

Final July 2018

Eye Neighbourhood Plan

Background Evidence

Summary

Relatively wealthy and well qualified.

High proportion of retired people.

Aging population with a lot of people living alone.

Stable population predominately white British.

Hidden deprivation – income, health and access to services.

Most people own their own home but there is a significant private and social rented sector.

There were 35 housing needs registered with the District Council in October 2017.

About 90 more affordable dwellings could become available over the next few years. It is not clear whether this will meet demand and a housing needs survey is being undertaken to assess this issue.

Major development has been permitted – industrial and employment uses on the Airfield Business Parks and residential development south of the Airfield and north of the Town.

The Town Council is very concerned that this development is taking place in a piecemeal pattern and the District Council has not established a vision for the Town which should include a plan for infrastructure improvements.

There are opportunities for housing development within the Town at Paddock House and at the Chicken Factory.

Traffic and parking problems is a major concern of local residents and the exacerbation of these problems is the main concern about new development.

People like living in Eye, there is a strong sense of community and a lot of community groups providing activities and support for young and older people.

A lot more could be done if there was more co-ordination and information and better co-operation between the community and public services to support more vulnerable people.

The physical structure of the Town can be divided into the old town – the historic core including the Castle, Church, former Guild Hall, the Town Hall and the retail and services centre – newer ribbon development leading out of the town to the north, a social housing area, a newer housing estate and medical and schooling areas.

The Historic Town is well preserved and has three Scheduled Ancient Monuments and many Listed Buildings.

Contents

Section	Page No
Summary	1
National and Suffolk Context	3-4
Demography	5
Economic and Employment Characteristics	5-6
Health, social characteristics and deprivation	6
The Housing Stock	6-7
Housing Need	7
Planning Policy and Housing Supply	7 -
<i>Airfield Business Park</i>	7-9
<i>Power Generation</i>	10
<i>Major Chicken Processing Plant Proposal</i>	10
<i>South of Eye Airfield – Outline permission for 280 homes</i>	10-11
<i>Paddock House</i>	12
<i>Victoria Mill Allotments</i>	12
<i>Babergh and Mid Suffolk Local Plan – Consultation Document 2017</i>	12
Opinions about New Housing	12-13
Opinions about Future Business Development	13-14
Community Cohesion and Support	14-17
Public Services	17 - 19
The Built Environment and Heritage	19 - 24
The Natural Environment	25-27
Traffic	27-29
Community Facilities and Services	29-30
Infrastructure Requirements	31-30
List of Appendices	32
<i>Appendix 1 – Eye Airfield Development Framework - Zones</i>	33- 35
<i>Appendix 2 - Summary of proposals for Eye in the Babergh and Mid Suffolk Joint Local Plan Consultation Document August 2017.</i>	36-39
<i>Appendix 3 - Eye Town Council Response to the Babergh and Mid Suffolk Joint Local Plan Consultation Document August 2017</i>	40-46
<i>Appendix 4 - Eye consultation on the proposed development of 280 houses south of Eye Airfield 2015.</i>	47-51
<i>Appendix 5 - Eye Social Prescribing Form</i>	52
<i>Appendix 6 - What would improve Eye and what is already good about Eye – Responses to the 2009 Parish Plan Questionnaire</i>	53-55

National and Suffolk Context

1. Suffolk Community Foundation commissioned a 2016 update to its 2011 Hidden Needs report from the University of Suffolk. This provides a useful National/Suffolk wide context for looking at Eye in more detail and the following extracts from the summary are most relevant to Eye:
2. *'As the first Hidden Needs reported, county and district level statistics can obscure levels of deprivation in rural areas.* While disadvantage is concentrated in and around towns in Suffolk, 28 per cent of income deprived people live in rural areas. Most rural neighbourhoods include people in poverty – this includes neighbourhoods ranked among the most advantaged in England. With the additional costs associated with living in rural areas, and in the context of austerity, individuals in these households face particular risks.
3. *Growth of Suffolk's population is slowing down compared to the rest of the East of England and the UK.* The population is also growing progressively older: the proportion of younger people is declining and the proportion of pensioners increasing. This has long term implications: older people have greater demand of public services, and the relative proportion of people in employment to those in retirement will impact on Suffolk's overall economy.
4. *International immigration into Suffolk has fallen and remains low.* Migration into Suffolk by people from elsewhere in the UK is much more common. Only about 1 in 12 working-age migrants to the county are from overseas.
5. *In 2016, the government introduced a new Social Mobility Index designed to estimate how a disadvantaged background affects a person's life chances at school and thereafter in the workplace.* The index suggests that there is marked inequality of opportunity for children and young people across Suffolk. Ipswich, Waveney, Babergh and Forest Heath are placed in the least socially mobile 20 per cent of districts in England. Mid Suffolk is placed among the most socially mobile 20 per cent.
6. *Suffolk is home to almost 20,000 children living in income deprivation* and children and young people's life chances are significantly different depending on where they live.
7. *All districts include children living in income deprived households.* Half of all the county's income deprived children live in Ipswich and Waveney, especially Lowestoft and Kessingland. In 2015, 11 per cent of Suffolk neighbourhoods were ranked among the 20 per cent most deprived in England on this measure, up from 9 per cent in 2010.
8. *One of the sharpest increases in deprivation relates to educational outcomes.* This includes GCSE results, and Suffolk falls behind the Eastern region and England in the proportion of children achieving five A*-C grades. Children from poor households fare worst. Only 33 per cent of children eligible for free school meals attained five good grades compared with 70 per cent of pupils overall.
9. *A long standing challenge facing Suffolk is the relatively low educational status of its adult population.* However, figures for 2016 show that 36 per cent of young people in Suffolk progress to higher education - comparable to rates in the region and England.

10. *The first Hidden Needs report found that 7 per cent of young people in the county do not progress to any formal education, training or work. This group faces extreme risk of disadvantage as they enter adulthood. Five years on, this has changed little (to 6 per cent) and Suffolk is lagging behind the region and England, where the reduction in young people in this situation has been faster.*
11. *Compared regionally and nationally, fewer people in Suffolk work in managerial and professional jobs and more are employed in less skilled and elementary occupations. Average wages in Suffolk are lower than average wages in England. The combination of low pay and limited opportunity for career progression fuels sustained in-work poverty and can represent an obstacle for social mobility.*
12. *Compared with the rest of England, Suffolk fares well on measures of health deprivation: over half of neighbourhoods were ranked in the least deprived 40 per cent. But this is also a measure where there has been marked decline: over half of neighbourhoods in Suffolk were ranked as being more deprived in 2015 than in 2010. From a low recorded disability rate a decade ago, compared regionally and nationally, the county now has a greater proportion of working age adults with a disability. This raises the prospect of increasing medical and support needs at a time when health and social care services are already hard pressed.*
13. *Older people in Suffolk enjoy relatively good health. A greater proportion of older people say that they are in good health compared with those in the region and England, and fewer defined themselves as being in bad health.*
14. *Suffolk depends on older carers. The county has over 26,000 older people providing 20 hours or more unpaid care a week, and about 17,000 provide at least 50 hours of care.*
15. *In terms of income deprivation affecting older people, over 40 per cent of Suffolk's most deprived neighbourhoods have seen some improvement. Income deprivation for older people is concentrated in or near urban hubs. However, older people are over represented among the rural poor. That is, while 30 per cent of all income deprived in Suffolk are older people, in rural areas this increases to 39 per cent.'*

