like footpaths to be considered more to allow all residents to use village facilities and feel part of this wonderful community	More footpaths wanted	Noted
Individual 12	General	A good and professional approach to Easton site masterplanning. Thank you.	Supportive comment	No change

Individual 13	General	Sadly many of Easton's problems derive from treats generated outside of village problems e.g. traffic volumes	Comment outside of parish	No change
Individual 18	General	It needs to be a bit more future-proof and brave overall in its assertions of what is important. Most will just read the summary boxes and as such all important aspects such as sewage works capacity, village boundary, sustainability of design and build, impacts on the river Deben and nature should all be LOUD and clear.	General comment	Noted, no change
Individual 20	General	A very well researched and presented document.	Supportive comment	No change
Individual 21	General	Please could my name be removed as part of the steering committee as i never attended a meeting. I can not be named in a document that had 4 plus years to be completed, yet has left a village vulnerable to unwanted developments	Change to text	Removed reference to individual
Individual 23	General	Completing the above tick boxes in this response form requires greater competence and understanding of the complex issues that is in my gift. I hope, however, that my comments may prove useful. Please note my thanks to those parishioners who have devoted their time and skills in facilitation the draft Neighbourhood Plan.	Supportive comment	No change
Individual 25	General	Very thorough - Well done!	Supportive comment	No change
Individual 26	General	I mostly agree with the concept of the new properties but the road calming isn't working, so suggested 12 new properties would be in a dangerous situation crossing the road and using the footway suggested	Road calming	No change. Schemes must be designed and delivered by SCC Highways, they are part of consultation process for developments in relation to the highway.

Individual 28	General	I realise that this has been driven by Government policy, but my main concern is that we are using virgin land - which should be used for growing crops etc. Question: Do we actually need more houses in this area?	Location of allocation	No change. Housing numbers are set up East Suffolk Council
Individual 29	General	I don't think there should be any more dwellings than there are at present other than suitable windfall sites.	Allocation	No change. Housing numbers are set up East Suffolk Council
Individual 31	General	There are some details that should be amended prior to submission however I agree with the general direction of the document.	Supportive comment	No change
Individual 32	General	We feel it should be noted that the District Council has made this process and associated documentation unhelpfully complex to understand and respond too, for some reason, for most people outside of the planning profession.	Comment about the process	No change

### Introductory chapters/other non-policy chapters

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
East Suffolk Council	Introduction	The Introduction provides a comprehensive summary of neighbourhood planning and the process so far. For the purposes of the consultation is useful to include details of the consultation that has been undertaken, however it worth noting that, when it comes to submitting the Plan prior to	Amendments	Consultation statement will contain further information.

		<p>Reg 16, much of this information can be moved to the Consultation Statement that will need to be submitted alongside the plan.</p> <p>Paragraph 1.3- The reference to 'East Suffolk District Council' in should be updated to read 'East Suffolk Council'.</p> <p>Paragraph 1.8- As neighbourhood plans need to conform with the Local Plan, we would suggest deleting 'generally' from the first line. It would be more accurate to say 'The Neighbourhood Plan conforms with...'</p> <p>Paragraph 1.21 (and elsewhere in the Plan)- For ease of reference, you may want to consider including links to the supporting documents within the Plan.</p>		Amendments made to paragraphs 1.3 and 1.8
East Suffolk Council	The Plan	<p>Again, this section provides a useful summary of the Neighbourhood Plan. We welcome the clarification of the status of the community actions.</p> <p>Paragraph 2.3- For accuracy, the refence to the Local Plan should be amended to read East Suffolk Council- Suffolk Coastal Local Plan.</p>	Amendments	Changed reference to East Suffolk Council- Suffolk Coastal Local Plan
East Suffolk Council	About Easton	This section provides a good summary of the history of the Parish, providing useful context.	Supportive comment	No change
East Suffolk Council	Easton Today	Again, this section provides useful context for the neighbourhood plan. It is worth noting that the results of the 2021 are now being published so there may be scope to draw upon more up-to-date data in this section when producing the next draft of the Plan.	Data update	Amended data
East Suffolk Council	Plannin g Policy	Within this section, if would also be helpful to make specific reference to Local Plan policy SCLP12.1: Neighbourhood	Amendments	SCLP12.1 is already referenced under ETN1



	Context	Plans which sets a framework for neighbourhood plans within the former Suffolk Coastal part of East Suffolk.  Figure 17 label and paragraph 5.5- For accuracy, the references to the Local Plan should be amended to read East Suffolk Council- Suffolk Coastal Local Plan.		Amended references to East Suffolk Council- Suffolk Coastal Local Plan
East Suffolk Council	Vision	We welcome the vision as a good example of a clear and concise neighbourhood plan vision. There is typo in first line of Vision Statement – ‘Out vision for Easton’ should presumably read ‘Our vision....’  The bullet points after the initial paragraph do not make any reference to the protection of Local Green Spaces or protection of the natural environment. For completeness we would recommend that a short statement in the vein of the others is added in order to ensure the Vision	Typo and amendment	Amend vision
East Suffolk Council	Objectives	Welcome the Objectives which are clearly linked to the policies within the Plan.	Supportive comment	No change
East Suffolk Council	Implementation	We welcome the inclusion of this chapter within the Neighbourhood Plan. For clarity, it may be worth re titling the chapter as ‘Implementation and Monitoring’.	Amendment	Changed title
East Suffolk Council	Appendix 2: Development Design Principles	We welcome this appendix and acknowledge the amendments made in response to earlier comments from our Design and Conservation team. We would suggest a minor rewording of the second paragraph under the Architecture heading to read: ‘Future development proposals should positively contribute to the <del>setting of the</del> Conservation Area and Listed Buildings <u>and their setting</u> 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.’	Amendment	Amended paragraph

Suffolk County Council	Archaeology	<p>Archaeology  SCC welcomes that Chapters 1 and 3 recognise Suffolk County Council Archaeological Service (SCCAS) and describe Easton's heritage in detail.</p> <p>SCC would encourage the amendment to paragraph 9.4, relating to archaeology in development sites, with the following proposed wording:  “... Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and the Service should be consulted at the earliest possible stages of preparing a planning application. manages the Historic Environment Record<sup>1</sup> 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 (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.”</p> <p>Including this detail within the paragraph would add clarity to developers for any future sites. The Neighbourhood Plan could also highlight a level of outreach and public engagement that might be aspired from archaeology undertaken as part of a development project, as increased public understanding of heritage sites is an aspiration of the National Planning Policy Framework.</p>	Amendment	Amended paragraph
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		<p><i>Development Sites</i></p> <p>Regarding Site 739, there is potential for medieval and prehistoric remains based on its location at the edge of the village as well as nearby HER and Portable Antiquities Scheme records. SCCAS would recommend a trenched evaluation to be secured by condition, with any mitigation based on the results.</p> <p>Concerning Site 516, there is potential for medieval and prehistoric remains based on its location at the edge of the village and nearby HER records - specifically, ETN 023 and 018 on the opposite side of the road. SCCAS would recommend a trenched evaluation to be secured by condition, with any mitigation based on the results.</p>		
Suffolk County Council	Minerals and Waste	<p>Minerals and Waste</p> <p>Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means that SCC makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan<sup>1</sup>, adopted in July 2020, which forms part of the Local Development Plan.</p> <p>SCC notes that there is no mention of the Suffolk Minerals and Waste Local Plan 2020 in the Neighbourhood Plan. As this document forms part of the Local Development Plan, it should feature in the supporting evidence for the Neighbourhood Plan and its policies be considered in terms of plan making.</p> <p>For information, the majority of the settlement boundary is within the safeguarding area for an Anglian Water site (AW54 - Easton Stw (Suffolk) Anglian Water), including the</p>	Amendment	ACTIONED

<sup>1</sup> <https://www.suffolk.gov.uk/planning-waste-and-environment/minerals-and-waste-policy/suffolk-minerals-and-waste-development-scheme/>

		<p>site allocation identified in Policy ETN2. In this area, Suffolk Minerals and Waste Local Plan 2020 Policy MP10: Minerals Consultation and Safeguarding Areas will apply.</p> <p>It is not expected that any of the protected views will impact this safeguarded waste site, as the site is small and screened from the protected views, however, the Suffolk Minerals and Waste Local Plan 2020, especially Policy MP10 should be acknowledged in the Plan.</p> <p>All the land identified as Settlement Boundary is within the Minerals Consultation Area. This area can be viewed on the Interactive Map of Waste Location of Interest<sup>2</sup> by enabling the "consultation area" overlay (this can be activated via the tab in the lower right corner). For any development proposed in this area, Policy MP10 of the Suffolk Minerals and Waste Local Plan 2020 will apply. The Interactive Map of Waste Locations of Interest also shows safeguarded Minerals and Waste sites.</p>		<p>TO ACTION – Where?</p> <p>To ACTION- policy map overlay and policy MP10 reference.</p>
Suffolk County Council	Objective 5	<p>Natural Environment <i>Natural Environment Objectives</i> SCC suggests an amendment to Objective 5, focusing on Natural Environment, outlined on page 28. The following wording is suggested: "5. Deliver <u>a measurable increase in biodiversity</u> net gains to <del>the extent</del> and <u>support the quality</u> of natural habitats." This amendment will strengthen the intent of the objective and provide criteria which could be used to determine the Plan's success in delivering on the vision for the Parish.</p>	Amendment	Amended objective
Suffolk County Council	Dark skies	<p><i>Dark skies</i> SCC recognises that the Parish's "natural dark skies" are mentioned in the Vision statement and illustrated in Figure</p>	New policy suggestion	Dark Skies policy has been drafted and additional

<sup>2</sup> <https://scc-planning.github.io/minerals-waste-map/>

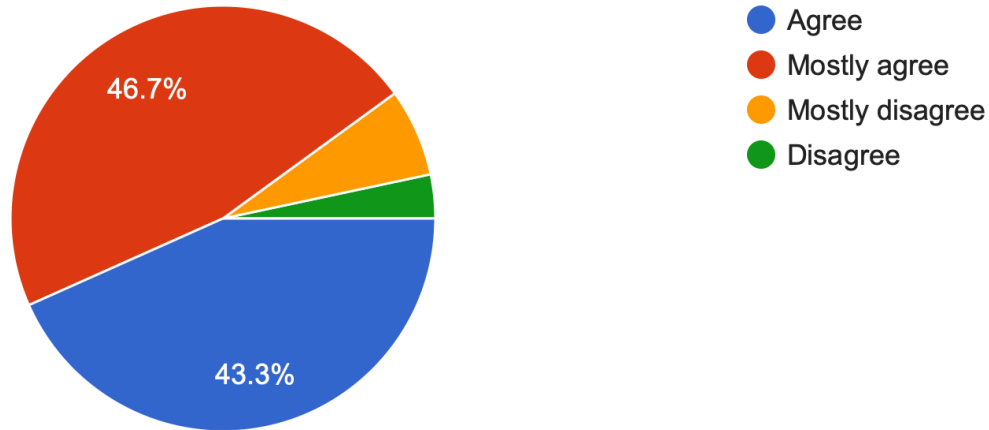
		<p>32, but not anchored in any of the Plan's policies, except with regards to street-lighting in Policy ETN2 which only relates to one site. SCC suggests that additional wording on dark skies could be integrated into Policy ETN5, to ensure this particular local character attribute is maintained.</p> <p>Dark skies policies can include details on mitigating and limiting light spill such as via aiming light sources towards the ground as opposed to developments using sky-facing lighting which provides negligible lighting to the surrounding area whilst emitting significant light pollution into the sky. Regarding this, however, the Neighbourhood Plan Steering Group should be aware of the Written Ministerial Statement 201511 which states that Neighbourhood Plans should not set any additional local technical standards and the policy should be phrased to show support rather than enforce standards.</p>		<p>wording to Design Policy</p> <p>Additional point added to 'Objectives' table</p>
Suffolk County Council	Landscape character	<p><i>Landscape Character</i></p> <p>Paragraph 4.7 refers to statutory landscape designations before then proceeding to refer to Landscape Character Types as identified by the Suffolk Landscape Character Assessment. SCC wishes to highlight that these do not, in themselves, constitute statutory designated landscapes. Therefore, SCC proposes to include "non-" before statutory in this paragraph. Regarding statutory landscape designations, Easton lies over 7km to the north-west of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) and does not appear to have any National or Local Nature Reserves (LNR/NNRs) or Sites of Special Scientific Interest (SSSIs).</p> <p>As Special Landscape Areas are not carried forward in the adopted East Suffolk (Suffolk Coastal) Local Plan as referred to in paragraph 8.1, SCC suggests that the Plan could</p>	Amend text	Amended