(Source - Suffolk Hidden Needs Suffolk Community Foundation/University of Suffolk 2016)

Eye

Demography

16. In 2001 there were 1716 people living in Eye Parish (2001 census). By 2011 this had increased to 2155 people living in 970 households (2011 census).
17. In 2001 (Census) 30% of the population were over 60 years of age; 24% were 45-60 and 27% were over 24-45. By 2011 (Census) these proportions were 34%, 29% and 19% respectively; indicating that the population structure had aged over this 10 year period. This structure is also older than the structure for Suffolk and England as a whole.
18. People tend to stay living in Eye – the 2009 Parish Plan found that 50% of people returning their questionnaires had lived in Eye for more than 11 years while 25% had lived there for more than 25 years. So 75% of the population had lived in Eye for at least 11 years before 2009. The 2013 Community Profile reported that 15 – 24 year olds moved out more but back less than other age groups which may indicate a lack of affordable housing as well as moving away for further education and other reasons.
19. In October 2016 (Mid Suffolk District Council) there were 360 households in receipt of single person council tax discount – indicating that people in about one third of households live alone.
20. The 2011 Census also shows that:
 - The population is mainly White British with very little ethnic diversity- 96% described themselves as White British and 95% were born in the UK.
 - 84% of households have access to a car.
 - 26% of households had dependent children.

Economic and employment characteristics of the population

21. The 2009 Parish Plan found that, of 1140 people who answered the question on employment, 29% were employed full time, 14 % part time, and a further 12% were self-employed. 4% said that they worked from home. Over one third (37%) were retired.
22. It also found that 28% are employed in local government or the public sector. A further 15% are employed in the retail/services sector with only 4% employed in agriculture and a similar percentage in food processing.
23. The 2011 Census showed that:
 - 65% of adults were economically active and 35% inactive (22% retired).
 - 2% were long term unemployed.
 - Average income in Eye was higher than Suffolk and England
 - Fewer people worked reflecting the older age profile of the population
 - More than average worked part time, for themselves, from home and have professional qualifications indicating a higher level of professional occupations
 - There are also more people with no qualifications than average suggesting a social divide.
 - Education attainment was higher than England and Suffolk.
24. The Airfield Planning Position Statement (MSDC – November 2013) also noted from the 2011 census that the percentage of residents employed in

higher managerial, professional and associated professional/technical occupation categories in Mid Suffolk (41%) exceeds the County average (37.5%). This is the case for Eye parish and it is also for the majority of villages within 5 miles of Eye some of which exceed the Mid Suffolk average by more than 5%. The educational and professional/technical qualifications of local residents also exceed district averages.

25. Hidden Needs (2016) reported for Means Tested Benefits at 2014 there were 175 claimants out of 1004 households (17%) making Eye in the 5th decile nationally. It also shows young people's participation in Higher Education was at 32.8% compared to an average for rural Suffolk of 40%.

Health, Social Characteristics and Deprivation

26. The 2011 Census found that nearly 20% of people had a health condition that limited them as least a little and 8% a health condition that limited them a lot.
27. In 2013 (Community Profile – Community Access Suffolk) showed that adult participation in sport was found to be lower than average and there were more people with limiting long term illness in all age groups with a trend of increase in disability and social care needs over time but at similar rates to England and Suffolk averages.
28. The Index of Multiple Deprivation (2015) found that Eye ward was 19692th of 32844 wards (where 1 is the most deprived). It was therefore overall less deprived than average. However change since the 2010 IMD saw Eye move from the 7th to the 6th decile indicating it had become relatively more deprived. It was also more deprived in relation to geographic barriers to services (18689th of 32844 wards (where 1 is worse)) reflecting the relatively rural nature of Eye's setting in rural mid Suffolk (Hidden Needs 2016 and 2011).
29. The 2013 Community Profile (Community Action Suffolk) found that benefits take up is lower but housing benefits claimants higher (than the England and/or Suffolk average?). The Hidden Needs (2016) showed that, in 2012, 261 people (add %) were income deprived, of which 47 were children and 106 were elderly. In 2016 Locality Matters found that 202 people claimed housing benefits totalling £876,000.
30. In 2016 Locality Matters found that 13 Eye families were being supported by Suffolk's 'Troubled Families' service.

The Housing stock

31. The 2009 Parish Plan found that 77% of Eye people live in owner-occupied properties and 23% live in rented accommodation, of which 11% is council rented, 8% privately rented, and 3% housing association stock. 1% live in shared ownership or tied accommodation.
32. The 2011 Census found that:
- Over 67% of people owned their own homes, 19% were social renters and 10% rented privately.
 - Average household size is 2.2 people per household – 32% are one person households and 18% of households are one person households over 65.
33. In 2013 (community profile – check date of data used here) housing was found to be more affordable than the average for England with average house prices below those for England.

34. In 2016 Locality Matters found that £574,000 of rent was collected by the District Council from 136 properties of which £379k is surplus (and fed into the Council's general spending)..

Housing Need

35. The *MSDC Housing Needs Study 2007* found that, out of the 10 sub-areas in Mid Suffolk, Eye had:

- the highest level of unemployment
- the second lowest mean household income
- the highest proportion of households with support needs
- the highest proportion of households unable to afford private sector housing.

36. Ordinary social housing rents are designed to be affordable for people on low incomes, but rents on the majority of new housing provided by Housing Associations' is at so called "affordable rents" which can be set at up to 80% of open market rents. These are often not affordable for people on low incomes. For example for a three bedroom property mean affordable rents locally are £536 a month compared to £401 for social rents. (*The Ipswich and Waveney Housing Market Areas SHMA Volume 2, May 2017, Tables 3.2 and 3.3*). New rented housing in Eye will need to be at social rents if it is to be affordable to low income families and single people.

37. The 280 dwelling development permitted South of the Airfield has a requirement for 20% affordable housing – 56 dwellings. In addition there could be 17 affordable dwellings at Paddock House and 20 – 30 dwellings at Victoria Mill if the Town Council decide to pursue this form of development on the site (see below).

38. In October 2017 there were 35 housing needs on the District Council's Register – 13 for one bedroom, 10 for 2 bedroom and 12 for 3 bedroom homes.

39. It is not clear whether this level of supply would meet the need for affordable/low cost housing in Eye. The Town Council has commissioned two pieces of work – a Housing Needs Survey and a Housing Needs Assessment - to assess the levels of housing needs regarding tenure, size and cost.

Planning Policy and Housing Supply

Airfield Business Park

40. An Eye Airfield Development Framework was prepared by consultants for Mid Suffolk District Council in 2013. The District Council issued a Planning Position Statement in November of that year.

41. The Framework (2013) states:

'Uses appropriate to the site:

The proposed scale and framework for development at Eye Airfield provides excellent opportunities for reuse and regeneration of previously used land and industrial buildings located at the heart of Suffolk. The site has strong agricultural and industrial uses, combined with good access routes such as the A140 from Norwich, and close proximity to local amenities. The site would benefit from a mix of uses. Appropriate here are: IT centres, data centres, R&D, green products, high value engineering manufacture, financial, insurance and also other business park uses for smaller companies. This Development Framework seeks proposals to reinforce the site's identity, whilst increasing the amenity linkages with the adjacent sites.

The site can supply a good future employment location, and both Norfolk and Suffolk residents can benefit. We recommend that consideration is also given to ways the education service and higher education institutions in the region can help support businesses by assessing ways of meeting the current and future skills training needs.

The energy hub and the food hub meet local priorities, but this framework has no relocation decision for the Vion chicken factory in Eye town onto the airfield site. This issue would be more appropriate to consider as part of an Eye Town-wide review of sites and housing needs, but with the recognition that the total cost to relocate the processing factory may be too high to make such a proposal viable.'

42. The Planning Position Statement November 2013 states:

'The Airfield is a key strategic site for economic growth in the north of the district and to meet the employment needs of local people. The site lacks a structured, coherent plan so that in the past the airfield has developed in a piecemeal fashion with seven uncoordinated sites each with a separate access developed according to the pattern of landownerships. This pattern of development is unlikely to meet the future needs of the district or its businesses and communities.

The Local Plan (1998) recognised the benefits of producing an overall masterplan for the airfield to provide a long term strategy for future development together with the necessary associated infrastructure. The Council decided that this should wait until market signals indicated a growth in interest in the site. This approach was supported in the Western Suffolk Employment Land Review (2009).

In 2010/11 this market interest was evident from inward investment enquiries and development proposals, particularly from the energy and food production sectors. The Council's response was to commission the Eye Airfield Development Framework (EADF), which assessed the site's potential for growth in line with National Policy. This framework was adopted by the Council at Environment Policy Panel, 19th Feb 2013, as a basis for future development of the site. The Panel further required that the most appropriate planning process to enable the framework to be delivered should be investigated.

Executive Council (17th June 2013) confirmed that the Position Statement should provide interim guidance for development of the site and should also be the foundation for the preparation of a new style Local Plan that will allocate land for appropriate business uses and for strategic housing in line with the adopted Core Strategy (Sept 2008) and its Focused Review (Dec 2012).

This allocation of land in a new style Local Plan will raise the status of the site in the Suffolk Growth Strategy and Delivery Plan, which in turn will open opportunities for new funding streams for development of the site. This will support a more coherent approach to future development that is more likely to achieve the Council's strategic aims for the site. Further piecemeal extension of the airfield is likely to be detrimental to achieving the strategic aims for this site and will be resisted.

The Development Framework notes that future expansion of the site will require a break into open countryside of high sensitivity in the southern parts of the site. The Framework proposes a landscape led approach based on their consultant's 'Baseline Landscape Appraisal', which also takes account of a variety of environmental, social and economic factors. This leads to planning considerations that will be integrated into policies in future Site Specific Allocations and that will also apply to future planning proposals for expansion of the site.

43. A Plan and description of the Airfield Zones forms Appendix 1.

Power generation

44. Planning Permission was granted by the Secretary of State in 2015 for Progress Power to build a £200million 299 megawatt gas-fired Eye Power Station at Eye Airfield last year. Up to five turbines could be constructed. Fuelled by natural gas, the power station will provide back-up to intermittent renewable electricity generation. The power produced is enough to supply 400,000 homes. It will connect into the National Grid via an underground cable and a new electricity sub-station that will be built near the A140 between the villages of Yaxley and Mellis.

Major Chicken Processing site

45. Planning permission is being sought for a major expansion of an existing company on the Airfield. The proposed new £54m chicken processing plant could create up to 400 jobs.

South of Eye Airfield – Outline Planning Permission for 280 homes and 60 Residential Care Home

46. Outline planning permission was granted in 2016 for a development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of existing farm buildings. The Section 106 agreement was approved in May 2018 but Reserved Matters are yet to be applied for. These are required to be consistent with the design brief prepared by Pegasus Design in October 2015. The plan below is the masterplan from this design brief:

Indicative Masterplan – 280 dwellings south of Eye Airfield



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Paddock House

47. Mid Suffolk District Council purchased the former residential care home on Church Street from Suffolk County Council in 2015? The District Council has decided to develop the site for affordable housing with a development partner. An indicative design had been drawn up and a public engagement event is to be held in February 2018. It is understood that about 17 affordable dwellings will be built on the site.

Victoria Mill Allotments

48. The Town Council has about 1.4 hectares of land at Victoria Mill north of the public allotments. It has decided to investigate the development potential of this land for housing and other uses but has not yet made any final decision about its future. The land will be surrounded on three sides by housing once the site for 280 dwellings (see above) is developed. Access would need to come from that surrounding development.

Babergh and Mid Suffolk Joint Local Plan Consultation Document

49. The District Council published a Consultation Document as a first step towards preparing a Joint Babergh and Mid Suffolk Local Plan between August and November 2017. The first draft of the Joint Local Plan is expected in Spring 2018. The Consultation Document set out a range of proposals and options for development. A summary of the implications of those proposals and options for Eye is reproduced at Appendix 2. Eye is classified as a 'Market Town' with a district shopping centre serving a wider catchment area. In addition to the 280 dwellings already permitted the Document identifies a site to the east of the town and Paddock House as options for housing development which could increase the housing stock by a further 300 units.
50. The response of the Town Council is at Appendix 3. It includes a summary of the public comments on the proposals and options made at a drop in event attended by about 100 Eye residents in September 2017. In summary the Town Council has challenged the assumptions made by the District Council that led it to classify Eye as a Market Town and demanded that incremental development and associated improvements be replaced by a vision for the physical development of Eye supported by an Improvement Plan.

Opinions about New Housing

51. The 2009 Parish Plan found that 60% of respondents thought new housing should be built in Eye, with the types identified below as being needed. Their responses also indicate that Eye residents think that a wide variety of new housing is needed, with 'homes for local people' being important.

52. In Parish Plan survey also found that, of 777 people (68%) who answered the question about the location of new housing in Eye, 69% thought that it should be located on previously used land within the built-up area, 35% identified infill within the built-up area, and 30% chose undeveloped greenfield locations outside the town. The Hartismere Hospital and Chicken Factory site (should it ever become available) being identified as suitable sites within the Town.
53. In 2009 only 22% of respondents believed that new housing would spoil Eye.
54. Further consultation took place in 2015 regarding the housing proposal South of the Airfield. A summary of the results is at Appendix 4. There continued to be support for affordable housing.
55. Nearly 100 people attended a drop in on Mid Suffolk District Council's Local Plan on the 20th September 2017. They were able to feed back their views on the options presented by the District Council for the distribution of development across the District, the options for housing in Eye, the need for a Neighbourhood Plan for Eye, the potential of development of land owned by the Town Council and the priorities for infrastructure and services.
56. On the distribution of land for development across the District, 46 people supported options that might lead to less development being allocated to Eye while 10 supported the options that might lead to more development being allocated in Eye.
57. Regarding housing in and around Eye, 64 people opposed the allocation of all the options for housing development put forward by the District Council which would lead to around 300 houses in addition to the 290 houses already granted permission. But only 19 people opposed any further housing in addition to the 290 houses already granted planning permission. Of the 3 site options put forward by the District Council most people supported the use of the Paddock House site for housing.
58. The Town Council owns some land used for agriculture at Victoria Mill north of the allotments. 56 people thought this site should be brought forward for housing while 19 were against this.
59. The preparation of a Neighbourhood Plan was supported by 91 people and opposed by 3.
60. The main comments about infrastructure and services concerned:
- Traffic in the town, now and how it would get worse with more development, the need for a 20 mph area and/or HGV controls.
 - The need to increase the capacity of schools with some specific suggestions for how this can be achieved.
 - The need for adequate doctors/local surgery capacity.
 - Parking control, 'misuse' of parking, the need for more parking in the town centre and a suggestion for edge of town parking.
 - How busy the A140 is, difficulty in accessing it and suggestions for improvements.