		consider the designation of an Area of Local Landscape Sensitivity (ALLS) for this area.		
Suffolk County Council	General Inaccuracies	<p>SCC notes that paragraphs 5.8 and 7.5, referring to dwelling requirements, refer to different numbers of houses to be brought forward over the Plan period (18 or 20) – this should be rectified.</p> <p>Paragraph 7.14 refers to Policy ETN3, however, SCC believes this should refer to Policy ETN2.</p> <p>SCC notes that paragraph 7.14 and Policy ETN2 of the Plan refer to diagram 1 which SCC understands to be Figure 24 – this should be amended.</p> <p>There are two paragraphs labelled as paragraph 8.24.</p> <p>SCC notes that the plan refers to “community actions”, however, there does not appear to be any community actions or aspirations listed or discussed in the Plan.</p> <p>There should be a paragraph spacing between the Glossary definition for Local Planning Authority and Local Plan.</p> <p>In Section 6 of the Neighbourhood Plan, under paragraph 6.2, there is a typographical error in the vision statement. It currently reads “Out vision for Easton”, this could be easily addressed by amending this to “Our vision for Easton”.</p> <p>Paragraph 7.2 refers to Policy ETN3 and Map 3, SCC believes these should be Policy ETN1 and Figure 21.</p> <p>In paragraph 7.12, there is a typographical error. It currently reads “in terms of the setting to the Listed Lowbarn Cottages 8hich face south-westwards”, this should be easily corrected to “Lowbarn Cottages which face south-westwards”.</p>	Amendments	<p>Noted. 5.8 The wording ‘indicative’ is in place. 7.5 the wording minimum is in place.</p> <p>Corrections ACTIONED</p> <p>ACTIONED</p> <p>ACTIONED – 10.9 wording amended.</p> <p>ACTIONED</p> <p>ACTIONED</p> <p>ACTIONED</p> <p>ACTIONED</p>

Suffolk County Council	Policies map	<p>SCC highlights Policy numbers on the Policies Maps (Figures 19 and 20) do not line up with the policy numbers in the main body of the text. In Figure 20, the settlement boundary is noted as Policy ETN 1 and Policy ETN 2 which is no longer the case, as a result, all subsequent numbers are skewed, for example, housing allocation is indicated on the Policy Map as Policy ETN3 but it actually Policy ETN2 etc.</p> <p>Figure 20 displays in light green the “Important Open Area (ETN 9)”, however, this is only mentioned in Policy ETN8 part b and paragraph 8.26. SCC is unsure what the criterion for this designation is and requires further clarity and appraisals to determine their viability.</p> <p>SCC notes that views a-h are displayed in Figure 19 only, it would be helpful if this was identified on the Key. Furthermore, SCC queries why other views have not been labelled.</p>	Amendmen ts	<p>TO ACTION- ie content accuracy within Fig .20.</p> <p>TO ACTION- ie deleting views marked on Fig 19 that have no photographs to link</p>
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## Policy ETN1: Housing Development

30 responses



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
East Suffolk Council	Housing policies	Paragraph 7.5 – While it is factually accurate, it is probably unnecessary to state that the need for 44 new homes was challenged. Including information on the completions (26) is useful as	Amendments	Noted – however wording to remain in place, to maintain factual accuracy



		<p>this provides context for the neighbourhood plan policies. We would suggest amending this paragraph to read:          'The adopted Local Plan (2020) makes provision for a minimum of 44 new homes in the Parish between 1 April 2018 and 2036. 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.'</p>		
East Suffolk Council	ETN1	<p>Policy ETN1 appears to be addressing two separate issues. The second element r.e. barn conversions could benefit from being a separate planning policy called 'Conversion of agricultural buildings to residential use'. Irrespective of whether this approach is taken forward, or the policy remains as one, this section relating to barn conversation would benefit from its own supporting text, justifying the approach. Within this part of the policy (or as part of any new policy, we suggest the inclusion of wording to require a "Conversion Specification setting out full details of all works proposed which must be based on a detailed Structural Survey". This would bring the policy requirements in line with the East Suffolk Validation Check list. We would also draw your attention to the emerging East Suffolk 'Rural Development' Supplementary Planning Document (SPD) which is looking to address (amongst other things) issues associated with barn conversions in the countryside. Initial consultation on the SPD ended on 16th March 2023 and consultation on a full draft SPD is anticipated to take place later in 2023.</p>	Change to policy wording	ACTIONED – additional wording to incorporate into ETN 1
Suffolk County Council	ETN1	<p>Health and Wellbeing</p> <p><i>Adaptable Homes and an Ageing Population</i></p> <p>SCC notes that the Neighbourhood Plan mentions a mid-2019 population estimate of 346 in paragraph 4.1. SCC recommends referring to Suffolk Observatory which</p>	Change to policy wording	

	<p>provides a more up-to-date mid-2020 estimate of 375<sup>3</sup>. The data also shows that 25.1% of the residents are aged 65 or above, which is above the England average of 18.5% and thus outlines ageing population as a local issue.</p> <p>The Neighbourhood Plan states that the older population has decreased, however, the data from the Suffolk Observatory as mentioned above indicates that Easton will require adaptable properties with the likely increase of co-morbidities as residents get older.</p> <p>There is very little mention of health and wellbeing in this Neighbourhood Plan or recognition of housing that are adaptable and accessible.</p> <p>Building homes that are accessible and adaptable means that these homes can be changed with the needs of their occupants, for example, if their mobility worsens with age, as these homes are built to a standard that can meet the needs of a lifetime. While it is understandable that each housing type may not be suitably accommodated on every site, efforts should be made where possible to ensure that each site contains a mixture of housing types. This can help prevent segregation by age group and possible resulting isolation.</p> <p>Therefore, the addition of the following wording is recommended for Policy ETN1 Housing Development: "Support will be given for smaller 2 and 3 bedroomed homes that are adaptable and accessible (meaning built to optional M4(2) standards), in order to meet the needs of</p>		<p>The Neighbourhood Plan throughout its consultation has been made very aware of the needs of young families wishing to have housing that they can afford. The older population has generally not put forward desires or aspirations for adaptive accessible units. When residential care is superseded by community care at home it will be good to know that housing has considered these needs and is in place for the elderly to receive care in their own home.</p>
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<sup>3</sup> <https://www.suffolkobservatory.info/population/reports/#/view-report/a337450d5c3144d3ab93ddf99168c5fe/E04009401/G87>

		<p>the ageing population, without excluding the needs of the younger buyers and families.”</p> <p>It is suggested that there could also be further considerations for the needs of residents who are living with dementia in the community, and the potential for making Easton a “Dementia-Friendly” village (a few Suffolk villages and towns have created these communities and could be used as examples<sup>4</sup>). The Royal Town Planning Institute has guidance on Town Planning and Dementia<sup>5</sup>, which may help provide useful context. Furthermore, planning guidance for neurodiversity<sup>6</sup> to support those with learning difficulties could be considered.</p>		<p>The village has a population of under 400 people and considers that all age groups need to be able to live in a needs friendly village..</p> <p>ACTIONED -wording added to ETN1</p>
Individual 11	ETN1	Policy should recognise that residents may wish to develop existing properties that aren't listed	Amendment	This policy is concerned with the creation of new dwellings.
Individual 13	ETN1	Good that infill is not being considered e.g. Garden Development. Need better pedestrian access to all aspects of the village where no formal pavements to encourage non-car integration of the community	Pedestrian access	Noted and is expected to be part of any new development plan that comes forward.

<sup>4</sup> [https://www.dementiafriends.org.uk/WebArticle?page=dfc-public-listing#.Y\\_OWenbP2Uk](https://www.dementiafriends.org.uk/WebArticle?page=dfc-public-listing#.Y_OWenbP2Uk)

<sup>5</sup> <https://www.rtpi.org.uk/practice/2020/september/dementia-and-town-planning/>

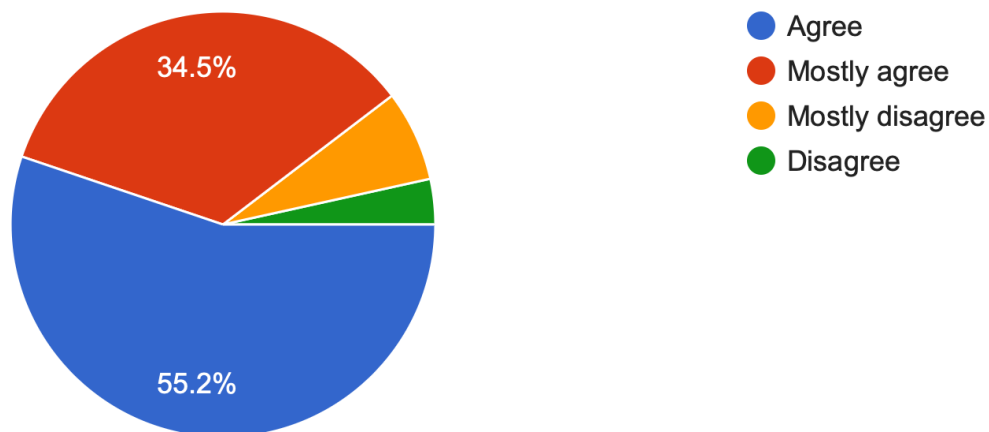
<sup>6</sup> <https://www.rtpi.org.uk/find-your-rtpi/rtpi-english-regions/rtpi-london/neurodiversity-autism-friendly-environments-and-good-practice-in-planning/>

Individual 18	ETN1	<p>I think 44 new houses in total is an arbitrary number with no basis or foundation to anything. This type of top-down thinking can have very detrimental long-term impacts on small villages such as Easton and displacement risk to other neighbouring villages.</p> <p>The number of houses considered in total should be reduced to an acceptable number which is directly linked to infrastructure capacity (sewage treatment facility is now overflowing and causing river pollution, environmental and ecological damage. Any expansion of the village must pay to upgrade this sewage works.</p> <p>Other community impacts must also be considered and paid for - NHS, Health Surgeries, School facilities, pavements, giving back similar areas to wildlife.</p> <p>The previous development did not consider these issues and has left the village and its residents in a worse position.</p>	Further justification required	The explanation is covered within the plan, ie that the housing figures are mandated by ESC
Individual 23	ETN1	<p>around 12 dwellings' is specified on p.36 7.13 for development on site 516. Which other site (n.b. windfall sights excluded) is allocated to 'provide certainty that the Local Plan housing requirement will be met?'</p> <p>Access/egress using existing works road probably safer than that used for Primary school and Skylark Rise housing development (according to landowner). Establishing safe footway links to the school and to existing pavements should be mandatory (Policy ETN2)</p>	Further justification required	Windfall sites allow for those that cannot be predicted see para 7.6
Individual 26	ETN1	It is important to build new properties in the character of the village and that any build conforms to planning regulations.	Supportive comment	No change
Individual 28	ETN1	It gives us some say in the process. But I am concerned that actually it is using virgin farmland land rather than infill.	Further justification required	The term 'infill' – clarify ie new dwellings proposed

				between existing dwellings
Individual 29	ETN1	Since the number of dwellings pre Plan was probably around 120-130, the proposed increase of 44 seems excessively large for Easton. The permissions already granted would be more than enough. The plan makes no reference the current size of the village in terms of dwellings. It would be useful to state this as well as the population.	Further justification required	The indicative figure of 44 new housing units to be delivered by the Easton Neighbourhood Plan is a figure mandated by East Suffolk Council
Individual 30	ETN1	There is no point in disagreeing, since ESC has already dictated the number of new houses to be built by 2036. For such a small rural village as Easton, with it's large Conservation Area and lack of public services, this number should be far lower as there are few suitable sites for further development.	Further justification required	Noted
Individual 32	ETN1	We feel if there has to be additional housing that it is close to existing amenities for families ie near the primary school with no transport links	Further justification required	Noted