(The full consultation outcomes regarding the 2017 Local Plan Consultation Document can be found in appendix A to Appendix 3).

Opinions on Future Business Development

61. The 2009 Parish Plan asked what future business development should take place in Eye. 896 people (79%) identified what type of development they thought would be suitable for Eye. Tourism and leisure developments such as shops, pubs, restaurants, a café, small manufacturing and craft workshops seem to be the preferred forms of development with the table below showing the type and preferred location of such development.
62. Not surprisingly, the town centre would appear to be the preferred location for shops, tourism and leisure developments, with the industrial estates being preferred for businesses and workshops.
63. Almost one fifth (19%) of people did not want to see any further business development in Eye.

Community Cohesion and Support

64. The 2009 Parish Plan and the 2013 Community profile found:
- More people were satisfied with Eye as a place to live than average
 - There was a strong sense of belonging
 - Low levels of crime
 - There was a perception that crime is low
 - A feeling that parents not taking enough responsibility for children's behaviour.
65. In 2016 Locality Matters found that:

Eye is an extraordinary town with an abundance of things to do and opportunities for residents. There is a highly vibrant voluntary sector, particularly strong in:

- Sport and leisure
- Culture
- Provision for older people
- Health and wellbeing

The town is well served with information about what is going on: Website, Eye Magazine, Eye to Eye directory and newsletter'

66. It also found that:

- Lots of the provision is not well joined up
- Whilst information is readily available sometimes this does not get through to either local people, voluntary groups, businesses or local statutory providers
- Some have described a bit of a divide in the town - but everyone has real appetite to encourage greater take up of what's going on
- Could be much closer links between the voluntary sector and statutory providers.

67. Appendix 5 reproduces what local people identified as what could be improved in Eye and what is already good in their responses to the 2009 Parish Plan.

68. The strong feelings of community are borne out by the large number of voluntary and community groups that provide activities and support for people in Eye. The Eye Directory is updated each year and lists all the voluntary and community organisations and groups operating in the Town. This is a sample of these:

Organisation	Purpose
AbilityNet	Computer support
ActivLives	Inclusive sport activities for age 55+
Arts Club	Art/Performance projects ages 7-18
Bell Ringers	Church bell-ringing
Bereavement Support	At time of loss
BEYECYCLISTS	Sociable friendly cycling
Beyond The Wall	Grow self-esteem & potential
Border Hoppa	Community Transport
Citizens Advice	Confidential advice service
Contact The Elderly 70+	Friendship alleviates loneliness
Cricket Club	Cricket all ages
Elderflower Club	Friendship Club
Eye Works 4 U	Gardening to boost self-esteem
Headway	Suffolk brain injury/stroke/neurological
Hockey	Adult mixed hockey
Home Start	Supports parents with children
Luncheon Club	Friendship & Nourishment
Memory Lane	Memory loss/friendship
Opportunity Group	Supports families of children
St. Edmunds Arrows	Archery for ages 9yrs to retired
Stroke Support	Meet others affected by stroke
Town Moors	Fresh air & woodland management
Walking Group	Sociable Walks

69. These and other groups provide a lot of support to people in Eye particularly older and young people. Workshops to discuss how support for these groups could be improved were held in 2016 and 2017 and found the following strengths and weaknesses:

Strengths of community support for older people:

- A strong and diverse range of community led groups supporting local people
- Good infrastructure – shops, accessibility.
- Good public transport and volunteer car scheme
- Referrals via word or mouth
- Good communications including the Directory and Eye to Eye
- Community spirit and willingness to volunteer
- Local surgery and Hertismere.

Strengths of community support for younger people:

- The range of activity on offer is varied and plentiful
- The schools to work with
- A range of facilities
- Lots of activity for the under 12's

Weaknesses in community support for older people:

- A lack of information about what is going on – the Eye Directory is great but information in it is not necessarily getting to the public services and to larger voluntary sector organisations not based in Eye. Also Eye based organisations find it difficult to find out about services available from non-Eye based organisations but delivered in Eye or available to Eye residents.
- Lack of a central local holding/co-ordination function to help timetable activity, spread information, , be the place identified need is reported to (enabling every contact to count), pass on those needs to relevant groups and also be a physical drop in place.
- There is no holding place for intelligence about needs which are or aren't being met – no feedback mechanism.
- Difficulties of working across boundaries – County border re County Councils, CCGs and health providers.
- General public sector funding reductions - withdrawal of public sector services and funding for VCS organisations to deliver services.
- Not enough volunteers for future needs – constant need to refresh as people drop out.
- Lack of respite care is a problem.
- GP role could be more proactive
- Too much regulation.
- A social divide in Eye and between the influential and non-influential?

Weaknesses in community support for younger people:

- The sense of support from the community
- Groups are fragmented and not joined up to work alongside each other
- The anti-social behaviour in Eye by some young people
- Transport links for young people
- The level/range of support services available to young people

Public Services

70. Locality Matters (2016) looked at the 'potential for local people in Eye to play a far more significant role in the design, commissioning and delivery of public services or reducing demand for these services'.

71. It concluded that:

There is a great deal of money spent Eye

Some (maybe quite a lot) of this money is wasted

There is probably quite a lot of duplication of effort

Dealing with same families

Asking the same questions etc

Sometimes money is spent doing things that local community groups could do cheaper and better

Community has virtually no say in how the majority of this money is spent

Capabilities of the community are not always well understood by providers of services - so they don't benefit from that capability

Community is not always aware of the scale of services being delivered

Organisations and departments within organisations are inconsistent in the way they deal with communities

72. It recommended that the following areas be looked at in more detail:

Reducing demand on health and social care sector

Social prescription -

- helping people with long term conditions
- an alternative to prescribed drugs

Identify and support people who are lonely and isolated and direct to community provision

- Help free up bed blocking by tapping into community provision
- Support domiciliary care providers and reablement service

Grounds maintenance contracts

- Could these be combined and explore potential for local provision

More youth provision

Encourage greater take up of local services by those parts of Eye where take up is lower

Look again at Hartismere Wellbeing Centre

- Make better use of the building
- Reduce charges, open up to non - health
- Continue to explore getting other services in there
- GP practice to relocate?
- Minor injuries unit, x ray unit
- Encourage other (neighbouring) CCGs to commission services from Hartismere

Demand more of a say in how benefits from the new housing on airfield will be shared in the community.

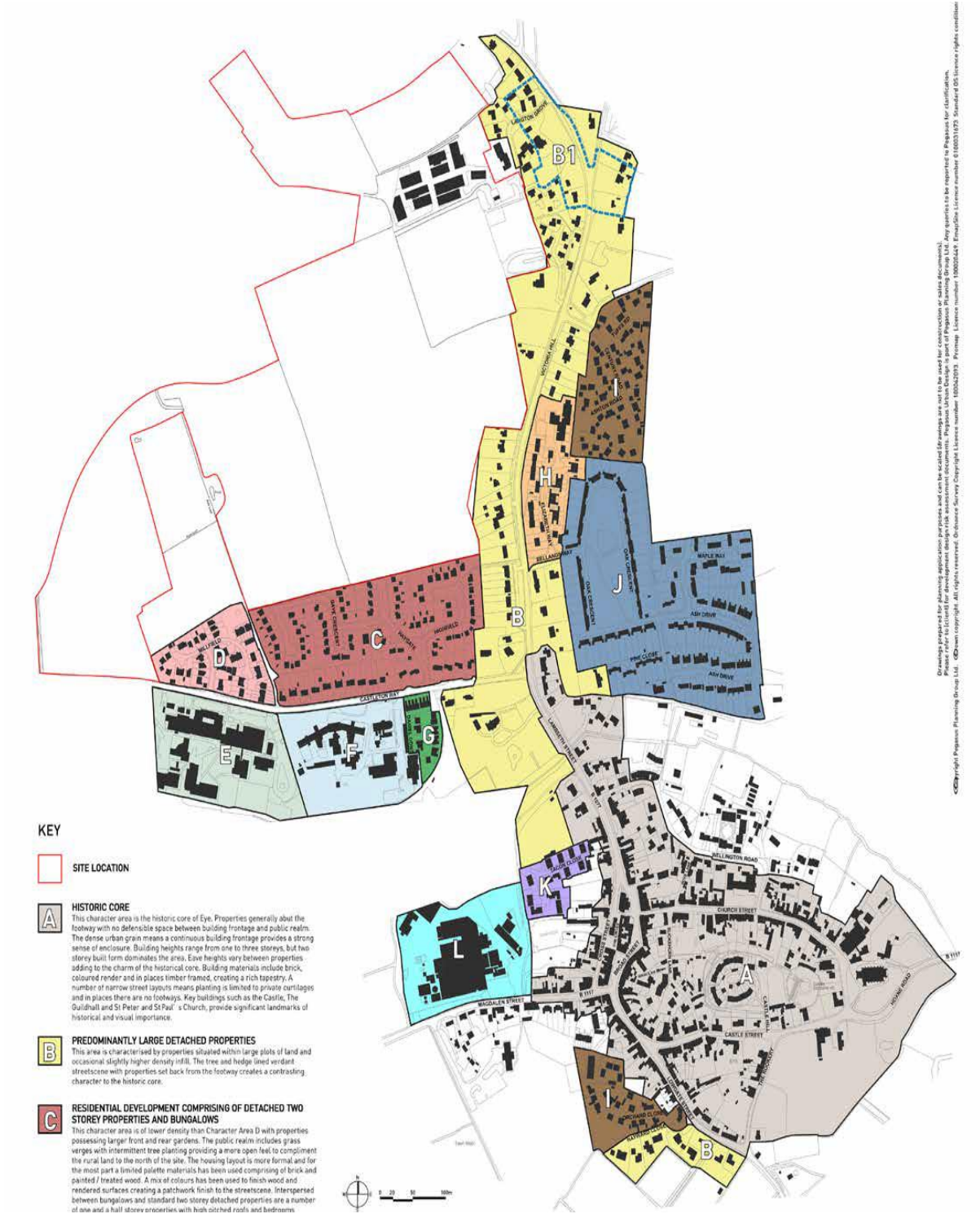
Long term...

- Transfer ownership of Hartismere Hospital to the community?
- Transfer ownership of Housing stock to community?
- Community playing far greater role in commissioning of health and care services

73. The Town Council has made strenuous efforts to work in partnership with public agencies to address this agenda but there has been little progress so far.
74. A social prescribing form has been developed (Appendix 6) but has not been used by the Local Surgery GPs and offers to make it available to Community Health Services and Social Care have not been responded to. A number of meetings have taken place about Hertismere but proposals to allocate staff time to look at the issue by the IESCCG have not been followed through. Mid Suffolk District Council had a project to look at localising ground maintenance but nothing has been heard of this for some time. The Town Council started to look at how community groups could be better supported but two bids for funding failed and staff time was diverted to other priorities. Proposals have been made to MSDC to prepare a Joint Infrastructure Fund for Eye pooling Community Infrastructure Levy and other funds to help implement it but no response to this proposal has yet been received. A study to look at joining up grounds maintenance was being undertaken by Mid Suffolk District Council but no outcomes have been reported.

The Built Environment and Heritage

75. The South of Eye Airfield Development Brief contains a comprehensive analysis of the characteristics of development in Eye over the centuries which are summarised on the map and key below:



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A HISTORIC CORE - Properties in this area generally about the footway with no defensible space between building frontage and public realm. The dense urban grain means a continuous building frontage provides a strong sense of enclosure. Building heights range from one to three storeys, but two storey built form dominates the area. Eaves heights vary between properties adding to the charm of the historical core. Building materials include brick, coloured render and in places timber framed, creating a rich tapestry. A number of narrow street layouts means planting is limited to private curtilages and in places there are no footways. Key buildings such as the Castle, The Guildhall and St Peter and St Paul's Church, provide significant landmarks of historical and visual importance.

B PREDOMINANTLY LARGE DETACHED PROPERTIES This area is characterised by properties situated within large plots of land and occasional slightly higher density infill. The tree-and hedge-lined verdant streetscene with properties set back from the footway creates a contrasting character to the historic core.

B1 This sub area maintains the spatial characteristics of Character Area B, however it contains 8 listed buildings and as such is of significant historical importance.

C RESIDENTIAL DEVELOPMENT COMPRISING OF DETACHED TWO STOREY PROPERTIES AND BUNGALOWS - This character area is of lower density than Character Area D with properties possessing larger front and rear gardens. The public realm includes grass verges with intermittent tree planting providing a more open feel to complement the rural land to the north of the site. The housing layout is more formal and for the most part a limited palette of materials has been used comprising of brick and painted / treated wood. A mix of colours has been used to finish wood and rendered surfaces creating a patchwork finish to the streetscene. Interspersed between bungalows and standard two storey detached properties are a number of one and a half storey properties with high pitched roofs and

D MIX OF DETACHED, SEMI-DETACHED AND SOME TERRACED PROPERTIES - Suburban-style development of three and four bedroom detached, semi-detached and some terraced properties. The development turns its back on the main road, creating an enclosed sense of place with limited links to surrounding areas. Properties are slightly set back from the footway with small front gardens and an informal building line creating a slightly organic feel. Buildings are constructed from a mix of materials including brick and render finish. Much of the area is shared surface with carriageways constructed from blockwork paving. Landscaping is provided within private front and rear gardens.

E EDUCATION - Area characterised by large footprint buildings set back from the carriageway. Buildings are a maximum of two storeys in height with a mixture of flat and pitched roofs. A small amount of vegetation acts as a buffer between the public realm and the character area, with parking situated on the edge of the site.

F HEALTH - Area characterised by red brick buildings situated within a large expanse of open green space in a campus-style arrangement. The main building is three storeys in height progressively dropping to two and then one storey at the extremities. Buildings are set back from the street with some tree planting and raised green space to the front of the site.