## Policy ETN2: Land south-west of Wickham Market Road

29 responses



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
East Suffolk Council	Para 7.12	Paragraph 7.12 – typo – '8hich'	Typo	Amended
East Suffolk Council	ETN2	We support the intention of the Neighbourhood Plan to include a site allocation to the meet the identified need within the Parish in accordance with Local Plan policy SCLP12.1.  We note the inclusion of an area of play provision within allocation, which is supported. We would advise the	Change to policy wording	

		<p>Neighbourhood Plan group considered what form this might take. There are a few options including a Local Equipped Area for Play (LEAP) or a Neighbourhood Equipped Area for Play (NEAP) which include different provisions. The Council would also advise that the play space is accessible for the existing residents and is overlooked by active frontages. Also, the Council would advise that the play area is located in the north corner closest to the school and should front the road, in order to promote its use both by new and existing residents. This would also provide natural surveillance.</p> <p>The Neighbourhood Plan does not need to repeat the criteria of policies that are already in the Local Plans as both would need to be considered at the Planning Application stage. Therefore there is no need to state that 1 in 3 dwellings should be affordable.</p> <p>We welcome reference in criteria iii) to the need to take account of up to date need evidence as part of any future planning application on the site. For your information, current evidence suggests some need for smaller affordable dwellings in Easton and this evidence should be revisited at the time of a planning application. Criteria V) relates to pedestrian access and we support the need for the site to connect to the primary school and the wider rights of way network. However further consideration should be given to the feasibility of onward pedestrian connections to the rest of the village. The site allocation sets out an expectation of a large amount of open space to be delivered. While the Council does support Neighbourhood Plan Groups in setting out ambitious requirements for high quality public realm and open space, there is a risk that at the</p>		<p>The position of the Play Area shown is considered safer by being further away from the highway and traffic, which can travel at speed. However, the designated play area could be further towards the new housing and school by remaining on the area of land shown in ENP2</p> <p>ACTIONED- wording amended</p>
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		<p>planning application stage the site could come under pressure to deliver a greater of number of dwellings. Furthermore, this is also a relatively sensitive site, close to the River Deben. We would therefore recommend pulling the site boundaries in to better align with those surrounding the site. The boundary to the west could be pulled away from the Deben to be more in line with the depth/extent of other plots along Wickham Market Road. This would enable the western area of the site to be enhanced with screening/woodland. The southern boundary should also be reinforced. In combination this would minimise the impact on the existing landscape setting.</p> <p>We would advise that where the policy makes reference to restricting street lighting for the purpose of protecting dark skies that a caveat is added stating this should be the case unless there is a need for it in relation to highways safety.</p> <p>We would also suggest that consideration is given to potential noise impacts from the adjoining business uses and this may need to be addressed through additional criteria in the policy.</p> <p>We welcome criteria viii) in relation to SUDs on the site. This should be incorporated into the site concept plan to ensure it is deliverable alongside any proposed layout. As the local lead flood authority Suffolk County Council will be able to provide further advice on Sustainable Drainage System requirements for the site.</p>		<p>The importance of dark skies as recognised by SCC in their response suggestions for policy is upheld by the NP group. A Dark Skies policy has been introduced to the plan.</p> <p><b>TO ACTION – Advice needed as to how ACTIONED</b> -wording added to ETN2 viii</p>
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East Suffolk Council	Affordable Housing	The Council supports the inclusion of links to the Affordable Housing SPD and First Homes Guidance. However, for the ease of the reader, the Council would suggest that paragraph 7.18 is reviewed to make it clear that the Council has produced the SPD and it was adopted in 2022.	Amend supporting text	ACTIONED-wording added
East Suffolk Council	Housing Mix	We note that the neighbourhood plan supports the approach set out in SCLP5.8.	Supportive comment	No change
Anglian Water	ETN2	<p>3.2. We support the policy requirement for sustainable drainage systems to minimise surface water run-off from the site and encouragement of rainwater/stormwater harvesting and recycling. This helps to reduce the demand for potable water whilst also reducing the amount of run-off that could infiltrate into our wastewater network.</p> <p>3.3. The site is in proximity to our wastewater network, and we would welcome early engagement from developers on connections to our network – further information relating to our water recycling assets is set out below in response to paragraph 10.17 of the Plan. We suggest that the following wording is included in the policy: Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the wastewater network.</p>	Change to policy wording	ACTIONED – wording added to policy wording as ix.

Suffolk County Council	Active travel	<p><i>Active Travel</i> Active travel, such as walking and cycling, is important to improve physical health and reduce obesity levels, as well as can help to minimise levels of air pollution from motorised vehicles.</p> <p>SCC welcome the reference to safe pedestrian crossings and access to the primary school in Policy ETN2 part v. This can help to reduce traffic congestion and air pollution, and encourage active travel, which can lead to overall physical health improvements.</p> <p>SCC would suggest the inclusion of routes for walking and cycling that are safe for residents of all ages, especially those that are very young or very old, and have mobility issues or are frail, into Policy ETN8 Design Considerations.</p>	Change to policy wording	<p>DO YOU WANT SOMETHING ON ACTIVE TRAVEL?</p>
Suffolk County Council	Transport	<p>Transport SCC, as the Local Highway Authority, has a duty to ensure that roads are maintained and safe as well as to provide and manage flood risk for highway drainage and roadside ditches.</p> <p><i>Policy ETN2 Land south-west of Wickham Market Road</i> The requirements for the footway links and the pedestrian crossing in Policy ETN2 are supported, however, will be subject to a more detailed review of the Local Highway Network.</p> <p>Part vii of the Policy, requiring that parking areas be within the development area, is supported. All parking (business and residential) should be in accordance with Suffolk Guidance for Parking 2019 (and any subsequent revisions).</p>	Change to policy wording	<p>TO ACTION wording</p> <p>TO ACTION wording</p>

		<p>SCC would like to raise that streetlighting is advised in residential developments and will be required for any road or footway when adopted.</p> <p>SCC notes that low-level lighting may not be acceptable to the Suffolk Highways Street Lighting team in regard to safety and visibility.</p> <p>SCC would suggest that the Policy could ensure that consideration will be given to prioritising travel and access for vulnerable road users throughout the site, in line with both local and national policy.</p>		<p>Easton has a no street lighting policy this policy has been in place historically and is current today conforming to the need to recover and improve our natural environment and biodiversity. The requirement described within this response would not comply to the policy points for the ENP natural environment and dark skies policies.</p> <p>DO YOU WANT SOMETHING ON TRAVEL?</p>
Individual 9	ETN2	<p>This site should ideally provide an attractive gateway development to the village, in keeping with Easton's interesting architectural heritage. But can this really be achieved, given the economic restraint of limited profitability on small dwellings, 1 in 3 of which is defined as affordable? Would the actual development look like the drawn plan, site 516 option 2? If the profit is not there, it will not.</p> <p>To assess financial viability, the developer would set the total income from private sales and sale of the</p>	Further justification required	Noted, the Masterplan is indicative

		<p>affordable housing, against the total cost of developing the site. As well as the normal development costs, the unusual extra costs of developing this site as shown on the plan would be the low profitability from selling a third of the houses to a Housing Association; enhanced design requirements; the provision of public open space and play area; and a pedestrian link to the village.</p> <p>This implies either a low price paid for the land (which could make the site undeliverable), or the situation where the developer commences the development then, when it is in progress, claims it is unprofitable, in which case the developer is allowed to avoid the obligations which made it unprofitable.....such as the enhanced design requirements, open space, play area and pedestrian link.</p> <p>The result could be unimaginative standard house types with Gothic "features" incongruously tacked on, or another development containing large, high value houses (in addition to the 1 in 3 affordable homes). This could produce the required profit for the developer and landowner, but not the result which the village requires.</p> <p>It is not true that this site offers good transport and pedestrian accessibility. The path provided by Hopkins Homes would not be used by the occupants. It is a three-sided detour uphill on Skylark Rise, followed by an inadequately paved path around the school, impassable for old people and for parents with buggies, finishing on a slope with uneven steps and a slippery path down to the road. A new footpath should be provided alongside the road. But this would be a significant challenge to the financial viability of the</p>		
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		<p>project. It would narrow the road, causing cars to queue for the school, and causing problems for the large, wide farm vehicles which use the road. So it is unlikely that a footpath link would be built, and the new development would not be integrated into the village.</p> <p>In the Suffolk Coastal Local Plan, section 5.2 on housing development in small villages, stresses the importance not only of how the development looks, but also how it functions. This risks being a development of the type not envisaged in the Neighbourhood Plan, not meeting locally identified needs, and sited where it would be unavoidably adversely affected by noise, smell, and vibration from the industrial processes on the adjoining site.</p>		
Individual 13	ETN2	Fine, but thing should more smaller houses i.e. affordable	Further justification required	ETN2 states that smaller units form the expectation for this development
Individual 17	ETN2	Whilst the site ticks most of the boxes there has to be concern regarding pedestrian access to the centre of the village. To walk into the village on the right hand side means walking with a limited siteline and a steep bank with no escape route. An alternative would be for pedestrians to walk through Skylark Rise but this would entale an uphill walk over a longer distance.	Further justification required	The pedestrian footway in Skylark Rise on the opposite side of the road to site 516 is considered by ESC to meet the criteria for provision of footway access to the village
Individual 18	ETN2	There is no mention of sewage works capacity to support such a development. Any permission and indeed expansion of the village would need to seriously consider this and the potential to harmfully impact the river and cause pollution downstream to Wickham Market and Woodbridge. Councillors for Woodbridge	Further justification required	These considerations are part of the consultee process with the bodies that are responsible.

		<p>should be contacted to ensure Easton planning and development does not harm those downstream.  <a href="https://www.bbc.co.uk/news/uk-england-suffolk-61039059">https://www.bbc.co.uk/news/uk-england-suffolk-61039059</a></p> <p>Additionally, the council have a duty to look at the risks (including future risks) to areas that flood (downstream).  "Local design codes do not justify unsafe development or development which increases flood risk elsewhere."</p> <p>Those preparing local design codes need to consider how flood risk from all sources, now or in the future, could affect or be affected by design considerations  <a href="https://www.gov.uk/guidance/flood-risk-and-coastal-change">https://www.gov.uk/guidance/flood-risk-and-coastal-change</a></p>		
Individual 19	ETN2	Ideal housing site with good access on land no longer suitable for agriculture.	Further justification required	The land at site 516 is the lowest grade and considered of poor agricultural value.
Individual 21	ETN2	This site brings forth all the objections that a large percentage of parishioners and council proposed against the Hopkins development. This site sits on the edge of a flood meadow, increases the urbanisation of a historic village. The village needs to consider infill, on a linear line in how the village has historically developed. The entrance/exit is already hazardous.	Further justification required	To find suitable land for a further 18 houses in Easton, as shown in the AECOM site assessment document has resulted in having to look at areas which are not entirely suitable (amber) but that can be approached as mitigation of reasons for not being so.