G MIX OF BUNGALOWS AND TWO STOREY TERRACED HOUSING - Terraced housing is situated along the main road, with projecting ground floor and defensible space enclosed using low height fencing to the front of the property line. Bungalows are for the most part hidden from the public realm with access via a private road.

H PREDOMINANTLY TWO STOREY SEMI-DETACHED HOUSING - This character area contains residential premises arranged in an informal layout. Considering the level of density the number of active frontages is low due to boundary walls and garages limiting the interaction between built form and public realm. Building material is dominated by brick with a dark brown window finish.

I NEW INFILL DEVELOPMENT - Modern new-build development. Building mix comprises two and two and half storey semi-detached and detached properties with a brick and coloured render finish. Brick type and render colour varies throughout the site. There are small areas of defensible space to the front of properties, typically finished with low level shrub and hedge planting. Footway and carriageway surfaces are constructed from asphalt creating a slightly engineered feel to the public realm.

J PREDOMINANTLY POST-WAR COUNCIL DEVELOPMENT - This character area comprises two storey semi-detached properties of a similar types with a variety of colour rendered finishes and small number of terraced houses and bungalows. The site is characterised by a large expanse of public open space within the core of the area. Single storey built form links properties creating consistent building with limited visual connection through to spaces beyond. Properties have large private gardens to the rear and hardstanding to the front often used for parking.

K BUNGALOWS - Predominantly semi-detached bungalows. Properties face one another limiting interaction with the streetscene as blank facades face the carriageway. Relatively limited palette of building materials.

L INDUSTRY - Predominantly a mix of industrial units including some office space. Mix of single and two storey buildings with a brick and concrete finish and pitched roofs. Limited landscaping to the front of the area, but significant tree planting to the north and east soften views into the site. Car parking and asphalt dominate the east of the site.

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76. In 2011 Mid Suffolk District Council undertook an appraisal of the Eye Conservation Area which was originally designated in 1970. This includes a map of the Eye Conservation Area and the listed buildings within it which is reproduced in the map below. The following extracts are taken from this appraisal:

‘The Domesday survey records Eye as held by Edric before 1066 and Robert Malet subsequently. There were 50 acres of meadow and woodland for up to 120 pigs. Mention is also made of a mill, which would then have been of the water driven type, plus a market and a park (hunting land).’

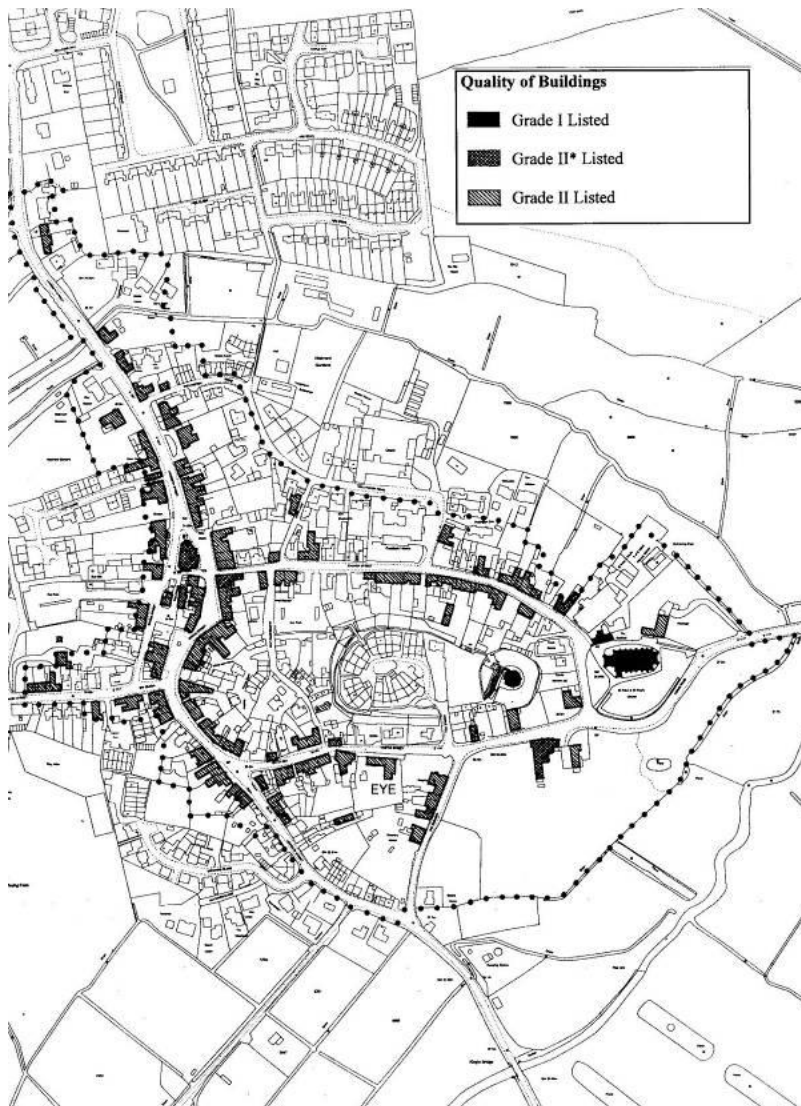
‘Eye’s growth as a market town can be traced to the need to service the castle on its defensive almost ‘island’ site. Both the market to the west and the adjoining priory site to the east swiftly followed the establishment of the castle.’

‘The River Dove is believed to have been navigable this far up, at least for small craft, allowing the town to grow as a trading centre. The Borough of Eye received its first charter from Henry IV in 1408.’

‘Records from the late 17th Century indicate cordwainers, spinsters, a clothier and both linen and woollen weavers there, along with the more usual yeomen farmers, blacksmiths, carpenter, millwright and miller.’

And

There are ‘Scheduled Ancient Monuments also abounds in the forms of Eye Castle and the Priory at Abbey Farm, both founded by the Normans.’