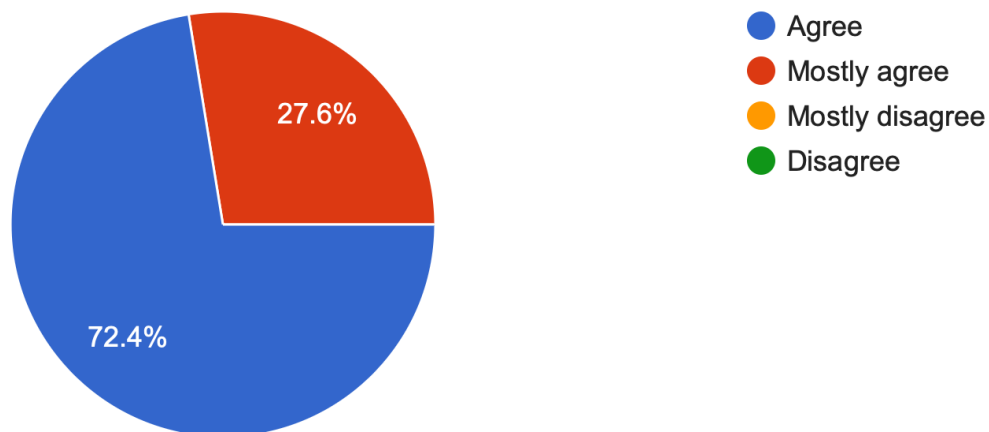
Individual 22	ETN2	The land is privately owned so would need permission and sale by the landowner	Further justification required	The NP group consulted with the landowner as the site had been put forward in response to East Suffolk Council – Local Plan call for sites.
Individual 23	ETN2	See above ref. footway links v. is very important - see p.77 of NP pre-sub draft para 10.7 'Frequent occurrences of speeding'. Also site masterplanning doc p.16, 3.2 safe pedestrian accessibility and p.26 3.5 site analysis - 'safe pedestrian routes to the main centre of Easton would need considerable upgrade to accommodate development. The largely grassland site is sand-based with good drainage naturally.	Further justification required	The pedestrian footway in Skylark Rise on the opposite side of the road to site 516 is considered by ESC to meet the criteria for provision of footway access to the village
Individual 24	ETN2	Planning No 516 - Road access on to Wickham Market - Easton Road will be risky - and no footpath can be built for safe use when crossing with children to the school or walkers. Hopefully there will be cheaper houses that young families will be able to afford.	Comment	No change
Individual 25	ETN2	This seems like the most obvious location in that it does not impact views for almost all residents.	Supportive comment	No change
Individual 26	ETN2	Item V concerns me. Looking at proposal I can't see that the footway to the village is viable. Would like to see more detail on this as the position looks like its on a bank. The road is dangerous - speeding occurs	Further justification required	The pedestrian footway in Skylark Rise on the opposite side of the road to site 516 is considered by ESC to meet the criteria for provision of footway access to the village

Individual 27	ETN2	New play area especially good idea. Sensible number of houses in the right location.	Supportive comment	No change
Individual 29	ETN2	Yet more development on this side of the village will affect the view of the village as you enter it.	Further justification required	To find suitable land for a further 18 houses in Easton, as shown in the AECOM site assessment document has resulted in having to look at areas which are not entirely suitable (amber) but that can be approached as mitigation of reasons for not being so.
Individual 30	ETN2	Reluctantly agree as not an ideal site but there are few, if any, alternatives.	Supportive comment	No change



## Policy ETN3: Protection of Landscape Character and Important Views

29 responses



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
East Suffolk Council	Natural Environment policies	Figure 29 label- There is a small typo in the label to figure 29 'Ase Frove' should read 'Ash Grove'.	Typo	Amend
East Suffolk Council	ETN3	We support the identification of key views in the Neighbourhood Plan. Criteria ii – the use of the words 'key features' does not add much to this criteria as these key features do not appear to have been identified in the Neighbourhood Plan or the Character Assessment. Therefore it will be	Change to policy wording	<b>TO ACTION</b> Actioned – wording amended to ETN2 ii)

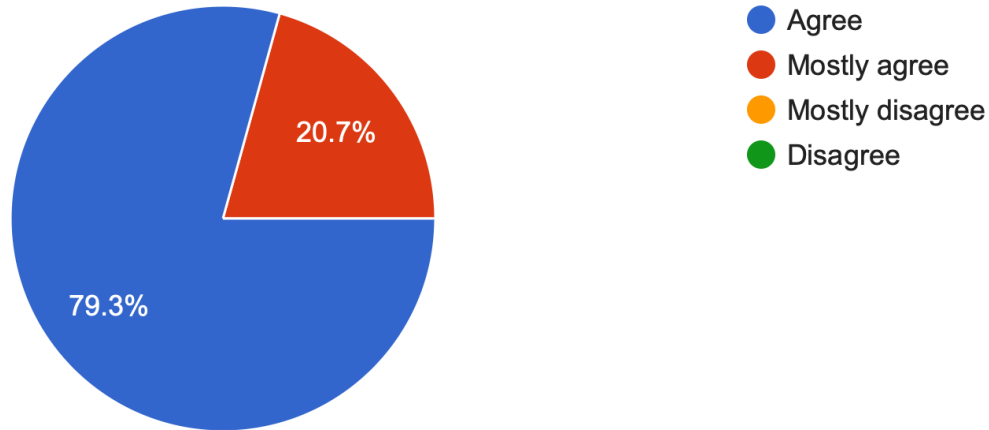
		<p>officers and developers that will decide what these are and main draw the focus away for protecting the views as a whole. Simply stating that development should not have a detrimental impact on the views may provide clearer guidance.</p> <p>Furthermore the wording of paragraph 8.10 and Policy ETN3 should be such that it does not prevent the Council from identifying other important views in relation to development proposals. For example the wording could be revised to '... demonstrate, where appropriate through a Landscape and 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 19 and 20), or other views as identified by the local authority.'</p>		ACTIONED – wording adjusted
Suffolk County Council	ETN3	<p><i>Policy ETN3 Protection of Landscape Character and Important Views</i></p> <p>Paragraph 8.10 refers to important views and outlines that a Landscape Visual Impact Assessment may be required to demonstrate that developments will not have a detrimental effect on these views or their key features. <b>This appears justified but is not mentioned explicitly in Policy ETN3. SCC advises that this is included in the Policy to ensure it is followed.</b></p> <p>SCC notes that the Policies Maps show a total of 33 views. This is a significant number and SCC cautions that this may lead to the dilution of their purpose.</p> <p>In order to achieve the desired level of protection, the important views to be protected by Policy ETN3 should not only be shown on the Policies Maps but also given a reference image (such as has been done for Views a-h)</p>	Change to policy wording	<p>ACTION - check wording</p> <p>ACTION Reviewed number of views to include Policy Maps for clarity</p>

		<p>and then be named, illustrated and described. The Neighbourhood Plan Steering Group should further consider listing them in the Policy. SCC seeks clarification as to why only views a-h have justification, if others cannot be justified then they should be removed.</p> <p>SCC was unable to find evidence of an Important Views Appraisal and requests that one is provided on the Parish Council Webpage. The appraisal should also indicate how consultation with the residents was undertaken to inform the assessment of important views.</p>		<p>A Landscape Character Assessment document contains the detail, this document was developed by volunteers following a workshop day that was held on 17.3.18</p>
Individual 10	ETN3	Really important	Supportive comment	No change
Individual 11	ETN3	This should be extended along the line of the river Deben from Wickham Market Road	Review policy	ETN 3 wording is for the whole NP area
Individual 13	ETN3	Imperative that existing habitats and rural feel is maintained and there is scope for enhancement and creation of habitats	Supportive comment	No change
Individual 18	ETN3	<p>It's not just about views.</p> <p>Any detrimental impacts to the river must be considered including overflow from the sewage treatment plant and surface water pollution. Have Anglian Water and the Environment Agency been consulted? If not why not?</p>	Supportive comment	No change

Individual 19	ETN3	The site already has hedging along roadside but further natural vegetation would be of benefit	Review policy	ETN3 aspires to plant trees and vegetation
Individual 20	ETN3	I question the inclusion of an important view down to the river from the highway in the area of our house (The Cobblers). This view was lost when the Kings Lodge development was permitted.	Review policy	This underlines the importance of producing a NP for Easton
Individual 21	ETN3	This is rather contradictory when you propose further large, modern developments which neither protect, or enhance the important views, heritage, rural character.	Comment	No change
Individual 22	ETN3	This aspect is important to most people in the village	Supportive comment	No change
Individual 23	ETN3	Single storey constructions may mitigate the impact on the landscape character of the village. N.B. When planning permissions was granted for the house at Suffolk Welding some 40 years ago, it was granted only for a single storey construction.	Comment	No change

## Policy ETN4: Recreational Disturbance Avoidance and Mitigation

29 responses

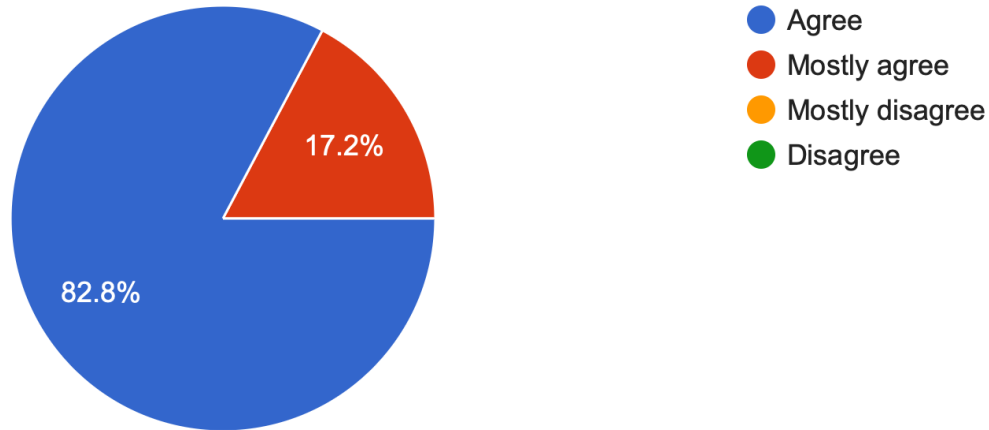


Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
East Suffolk Council	Para 8.11	Paragraph 8.11 – The final sentence should read “recreational disturbance” not “residential disturbance”.	Typo	Amended paragraph
East Suffolk Council	Para 8.13	Paragraph 8.13 – this should be updated to reflect that the Suffolk Coast RAMS is no longer draft. We suggest the final two sentences of the paragraph are updated to something along the lines of:	Amend paragraph	Amended paragraph

		A Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document was adopted in May 2021 and summarises the requirements of Suffolk Coast RAMS, including the per-dwelling tariff, and provides a framework for implementing those provisions. Further information on the Suffolk Coast RAMS is available here: <a href="https://www.eastsuffolk.gov.uk/planning/developer-contributions/rams/">https://www.eastsuffolk.gov.uk/planning/developer-contributions/rams/</a>		
East Suffolk Council	ETN4	We support the inclusion of this policy within the Neighbourhood Plan, but suggest the policy is amended slightly to read as follows: '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.'	Change to policy wording	ACTIONED
Individual 13	ETN4	Light pollution needs to be addressed	Add policy	The plan has strengthened light pollution issues by adding a stand-alone 'dark skies' policy.
Individual 23	ETN4	p.50 of N.P pre-sub draft para 8.19 seems to clearly state in black and white the proposals which are relevant to any residential development in Easton.	Comment	No change
Individual 28	ETN4	Absolutely Agree	Supportive comment	No change

## Policy ETN5: Biodiversity and Habitats

29 responses



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
East Suffolk Council	ETN5	<p>The Council is supportive of this policy and its reference to Biodiversity Net Gain.</p> <p>The wording of the first and second paragraphs is somewhat ambiguous in that the first paragraph states that features must be retained but the second paragraph uses the wording 'avoid the loss of, or substantial harm to...'. We would suggest that this wording is reviewed to ensure that the two paragraphs are compatible. Adding the term</p>	Review policy	Action – amended wording in ETN5

		<p>'where possible' should also be considered as some loss or impact may be inevitable in certain circumstances. In addition the first paragraph states proposals '...should provide a biodiversity net gain that is proportionate to the scale and nature of the proposal.' It might be useful if the policy was clearer about how proportionality could be demonstrated.</p> <p>Furthermore, the second paragraph includes reference to "<i>distinctive trees</i>" but does not set out how this would be defined in practice. Further explanation of this could be included in the supporting text.</p> <p>Criterion i) includes the test that "<i>the benefits of the development proposal must be demonstrated to clearly outweigh any impacts</i>". This needs some clarification as well in relation to what acceptable benefits are, for example at present it could be interpreted that a development that is harmful to biodiversity is acceptable if it brings financial benefit to the developer.</p> <p>The last paragraph of the policy, which seeks to protect and restore hedgerow continuity, should consider also including the verges associated with the hedgerow, as these provide valuable habitat and landscape character.</p>		<p>Noted Explanation will be found para 8.17 in the referenced East Suffolk Guidance Note</p> <p>Action Amended wording ETN5 first para</p>
Suffolk County Council	ENT5	<p><i>Policy ETN5 Biodiversity and Habitats</i> The policy requires biodiversity features to be retained, which is supported by SCC.</p> <p>The following minor amendments to Policy ETN5 are proposed, in order to explicitly secure net gains: "Proposals will be expected to retain existing features of biodiversity value (including ponds, trees and hedgerows) and, in particular, those important natural features</p>	Review policy	Actioned – ETN5 wording amended

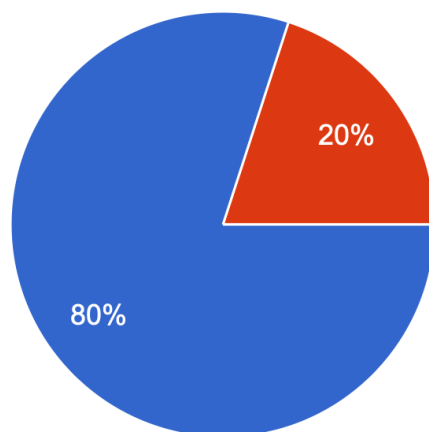


		identified in the Easton Character Appraisal. Developments <del>and</del> should provide a measurable biodiversity net gain that is proportionate to the scale and nature of the proposal, in accordance with the Environment Act 2021."		
Suffolk County Council	ETN5	<p><i>Policy ETN5 Biodiversity and Habitats</i></p> <p>Concerning the final paragraph of Policy ETN5, SCC Highways are content with this approach, provided that any landscaping proposals do not conflict with the visibility splays required to ensure that the access is safe and suitable.</p> <p>"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. <i>Visibility splays must not be impeded and accord with Highway safety standards.</i>"</p>	Change to policy wording	ACTIONED Amended wording ETN5 ii)
Individual 11	ETN5	Need to add more footpaths to encourage people to walk rather than drive	Comment	No change
Individual 18	ETN5	Are East Suffolk Planning department are sufficiently resourced to comply with this policy and what the village needs/wants. Any restrictions should be overseen by the Environment Agency or Natural England who are experienced to ensure the right outcome. How will ESC be help accountable if this is ignored at the planning or construction stage?	Comment	No change
Individual 21	ETN5	A vast area of natural habitat was damaged when skylark rise was built; large nesting area for skylarks. Flood meadows are important for many reasons and create habitat for many species, yet a site is proposed which is of valuable habitat.	Comment	No change
Individual 23	ETN5	As much as this section attempts to focus on the physical elements, it is impossible to ignore the philosophical implications when taking an empirical view of such a	Comment	No change

		development. The biodiversity and habitats effects will be obviously destructive!		
Individual 28	ETN5	Incredibly important	Supportive comment	No change
Individual 33	ETN5	<p>Objective 1: The Parish Council has not provided up-to-date biodiversity information with their Pre-Submission Plan, identifying ecological / wildlife corridor network maps and data on priority species etc. The Plan therefore does not accord with the relevant sections of the National Planning Policy Framework [namely Paras 8, 28, 31, 174, 175 and 179].</p> <p>Objection 2: The Parish Council has not provided up-to-date biodiversity information with their Pre-Submission Plan, "promot(ing) the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species" and therefore their Plan does not accord with the relevant sections of the National Planning Policy Framework [namely Paras 8, 28, 31, 174, 175 and 179].</p> <p>Objection 3: The Pre-Submission Draft is not addressing the challenge of climate change and its implications for biodiversity and therefore the Plan does not accord with the National Planning Policy Framework [namely Paras 8, 11, 98, 131 and Section 14 "Meeting the challenge of climate change, flooding and coastal change"].</p> <p>Footnote: A key theme emerging currently in Neighbourhood Plans is "climate change" and the "climate emergency". The only reference to "climate change" in the Submission Plan is a single mention in Para. 5.2 relating to a quote from the NPPF.</p>	Review policy	<p>The consultation has gone to the LPA 'NE', and 'SWT', the steering group has followed their advice and guidance to provide detail at an appropriate level</p> <p><b>ACTIONED:</b> Climate change reference 5.10</p>

## Policy ETN6: Local Green Spaces

30 responses



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
East Suffolk Council	Para 8.20-8.25	Paragraphs 8.20 – 8.25, some of these paragraphs seems slightly repetitive and could be trimmed down.	Amend paragraphs	Actioned – text content consolidated
East Suffolk Council	ETN6	We support the identification of Local Green Spaces in the Plan and the sites appear well considered and evidenced. However, this policy would benefit from further consideration. The first paragraph is not needed as it's not necessary to set out the role of Local Green Spaces, if it was felt necessary to retain this, it should just be in	Review policy	Amended

		<p>supporting text. What should be included in the policy are parameters for the protection of these spaces such as is a statement that says that development in these areas will generally not be accepted unless it would clearly enhance the role and function of the Local Green Space. There are a number of other neighbourhood plans that have addressed this and may provide useful examples: Kesgrave (<a href="http://eastsoffolk.gov.uk">Kesgrave Neighbourhood Plan 2018 - 2036 (eastsoffolk.gov.uk)</a>) and Bredfield (<a href="http://eastsoffolk.gov.uk">BREDFIELD NEIGHBOURHOOD PLAN (eastsoffolk.gov.uk)</a>)</p> <p>For ease of use, the proformas may sit better as an appendix to the plan.</p>		
Suffolk County Council	ETN6	<p><i>Policy ETN6 Local Green Spaces</i></p> <p>SCC notes that there is a duplication of the NPF criteria for designating Local Green Spaces in paragraphs 8.21 and 8.24. SCC recommend the removal of paragraph 8.21 from the Plan.</p> <p>There is a minor inconsistency in paragraph 8.25 where the Local Green Space Appraisal is referred to as the "Easton Green Spaces report".</p> <p>SCC welcomes four of the six proposed Local Green Spaces in Policy ETN6: Local Green Spaces - and shown on the Policies Maps - as this supports the ongoing work to make Suffolk the Greenest County<sup>7</sup>.</p> <p>SCC notes that two sites in Policy ETN6, Local Green Spaces 2 (highway verges, The Street) and 4 (Informal Green Space and signpost), are identified in the Neighbourhood Plan as consisting of highway verges. SCC</p>	Review policy	<p>Action - amended</p> <p>Action- amended</p> <p>These grassed verges make a significant contribution to the wellbeing and</p>

<sup>7</sup> <https://www.suffolk.gov.uk/planning-waste-and-environment/initiatives/greenest-county>

	<p>cautions against designating highways verges as Local Green Spaces.</p> <p>SCC, as the Local Highway Authority, has a duty to ensure that roads are maintained and safe. There is the concern that, should there be a need to undertake highway works that affect the verges included in these allocations, there may be local opposition to such works from the perceived damage to a protected green space, even though undertaken by (or on behalf of) the Local Highway Authority and is permitted development.</p> <p>It is also not clear how highways verges meet the criteria of paragraph 102 of the NPPF 2021 of being “demonstrably special” or of “particular local significance”. SCC feels that there is no recreation, amenity, tranquillity, ecological or historical significance that is gained from the designation of site 2 and site 4, and as such, these sites do not meet the criteria set out in the NPPF and are unsuitable to be designated as Local Green Spaces.</p> <p>If progressed as set out, Suffolk County Council will need to object to the designation of these green spaces as they would conflict with the Local Highway Authority's ability to undertake works within the highway.</p> <p>As noted in Appendix 2 Development Design Principles, “Areas of green space and grass verges in the village should be retained and enhanced in new development proposals” which is supported in principle by SCC.</p> <p>Therefore, in order to protect the grass verges of the village in an appropriate manner, it is recommended to</p>		<p>enjoyment of the village, these grassed verges offer a contribution to natural drainage, and bio-diversity, they also offer strong visual amenity, which these important aspects result in them being a secure part of the landscaping at the centre of the village.</p>
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		<p>remove the reference to verges from Policy ETN6, and to include the following wording in Policy ETN 8 Design Considerations:</p> <p>“b. there is no loss of important open, green or landscaped areas, or grass verges, including Important Open Areas as identified on the Policies Map, which make a significant contribution to the character and appearance of that part of the Village;”</p> <p>SCC welcomes the Local Green Space appraisal located within the Plan, which provides sufficient and clear evidence for each site designation.</p> <p>SCC notices that all of the designated Local Green Spaces are concentrated in the centre of Easton village itself and that there are none in the surrounding area. SCC, therefore, queries whether potential sites throughout the parish have been considered.</p>		<p>Action - additional wording to ETN8 b)</p> <p>The steering group welcomes this support to positioning of the Green Space site appraisals, and whilst understanding the points made by ESC for them to be an appendix will keep them positioned within the plan.</p> <p>There are no potential sites within the parish that could offer additional greenspace. All land beyond those in the policy are under private ownership and</p>
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				predominantly arable and grazing land. The plan recognises the shortage of public accessible green space it is hoped that Policy ETN2 will help address this.
Anglian Water	ETN6	<p>3.4. Anglian Water can confirm that there are no assets within the majority of proposed areas of Local Green Space identified in the Plan. However, Local Green Space 4 Pound Corner does include a sewer crossing and running along the boundary of the western verge of the proposed verges. We do not anticipate that the policy should affect the maintenance of our assets.</p> <p>3.5. It is usual for such policies to provide a test against which development proposals affecting such assets will be assessed.</p>	Supportive comment	No change
Suffolk County Council	ETN6	<p><i>Green Spaces and Facilities</i></p> <p>SCC welcomes Policy ETN6 Local Green Spaces, as there are significant benefits of open realms and facilities for the improvement of physical and mental health. There are proven links<sup>8</sup> between access to green outdoor spaces and the improvements to physical wellbeing for the population as a whole, including better quality of life for the elderly, working age adults, and for children, through physical activity and increased opportunities for social engagement.</p>	Supportive comment	No change

<sup>8</sup> <https://www.sportengland.org/why-were-here/uniting-the-movement/what-well-do/connecting-health-and-wellbeing>