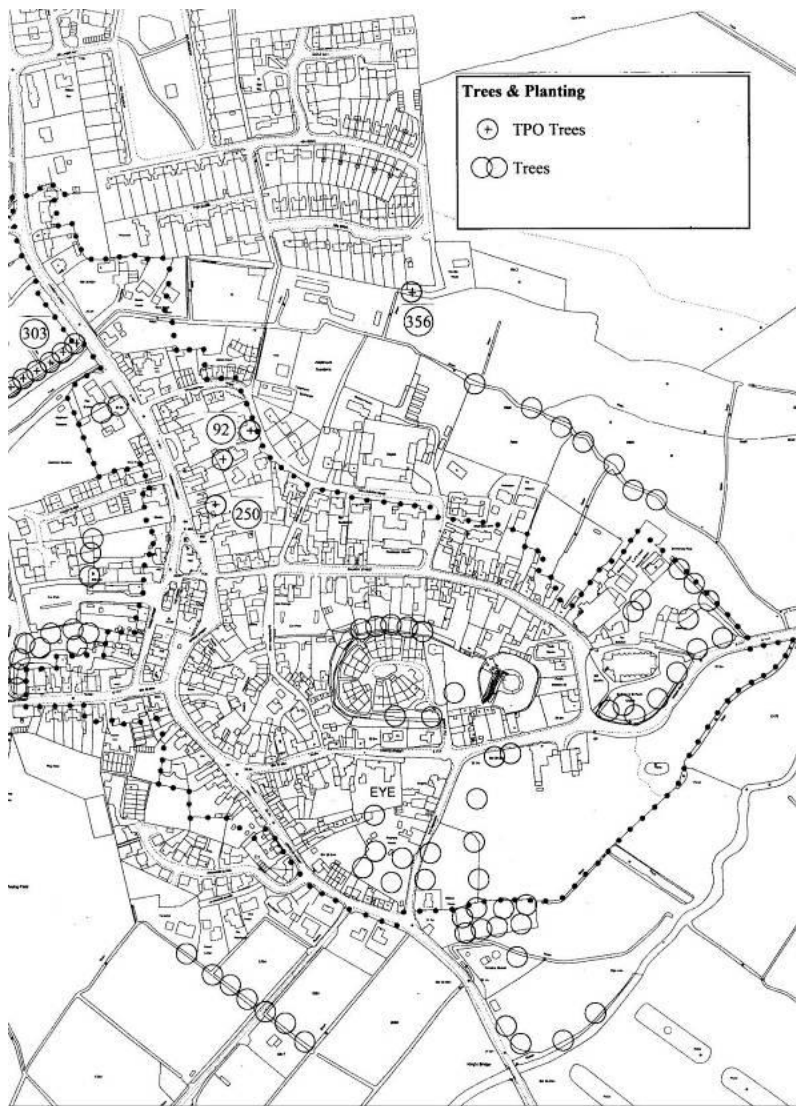
Source – Eye Conservation Area Appraisal - Mid Suffolk District Council 2011

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77. The document also records the Tree Preservation Orders in place in Eye – see map below. There are no known buildings at risk.



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78. There are about hundred sites of archaeological interest listed in the Suffolk County Historic Environment Record. An Archaeological Survey conducted by AB Archaeology for Eye Town Council on the Victoria Mill site reported that:

‘Evaluations to the east and west and to the south have uncovered rich evidence from the Neolithic period through to the post medieval period. The local landscape has revealed nationally important remains of the early Anglo-Saxon period.’

The Natural Environment

79. In the 2009 Parish Plan process (92%) of people answered the wildlife survey question, with 64% thinking that a survey would be useful and only 19% not supporting this idea.
80. Over 50% of 905 respondents thought that the Town Moors Woodland, the Pennings, the Rettery, and the river next to the scout hut should be improved. Over 30% thought that the castle mound and meadow, the allotment boundaries and the cemetery should also be improved for wildlife. The majority of the written comments focussed on improving the areas bordering the riverside in Eye. 'Looking after wildlife' was identified as important by 72% of the children who answered this question in the youth questionnaire.
81. The Joint Babergh and Mid Suffolk District Council Landscape Guidance (August 2015) divides the District into 12 landscape typologies for Mid Suffolk as identified in the Suffolk County Council Landscape Character Assessment. Each landscape character area has a brief description on the essential defining characteristics of the landscape and settlements i.e. what makes each landscape distinct from the surrounding landscapes and which elements are important.
82. Eye is classified within the Rolling Valley Claylands area of landscape character:

Rolling Valley Clayland is found in the upper reaches of most of the east Suffolk rivers including the River Dove upstream from Wetheringsett to Eye. Thissettlement character, with the combination of closeness to water and better-drained and more easily cultivated soils, the river valley slopes has supported settlements from an early date and some have grown into substantial villages and market towns such as Debenham and Eye. With the exception of Thrandeston Great Green there are very few substantial greens or commons. New development within this landscape character is likely to have a significant impact on both the character and visual amenity of valley floor and valley side'.

83. The Guidance states the objectives for the area are to:

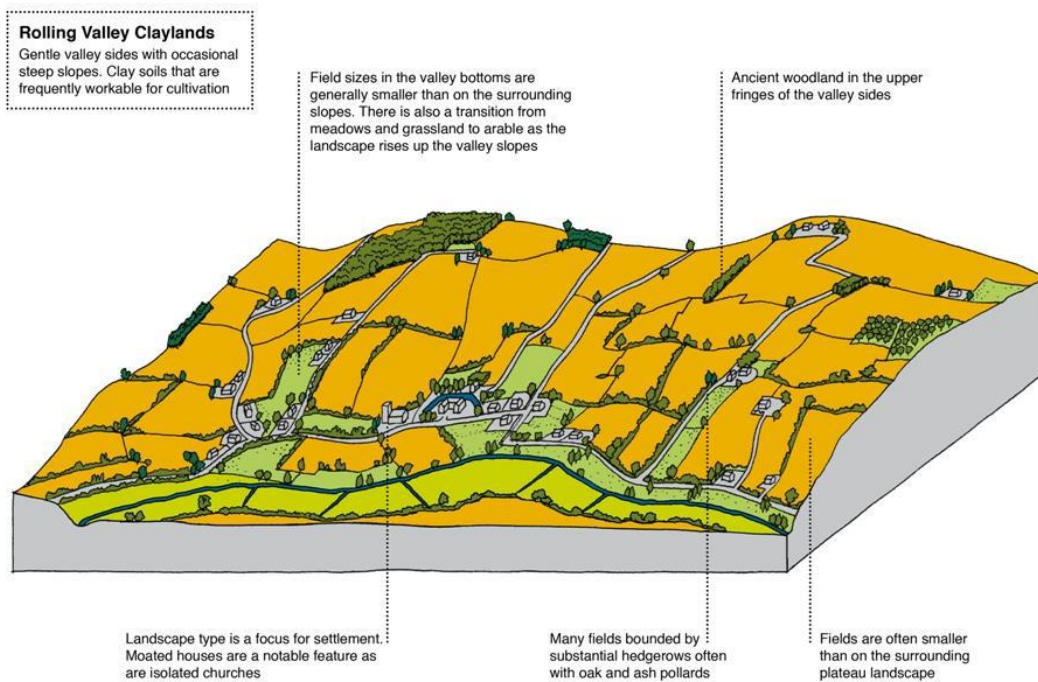
Maintain and enhance the distinctive landscape and settlement pattern.
To safeguard the meadow and parkland areas and village greens
To safeguard and increase the woodland and hedge cover

84. Its Key Design Principles are:

Due to the rolling landscape development in this area is considered to have a significant visual impact. All development must take into consideration the cultural and historic importance of this area and the potential visual impact on Conservation Areas.

Reinforce the parkland and village green features in new developments.

Woodlands are to be protected and maintained within this landscape character



85. There is a special landscape area to the east and south of the Town. The Mid Suffolk Local Plan 2006 states:

‘WITHIN SPECIAL LANDSCAPE AREAS, PARTICULAR CARE WILL BE TAKEN TO SAFEGUARD LANDSCAPE QUALITY, AND WHERE DEVELOPMENT DOES OCCUR IT SHOULD BE SENSITIVELY DESIGNED, WITH HIGH STANDARDS OF LAYOUT, MATERIALS AND LANDSCAPING.’