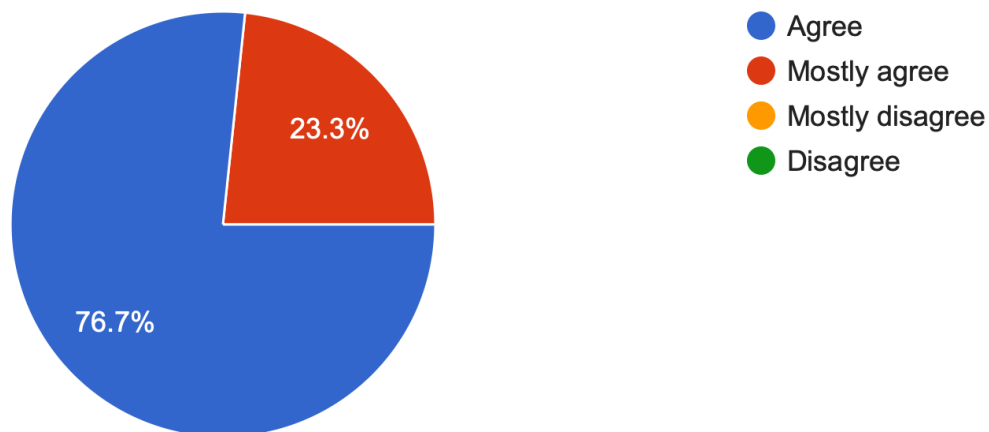
Suffolk County Council	ETN6	<i>Policy ETN6 Local Green Spaces</i> SCC notes that two highway verges have been designated as Local Green Spaces. SCC reiterates its concerns, regarding this, as Local Highway Authority, that future works to improve walking and cycling infrastructure could be impacted negatively by this designation.	Review policy	Action -Amended ETN8 wording to include verges. The verges are seen as a valuable asset and important to the conservation area's vista.
Individual 10	ETN6	Really important to retain for recreational and aesthetics of village	Supportive comment	No change
Individual 11	ETN6	Access to them please!!	Comment	No change, outside the remit of the Neighbourhood Plan
Individual 13	ETN6	Scope to increase this with a 'green space' to south of cemetery - more central to village than existing play area. Scope for a mixed purpose area similar to Fairfields in Harcheston	Comment	No change, outside the remit of the Neighbourhood Plan
Individual 18	ETN6	More green spaces are needed than those proposed to protect the future of the village of Easton. Also any house building plots above 1 house should designate suitable and sufficient additional green space for the village.	Comment	No change, outside the remit of the Neighbourhood Plan
Individual 22	ETN6	Please note the church is 'All Saints' not St Andrews	Typo	Action – correction of text
Individual 23	ETN6	P.53 - Local Green Spaces -5 . The Church in Easton is known as All Saints Church (see p.23 Easton Design Guide April 2019). Where is St Andrews Church?	Typo	Amend <b>TO ACTION</b> <b>AECOM -DESIGN</b> <b>CODE- team to</b> <b>amend</b>



Individual 26	ETN6	Item 6 - says St Andrews church - it is All Saints	Typo	Action – correction of text
Individual 27	ETN6	I feel there should be more Green Space than the 6 listed	Review policy	The plan recognises the shortage of 'green space' that is available for public access there are no other available green spaces – Policy ETN2 seeks to address this
Individual 31	ETN6	The Informal play area adjacent to the Hunt Kennel should not be included, otherwise I agreed with all the other areas. If areas like this are included within the Local Green Spaces it would have the effect that other land would not be offered by landowners in future for the fear of reclassification.	Review policy	Action –take out the informal playspace from ETN6
Individual 34	ETN6	Many thanks for the letter which you sent to Mum & Dad with reference to the Draft Neighbourhood Plan and the Local Green Spaces. The playing field is owned by my mother, Jill Kerr, and there is an agreement in place with the Parish Council for the rental of this space. I would not be happy to include this field in the final plan and would be grateful if you could remove it from the Easton Neighbourhood Plan.	Review policy	Action –take out the informal playspace from ETN6

## Policy ETN7: Non-designated Heritage Assets

30 responses

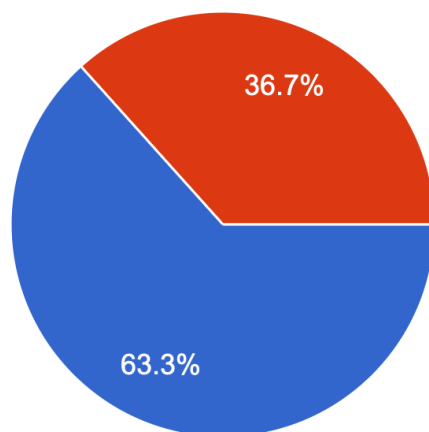


Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
East Suffolk Council	ETN7	The Council supports the identification of Non-designated Heritage Assets.	Supportive comment	No change
Individual 11	ETN7	Lack of footpaths and safe roads make residents reliant on cars to get into the village if you live on the parish boundary	Comment	No change
Individual 13	ETN7	An owner of a Non-designated Heritage Asset	Comment	No change

Individual 21	ETN7	No mention of houses on Hacheston road, which are as old or older than properties listed in ETN7!! It certainly gives the impression of not including will strengthen any future planning permission on the proposed site ETN3. There appears to be an attitude that it is absolutely acceptable the Wickham Market end of the village to be heavily developed with no consideration of all the elements put forward in this document which serves to protect the rest of the village.	Review policy	Not considered of merit when drafting the plan ETN7 lists NDHA for the purpose of retaining and preserving the character of the buildings, requiring oversight and agreement by the LPA, it is not a policy to influence decision making for developments.
Individual 22	ETN7	As long as developers stick to the rules!	Comment	No change
Individual 23	ETN7	p.62 NP pre-submission draft Feb 2023 - 'some small-scale incremental change having taken place....'. So, when does the scaling-up constitute sufficient alteration to require a 'different nomenclature? The detailed Conservation Area Appraisal in 2014 noted 'a number of characteristics which undermine the quality of the area' including new houses not respecting or reflecting the traditional character of the village. Which measures will prevent such repetition?	Further justification required	The NP has emphasis on design, the ENP Design Code addresses this also wording emphasises this within the plan.
Individual 29	ETN7	There must be a building date we could use to classify asset as heritage.	Further justification required	The LPA decides on the merits put forward by NDHA's that are submitted.

## Policy ETN8: Design considerations

30 responses



- Agree
- Mostly agree
- Mostly disagree
- Disagree

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
East Suffolk Council	ETN8	The Council supports the links back to the design guidance as well as the national design guide.	Supportive comment	No change
Suffolk County Council	ETN8 and Glossary	<i>Renewable Energy</i> SCC notes that in the Glossary there is a definition of renewable and low carbon energy, however, it is not included in the text of the Plan. SCC recommends that this text could be used to inform a policy encouraging the provision of renewable energy in the Parish. Otherwise, such a provision could be provided within Policy ETN8.	Review policy	Actioned - Additional wording to ETN8

Anglian Water	ETN8	<p>3.6. We support the inclusion of sustainable drainage systems to minimise surface water run-off from new developments. We welcome the reference in the supporting text that SuDS can also provide opportunities for rainwater/stormwater harvesting, multi-functional benefits for biodiversity and health and wellbeing.</p> <p>3.7. Whilst the Government's intention to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England in 2024, we support these measures in the neighbourhood plan to ensure an appropriate policy response in the interim.</p>	Supportive comment	No change
Suffolk County Council	Para 9.15 onwards, re flooding	<p>Flooding</p> <p>SCC, as the Lead Local Flood Authority, has the responsibility for managing flood risk arising from surface water, ground water and ordinary watercourses. The Environment Agency has the responsibility for managing flood risk from main rivers and the coast.</p> <p>SCC propose an addition to Policy ETN2 part viii, as below:  <u>"Sustainable Drainage Systems (SUDS) including, as appropriate, rainwater and stormwater harvesting and recycling; and other multifunctional, 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."</u></p> <p>As paragraph 7.14 includes the same wording, part vi of this paragraph should also be amended to reflect this addition.</p>	Review policy	<p>Action – added wording to ETN2 viii</p> <p>Action – wording added to 7.14</p>

		<p>SCC suggests an amendment to the final sentence of paragraph 7.10 to provide clarity, with the following proposed wording:          “The site is <u>not within</u> <del>out of any</del> Flood Zone 2 <del>and</del> <u>or</u> 3 and presents natural constraints including hedgerows and important trees.”</p> <p>SCC welcomes Policy ETN8 Design Considerations part e, relating to water run-off and SuDS.</p> <p>Concerning paragraphs 9.15-9.17 including Figure 56, SCC note that flooding from the River Deben is the responsibility of the Environment Agency. This includes all the flooding within its flood plains.</p> <p>SCC propose an amendment to paragraph 9.16, as below:          “Parts of the parish are also at risk from surface water flooding resulting from run-off after heavy rain. To manage this, <u>all new developments should fully incorporate multifunctional</u> Sustainable Drainage Systems (SuDS) <del>are required where new development will result in</del> <u>in order to minimise</u> water run-off from hard or impermeable surfaces. These could include: ...”</p> <p>Concerning paragraphs 9.17 and 10.15-10.17, SCC highlights that the latest update of the Suffolk Design Streets Guide<sup>9</sup> provides further information on SuDS design and should be incorporated in any new road drainage, both adopted and private.</p>		<p>Action – wording amended para 7.10</p> <p>Noted</p> <p>Action – amendment to text</p> <p>Action – added to text and ETN8</p>
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<sup>9</sup> <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas>

Suffolk County Council	ETN8	<p><i>Policy ETN8 Design Considerations</i></p> <p>Although reference is made to “adopted parking standards” in Policy ETN8, SCC proposes a minor amendment to improve clarity, with the following wording:</p> <p>“d. designs, in accordance with the Suffolk Guidance for Parking (2019) and any successor documents <del>standards</del>, 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;”</p> <p>SCC notes references in paragraphs 9.17 and 10.15 to highway flooding as a local issue, Suffolk Highways will need to be made aware of these specific issues via the “Report a Problem” section on the Highways Drainage webpage<sup>10</sup>. SCC seeks clarity regarding paragraph 10.15 which reads “addressing this is a high priority for keeping village roads safe and passable”. SCC suggests that this is clarified as a high priority “of the community”, as it could be inferred that drainage capacity and maintenance in Easton is a high priority of Suffolk Highways which is not known at this time.</p> <p>Regarding paragraph 10.19, for CIL spending on traffic matters, Suffolk County Council would work with the Parish Council to ensure that proposals are acceptable.</p>	Review policy	<p>Action – amend wording ETN8 d)</p> <p>Noted It is considered high priority by residents and motorists that are affected by the surface water flooding following a rain event</p> <p>Noted Details are within 10.10 and 10.11</p>
Individual 9	ETN8	The wording of policy ETN8 should be revised because it restricts the effective application of the Easton Design Guide unnecessarily. It does this by using the phrase in	Review policy	The terminology used is as guided by the LPA

<sup>10</sup> <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/highway-drainage>

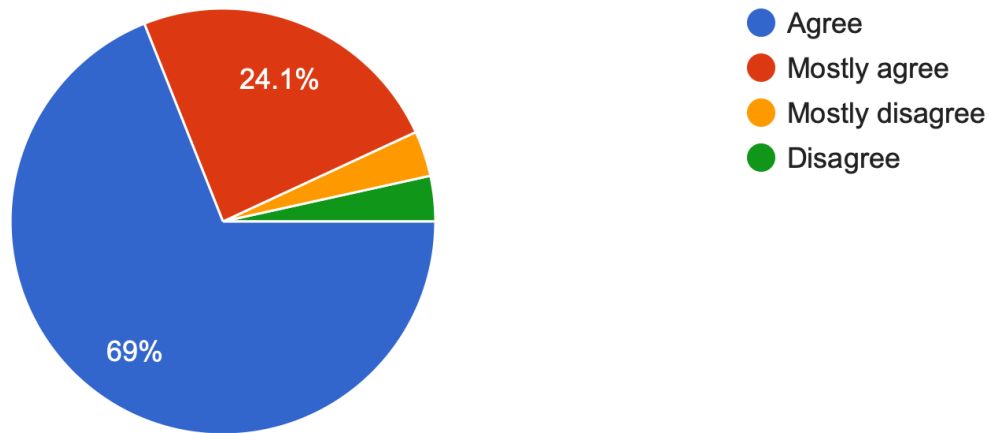
		ETN8 (i): the design and materials should "have regard to" the Easton Design Guide (you can have regard to something then dismiss it), and also by only requiring that planning applications should demonstrate how they satisfy the requirements of (as well as the National Guide), the Easton Development Design Principles" in Appendix 2 of the Neighbourhood Plan (which are merely a summary of the Easton Design Guide).		
Individual 11	ETN8	Speed restrictions at Glevering House/Home Farm required for safety along with a footpath to the village so that residents have safe access to facilities. There are no footpaths so cars much be used and access onto the main road is dangerous out to speed limit	Comment, beyond the scope of the Neighbourhood Plan	This development application was determined and given approval by ESC – it had no conditions attached to provide for safe access to the village or for adjustment to the open speed limit.
Individual 18	ETN8	Very little mentioned in relation to "passive" or sustainability in the summary box. A lot has changed since Skylark Rise was approved - and this policy should consider the likely future demand for these important design aspects from its residents. Why approve a scheme which does not future proof the village?	Review policy	Noted Amendments have been made to ETN2 and ETN8
Individual 21	ETN8	Sadly, we have witnessed the design of new developments take in no consideration of the local house designs and character.	Comment	No change
Individual 22	ETN8	As long as developers stick to the rules!	Comment	No change
Individual 23	ETN8	Its difficult to understand how the changes to site 516 would not constitute a 'loss of an open green area'. The	Comment	No change



		proposal for a new development would inevitably alter the space (see b.p.71 of NP pre-submission draft, Feb 2023)		
Individual 27	ETN8	Great work, thank you !	Supportive comment	No change
Individual 29	ETN8	It is not clear what items 'd' and 'h' mean. No mention of garages. How many parking spaces per dwelling.	Review policy	Noted The Suffolk Guidance for Parking (2019) gives further detail

### Policy ETN9: Village Services and Facilities

29 responses



Respondent	Reference (paragraph)	Response	Suggested Steering	Action
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	or policy number)		<b>Group response</b>	
East Suffolk Council	Infrastructure and services	We support the inclusion of infrastructure considerations within the Plan.	Supportive comment	No change
East Suffolk Council	ETN9	We support the identification of important village services and facilities and the cross reference to Local Plan policy SCLP8.1. For clarity we would suggest that in final paragraph of the policy the word 'following' is replaced with 'above'.	Review policy	Action – amendment to text
East Suffolk Council	Infrastructure Capacity	Within this section, it should be made clear that infrastructure capacity is not static, especially with services such as schools. Where relevant, it will therefore be necessary for capacity to be reviewed as part of any relevant planning application.	Review policy	Action – additional text
East Suffolk Council	Infrastructure delivery	The delivery of some of the infrastructure needs identified in this section will be the responsibility of third parties, such as the County Council and water companies. Without their support it is unlikely that the Parish Council would be able to deliver these. Therefore, while we support the ambition, it should be made clear in the plan that third parties will need to be involved in the delivery of much of the identified infrastructure needs.	Amend supporting text to make clear	Action – additional text 10.20
Anglian Water	Paragraphs 10.14 and 10.17	3.8. We note the references regarding the water quality of the River Deben and the capacity of the Easton (Suffolk) water recycling centre (WRC). We particularly welcome early engagement regarding new developments seeking connection to our sewer network (see response to Policy ETN2). 3.9. Easton (Suffolk) Water Recycling Centre WRC is a small facility with a descriptive permit which applies when the WRC is serving a population less than 250 and there is no trade effluent accepted at the works. There is no requirement for flow measurement at a site of this size. Compliance with the permit is based on regular	Comment	No change

		<p>inspection by the Environment Agency, and this will also assess any environmental impact that the works is having.</p> <p>3.10. Our records for 2021 show a population equivalent (PE) of 202. We published our draft Drainage and Wastewater Management Plan (DWMP) last year and will publish the final DWMP at the end of May. The draft DWMP identified no strategies for Easton (Suffolk) WRC with a population forecast to increase to 240 by 2050.</p> <p>3.11. As the WRC is a small facility serving the village of Easton, it was not designed to accept the level of growth that has more recently been permitted in the village. Future development that would exceed capacity of the WRC is likely to incur significant investment for infrastructure if it is likely that WRC improvements are needed to be delivered through the business planning process. Further assessment will need to be undertaken by Anglian Water to confirm exactly what the infrastructure impact would be, and whether this impact should be considered as part of a viability assessment of development in this settlement. Therefore, the neighbourhood plan should recognise there could be an issue in terms of getting the necessary investment in place in a timeframe that's viable for the development.</p> <p>3.12. As part of our Get River Positive commitment, we've pledged to be as transparent as possible with the data we collect about our water recycling network and the improvements that we are making, especially around storm overflows. We have provided an online map that shows our latest investment schemes to improve the environment, including 2021 storm overflow data and the river network – this will be updated with new information as it becomes available. Investment schemes to improve the local environment and river health include planned</p>		
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		phosphorus schemes at Wickham Market and Charsfield WRCs. Information can be found on our website: <a href="https://www.anglianwater.co.uk/services/sewers-and-drains/storm-overflows/improving-rivers-and-coastlines">https://www.anglianwater.co.uk/services/sewers-and-drains/storm-overflows/improving-rivers-and-coastlines</a>		
Suffolk County Council	Education	<p>Education</p> <p>SCC, as the Education Authority, has the responsibility for ensuring there is sufficient provision of school places for children to be educated in the area local to them. This is achieved by accounting for existing demand and new developments. SCC, therefore, produces and annually updates a five-year forecast on school capacity. The forecast aims to reserve 5% capacity for additional demand thus the forecasting below may refer to 95% capacity.</p> <p>SCC has previously accounted for a requirement for 20 dwellings in the area as per the East Suffolk (Suffolk Coastal) Local Plan.</p> <p><i>Early Years Care</i></p> <p>As there are no additional housing sites above what was allocated in the Local Plan, there is likely to be a minimal impact on Early Years Care providers, and their capacity to take on additional children.</p> <p><i>Primary Education</i></p> <p>Easton Primary School is not currently forecast to exceed 95% capacity during the forecast period. The number of pupils arising from applications pending decision and Local Plan site allocations is also not expected to cause the school to exceed 95% capacity based on current forecasts. On this basis, there would be sufficient capacity to accommodate the pupils arising from the proposed development in the Neighbourhood Plan and there is no</p>	Add details to supporting text	Action – additional wording 10.13

		<p>requirement to expand the school based on current forecasts. If expansion were ever required in the future, then feasibility work would be required to establish what could be achieved on the school site.</p> <p><i>Secondary Education</i>  Thomas Mills High School is not currently forecast to exceed 95% capacity during the forecast period. However, the number of pupils arising from housing completions beyond the forecast period, applications pending decision, and Local Plan site allocations are expected to cause the school to exceed 95% capacity based on current forecasts. The proposed strategy for mitigating this growth is via future expansion of existing provision.</p>		
Suffolk County Council	ETN9	<p>Policy ETN9 Village Services and Facilities is also supported by SCC, as a way to protect and enhance valuable community assets.</p> <p>SCC welcomes the potential for improvements to play areas as set out in Policy ETN9 and paragraph 10.6. Recent evidence highlights the importance of engaging park designs with young people, which can encourage them to participate in outdoor activities. SCC would suggest, where possible, engaging with young people and teenagers, in particular girls, to establish what their preferences for social and play spaces would be.</p> <p>SCC would suggest the inclusion of the need to make community spaces and facilities accessible to residents with limited mobility (inclusion of benches, including Chatty Benches<sup>11</sup> and well-maintained paths etc), into</p>	Review policy	Action – additional wording to ETN9

<sup>11</sup> <https://healthwatchesuffolk.co.uk/news/happytochatbenches/>

		Policy ETN9. This could help to make an elderly population feel more included as part of the community and reduce the isolation of vulnerable groups.		
Suffolk County Council	Public Rights of Way	<p>Public Rights of Way SCC welcome the references to Public Rights of Way (PROW) in the plan, in particular in Policy ETN2 with aspirations for development to link to the wider PROW network.</p> <p>Whilst supportive of Figure 62, the image is slightly ambiguous, as it is not clear which blue line refers to the parish boundary and which refers to the cycle network. It is recommended that one of these lines is changed to a different colour, such as black for the parish boundary, as shown on the Policies Maps.</p> <p>There could be a reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030)<sup>12</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.</p> <p>The following wording is proposed to be added to Policy ETN8, to ensure protection of PROW: "Proposals will be supported where: k. Development does not adversely affect the character or result in the loss of existing or proposed rights of way,</p>	Amend map  Review policy	<p><b>TO ACTION</b></p> <p>Action – additional text to para 10.12</p> <p>Action – additional wording to ETN8</p>

<sup>12</sup> <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/green-access-strategy>

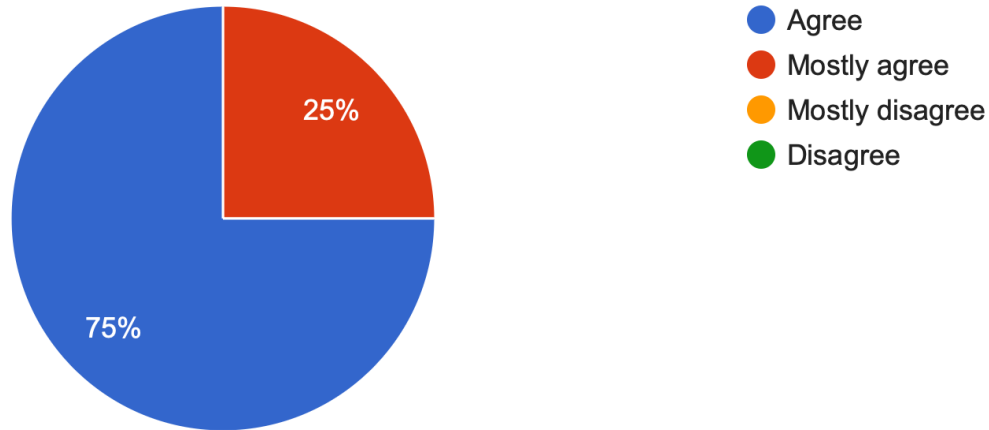
		and will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use."		
Individual 11	ETN9	There are now 16 households within the parish boundary at Home Farm/Gleivering House that have no pedestrian access to the village and its facilities. Your vision statement and environmental policies (safe roads/safety of highway networks) does not take this into account. Cars drive at 60mph through that area and we have to drive into the village for safety.	Review	Planning determinations are made by the Local Authority ESC. The ENP is not part of this decision process the approvals that were made did not include connectivity infrastructure.
Individual 13	ETN9	Need better pedestrian access around village to connect desperate parts - no need for formal pavements - the grass path bordering Kettleburgh Road is brilliant. Need more done to reduce traffic speed and volume	Review	The plan cannot support public access to non-permissible routes on

				private land but it supports improving public rights of way
Individual 18	ETN9	<p>NO MENTION OF SEWAGE capacity in the Summary Box. This is an error in my humble opinion and needs to be included as a priority.</p> <p>Only buildings mentioned here despite the headline being "Services and Facilities".</p> <p>I would like to see this re-drafted to include all that is relevant.</p>	Review	Required for planning permission
Individual 21	ETN9	The infrastructure is not just as listed- no mention of sewage system, drainage	Review	
Individual 22	ETN9	There should be no loss of these facilities	Supportive comment	No change
Individual 23	ETN9	An equipped play area in the new open space allocated in the plan for site 516 seems to have potential benefits. Those arriving by car to enjoy the facility could park off-road. What would become of the current 'informal play area'?	Review	The current informal play area relies on a peppercorn lease arrangement at the discretion of the landowner
Individual 27	ETN9	Play area and more green spaces please. Also footpaths between Pound Corner and Harriers Walk	Review	Noted



# EASTON DESIGN GUIDANCE AND CODE

28 responses



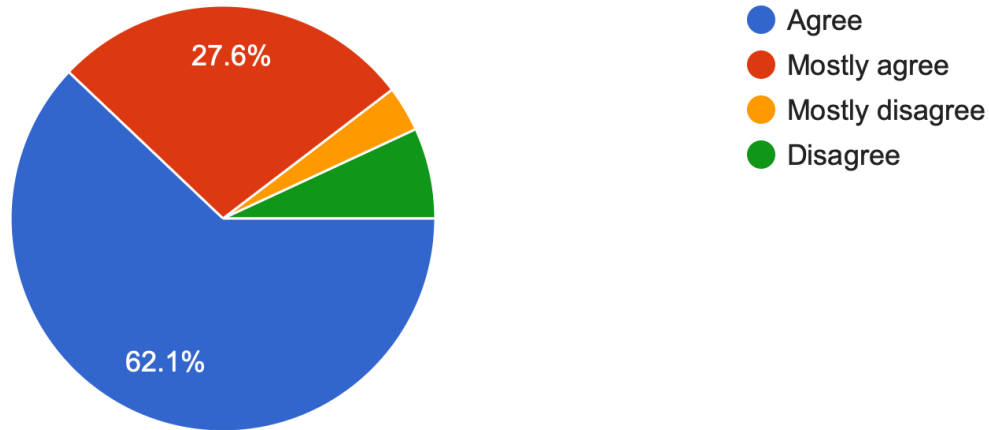
Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
East Suffolk Council	Design Guide	Sections 3.3.2 Issues to be addressed and 3.3.3 Opportunity areas do not put enough focus on trying to address several key issues identified within the plan, the first being flooding, the second being traffic/speed calming. Some attention is placed on insufficient provision of public open space, but this is not necessarily given enough focus.	Review Design Guide	<b>TO ACTION</b> Advice needed – request will then need to be given to AECOM to amend.

		<p>Provides some high-level references to height, materials and characteristic which is fine. The Council would recommend the Design Guide reference back to a character appraisal as its useful in providing substance to these design principles.</p> <p>The guide will help promote innovation in architecture rather than pastiche which is positive.</p>		
Anglian Water	Design Guide	<p>3.13. Anglian Water recognises the importance of developing design guidelines for neighbourhood plans to help support new development that reflects the local character and includes measures that are important to the local community.</p> <p>3.14. We welcome inclusion of 3.1.13 Use of energy efficient technologies. This paragraph also reflects measures such as green roofs and rainwater harvesting which are aligned with sustainable construction, SuDS and water efficiency measures. We consider that the sub-heading could also reflect the efficient use of resources more generally rather than just energy.</p>	Review Design Guide sub-headings	<p><b>TO ACTION</b> AECOM to action</p>
Suffolk County Council	Design Guide	<p>Some sections of the Easton Design Guide require updates to reflect significant recent changes. Specific instances are outlined below.</p> <p>The Location subsection, 2.1, to the Context chapter states that Easton is located “within the Suffolk Coastal District Council plan area”, as East Suffolk Council was formed on 1 April 2019 this should be amended to reflect this. SCC defer to East Suffolk Council's preference to address this, however, please see a suggestion below for the proposed amendment: “within the Suffolk Coastal Local Plan <del>District Council</del> plan Area of East Suffolk”</p>	Review Design Guide	<p><b>TO ACTION</b> AECOM action</p>

		Furthermore, the Planning Policy Context chapter (2.2) of the Easton Design Guide, on pages 9 and 10, requires updating. The NPPF version referred to states “2018”, this Policy document received a revision in 2021; and for the Neighbourhood Plan Steering Group's information, the Government has recently concluded a consultation on further amendments to the NPPF. There are substantive references to the Suffolk Coastal Local Plan documents 2013 with wording noting that these will remain until the new Local Plan is issued “at the end of 2019”. This information is now outdated, the new East Suffolk (Suffolk Coastal) Local Plan was adopted in September 2020. SCC, therefore, asks that this section is updated to reflect these, and any other, substantive changes.		
Individual 9	Design Guide	See comments above under Policy ETN8.	See other comments	No change
Individual 10	Design Guide	Really important to maintain character of this beautiful village	Supportive comment	No change
Individual 23	Design Guide	p.22 'the network of public rights of way and connectivity should be improved through new development proposals'. It would be a real 'traffic calming measure' if safer pavements/footway links were to be installed in Easton.	Review	
Individual 26	Design Guide	I think that if the character of the properties fit in with village and enough green space is available it should be O.K.	Comment	No change
Individual 27	Design Guide	I do not disagree with any part of the plan but would like the footpaths updated and increased.	Comment	No change

# EASTON SITE MASTERPLANNING

29 responses



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
East Suffolk Council	Masterplan	Using the term masterplan may be slightly misleading, as it is focusing in on one site and not a settlement as a whole. Site Specific Options could be better related as a title. The masterplan document does not provide a clear method of considering when 'pocket parks' are appropriate. Also, Section 106 funding can only be used to secure elements like this to be delivered on site.	Review Masterplan	<b>TO ACTION</b> AECOM action

		<p>The consideration of site Land south-west of Wickham Market Road does not take into account its full impact on the wider landscape setting and effective methods for integrating any development into the location.</p> <p>The options demonstrate the opportunities to maximise the site with regards to density and its relation to the wider context. The preferred option creates some unusual arrangements of housing layout, in particular fronts onto backs. This creates low quality environments for residents and is a clear indicator of overdevelopment/poor layout. There could be opportunities for the dwellings to be served by vehicles from the rear, the two beds could then address the open space more positively and remove the tarmac barrier, then the plots to the rear could be reoriented to address the key views west.</p> <p>Option 1 is positive in containing the development within the existing built extents to the north and west but has a very poor arrangement of open space which isn't overlooked or addressed by built form. The cul de sac arrangement doesn't mirror any other arrangement in Easton due to the formality of the layout so again contrasts with the policy and design guide.</p> <p>Option 3 again turns its back on key views (two 3 bed homes with rear gardens addressing the main access). It promotes an inward-looking development and doesn't address the wider settlement. Fronts onto</p>		
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		<p>backs and use of landscape buffers to create a barrier to the wider community isn't favoured.</p> <p>Option 3 on page 30 also shows 16 dwellings with an open space in the north corner that would be good for a play area. The use of space, location of play area/ open space in the north corner, footpath along the whole of The Street and use of trees and hedges as screening is superior to that seen in policy ETN2.</p> <p>The Council takes the view that the documents approach to layout and dwelling orientation contradict both the national and NP design guide. The Council would advise that a more parameter plan approach is adopted to indicate the key principles the site should be addressing rather than indicating detailed layout options.</p>		<p>The steering group have understood to the landowner/agent, has accepted that lay-outs were suggestions/indicative. The area is as submitted at the time ESC called for sites (SHELAA)</p>
Suffolk County Council	Masterplan	<p>As this document refers mostly to the flood risk from river flooding, this is a matter for the Environment Agency.</p> <p>As Sites 739 and 516 have significant open spaces identified, SCC suggests this open space could be a positive opportunity to introduce SuDS features such as basins which are very large but also very shallow (depending on the topography and ground conditions) to maximise the amenity value. Furthermore, the site options diagrams should incorporate 12-15% of the area for SuDS – please note that public open space and SuDS can inhabit the same space provided that they are properly designed</p>	Review Masterplan	<p><b>TO ACTION</b> AECOM</p>

Suffolk County Council	Masterplan	<p><i>Easton Site Masterplanning Supporting Document</i></p> <p>SCC Highways were consulted on Sites 516 and 739 in June 2022. Concerns were raised with Site 739 in relation to inadequate visibility splays and remoteness from the footway network. Subsequently, the Highways Authority does not consider Site 739 (site on Sanctuary Road) deliverable, <b>as the masterplan document rightly notes</b> on page 32.</p> <p>SCC Highways stated that Site 516 “could potentially be acceptable to the Highway Authority”. It was stated that it is unclear what level of visibility would be achievable – particularly given the 60mph speed limit to the south. An assessment of visibility should be undertaken to support the proposal – and any deviation to visibility would need to be supported through measured speeds (85th percentile).</p> <p>SCC Highways suggested that a footway link could be deliverable to the school. Masterplan Option 2 appears to show a potential footway link and crossing point to the primary school. This principle is supported; however, detailed proposals will require a review of highway boundary information; furthermore, the crossing will be subject to achievable visibility and a review of locally measured speeds. SCC advises that the Easton Site Masterplanning Supporting Document should make apparent that this is necessary for developers to complete before SCC Highways can consider approval.</p> <p>Consideration will need to be given to how vulnerable users will be accommodated within the site boundary, particularly in terms of crossing if the proposed access</p>	Review Masterplan	<p><b>TO ACTION</b> <b>AECOM action</b></p>
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	<p>is to be shared with commercial use (Suffolk Welding) as proposed through some of the options.</p> <p>Considerations have been given to the suitability of a secondary access point for Option 3. SCC would review finalised proposals in line with Design Manual for Roads and Bridges and/or Manual for Streets; however, it may be more suitable to utilise one access point as proposed through other options. This will depend on the level of visibility and junction spacing achievable. Upon first review, a secondary access would not be required – provided safe and suitable provisions are made for vulnerable users – given the scale of the residential development.</p> <p>The general form of the access will need to consider the proposed use; however, it should be designed to reduce the crossing distance for pedestrians so far as possible. Vehicle tracking will assist with design proposals, as suggested within the masterplan.</p> <p>The Suffolk Design Streets Guide (2022) should be referred to in section 3.5.4 of the Easton Site Masterplanning Supporting Document, therefore, SCC proposes the following amendment:  “a) If the access is just for residential traffic (i.e., no welding site access) - according to the <del>(now rather historic)</del> Suffolk Design Streets Guide (2022) 15 and the <del>more appropriately nowadays</del> Manual for Streets, 4.1m 5.5m is suitable for a residential road...”</p> <p>This amendment will meet the requirements for access carriageways as outlined within Appendix H of the Suffolk Design Streets Guide (2022) – which outlines</p>		
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		minimum carriageway widths. As a point of information, widths are no longer based on the quantum of units, but on vehicle trips (peak hour) therefore SCC has proposed above that a minimum width of 5.5m should be adopted, in line with Secondary Carriageways.		
Suffolk County Council	Masterplan	<p>SCC suggests caution with Neighbourhood Plans proposing detailed masterplans for site allocations, this has caused multiple Suffolk Neighbourhood Plans to encounter challenges once they reach Examination. As a means to prevent issues, SCC stresses the importance that these masterplan options are stated as "indicative and/or illustrative" within a Policy in the Plan (potentially Policy ETN2).</p> <p>Paragraph 1.1 of the supporting document refers to the Ministry of Housing, Communities and Local Government (MHCLG), which is now a defunct Government Ministry, and was succeeded by the Department for Levelling Up, Housing and Communities (DLUHC) in September 2021. For further clarity, the mentioned programme is still managed by this Department. The supporting document should be amended to reflect this. This also occurs in the Design Guide in section 2.2.1.</p>	Review Masterplan	TO ACTION AECOM action
Individual 9	Masterplan	See comments above under Policy ETN2.	See other comments	No change
Individual 10	Masterplan	Would like more consideration to safe pedestrian accessibility of whole village	Review	
Individual 11	Masterplan	Plot 739 should not be an option. Safe pedestrian access required from houses at Home Farm/Glevering House. There are NO footpaths and the road speed is too high. We cannot walk anywhere.	Review	

Individual 18	Masterplan	It is not clear what this question relates to.	Comment	No change
Individual 22	Masterplan	Safety would be enhanced by more and better footpaths beside the roads. Sites 739 and 516 both privately owned.	Review	
Individual 23	Masterplan	Site 516, option 2 seems to provide several potential benefits. The connectivity and street crossing provision will require insight and skill in the production.	Comment	No change
Individual 26	Masterplan	Concerns on how near the proposed new builds are to the flood plain	Review	SUDs drainage plan required as detailed
Individual 27	Masterplan	I do not disagree with any part of the plan but would like the footpaths updated and increased.	Review	
Individual 32	Masterplan	We would not support any development of proposed site 739, due to access and conservation	Review	