Traffic

86. 92% of respondents to the 2009 Parish Plan identified traffic issues in Eye, with a majority of people (64%) saying that speeding traffic is a problem along with lorry traffic (47%). The other major issues identified were: loading/unloading in the town centre (27%), lack of, or uneven, pavements (26%) and public car parking (23%). 15% identified street lighting as causing a problem but the question did not allow for further details to be given. In the youth questionnaire, over 75% of children thought that traffic, speeding and cars parked on pavements were important issues.
87. 69% of children responding to the Parish Plan said that they would prefer to walk or cycle to school and 74% said that they would walk or cycle to school if better footpaths and cycle routes were provided.
88. At the drop in events in 2015 and 2017 (see Appendices 3 and 4) concerns about an increase in traffic problems as a result of additional development were prominent. In 2017 when asked what infrastructure improvements would be needed:

33 comments were concerned about traffic in the town, now and how it would get worse with more development, wanted a 20 mph area or HGV controls

24 comments were about parking control, 'misuse' of parking the need for more parking in the town centre and a suggestion for edge of town parking

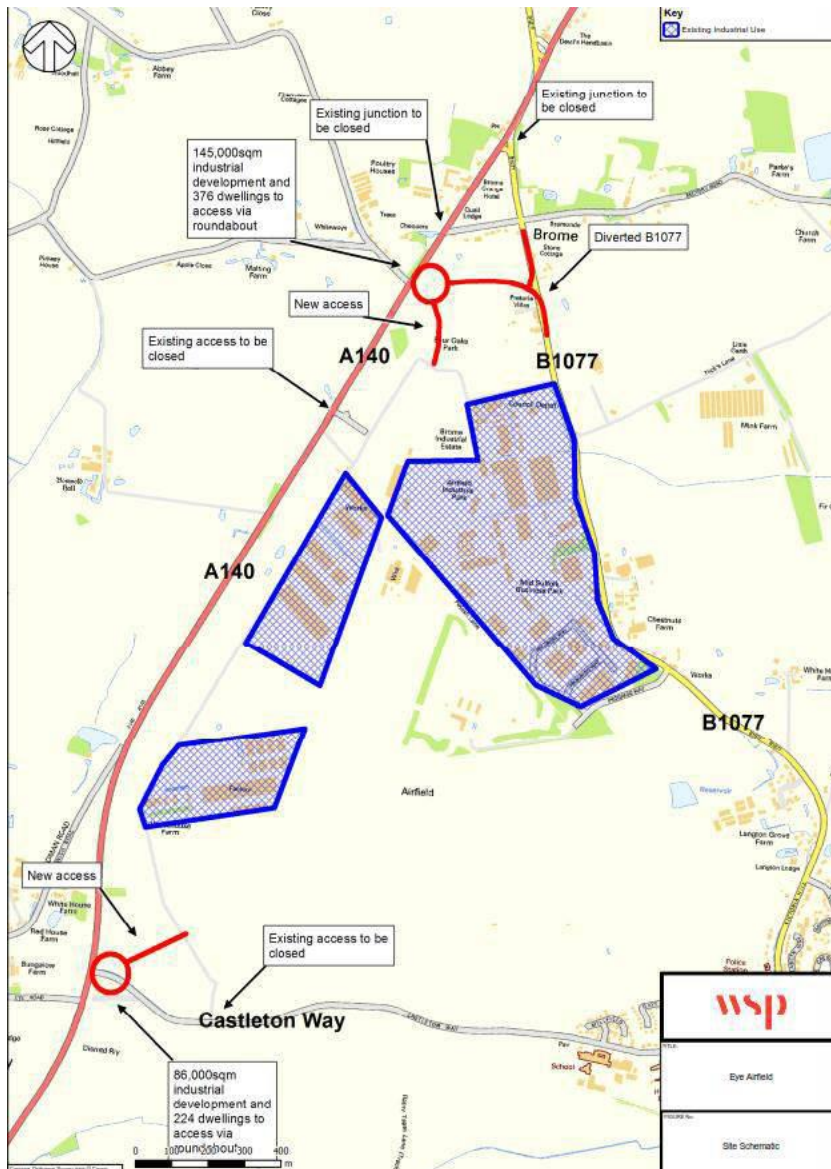
20 comments concerned how busy the A140 is, difficulty in accessing it and suggestions for improvements.

89. Proposals have been made for a 20 MPH area in the centre of Eye – these are due to be implemented in August 2018.
90. Nearly £5.5m of funding has been obtained by Suffolk County Council for improvements to the A140 at Brome adjoining Eye. The scheme is set out in the Diagram below. The justification for the scheme is:

'There are approximately 126 hectares of undeveloped land remaining at Eye Airfield. Mid Suffolk District Planning Policy for the Airfield indicates that this could be developed for employment to bring forward approximately 3,000 FTE jobs. However, highway improvements will help to facilitate unlocking this site as there is insufficient capacity at the junctions to support delivery of new development.

Unlocking the site would result in 3,000 FTE jobs, with the potential for land to also be used for residential development. Mid Suffolk District Council have received various enquiries from potential developers regarding the site - including an insurance company, 2 feed mills (£20 million investment each), commercial b1/b2 business, and a £70 million plus investment in new state of the art processing plant increasing from 300 employees to 700.'

Source - National Productivity Investment Fund for the Local Road Network
Application Form 2017



Source - - National Productivity Investment Fund for the Local Road Network Application Form 2017

Community Facilities and Services

91. People responding to employment issues in the 2009 Parish Plan identified the need for 'another' or 'a decent' pub. The 2009 Parish Plan also found strong support for public use of the schools' sports, leisure and computer facilities.
92. It found that the most frequently used recreational facilities are the Town Moor, the Town Moor Woodlands and the Pennings. This may be due to these facilities being used by both adults and children for recreation and dog walking. These locations are also identified by residents as problem areas for dog fouling and litter.
93. The youth questionnaire asked children what they thought about opportunities for young people to meet in Eye. Results indicated that the majority were happy with provision; 9% of children thought it excellent, 70% thought it good or average, whilst 21% thought it was "poor" or "terrible."

94. It also found that Oak Crescent pocket park has a higher satisfaction rating compared to the Moors Playground.

95. A Survey of Community Facilities is currently being undertaken to establish levels of usage, charges and the need for improvement to be undertaken.

Infrastructure Requirements

96. In 2014 Consultants working for the District Council calculated the infrastructure requirements associated with the then proposal for 280 dwellings south of the Airfield. The Table below shows these requirements alongside the Section 106 requirements outlined in the Committee report recommending approval for outline planning permission.

Residential development south of Eye Airfield – Infrastructure Requirements

Type of infrastructure	District Council estimate of requirements	Section 106 outline requirements
Education		£1,768,253
Education – EY&C	£98,000	£170,548.
Education - Primary	£700,000	
Education - Secondary	£943,000	
Health	£79,000	£100,380
Electricity	£7,000,000	
Transport	£1,000,000	
(Town Centre safety		£50,000)
(Primary school safety		£15,000)
(High School safety		£10,000)
(Public Transport		£37,000)
(Rights of Way		£46,150)
Sports facilities (pitch drainage)	£593,000	£100,000
Children’s play facilities	£167,000	
Community centres	£149,000	
Libraries	£50,000	£60,480
Waste	£22,000	
Total	£10,801,000	£2,359,811

Sources:

Mid Suffolk Infrastructure Plan Navigus Planning 2014 Table 11.1: Summary of infrastructure costs and figures extracted from the decision to grant outline permission for 280 dwellings South of the Eye Airfield.

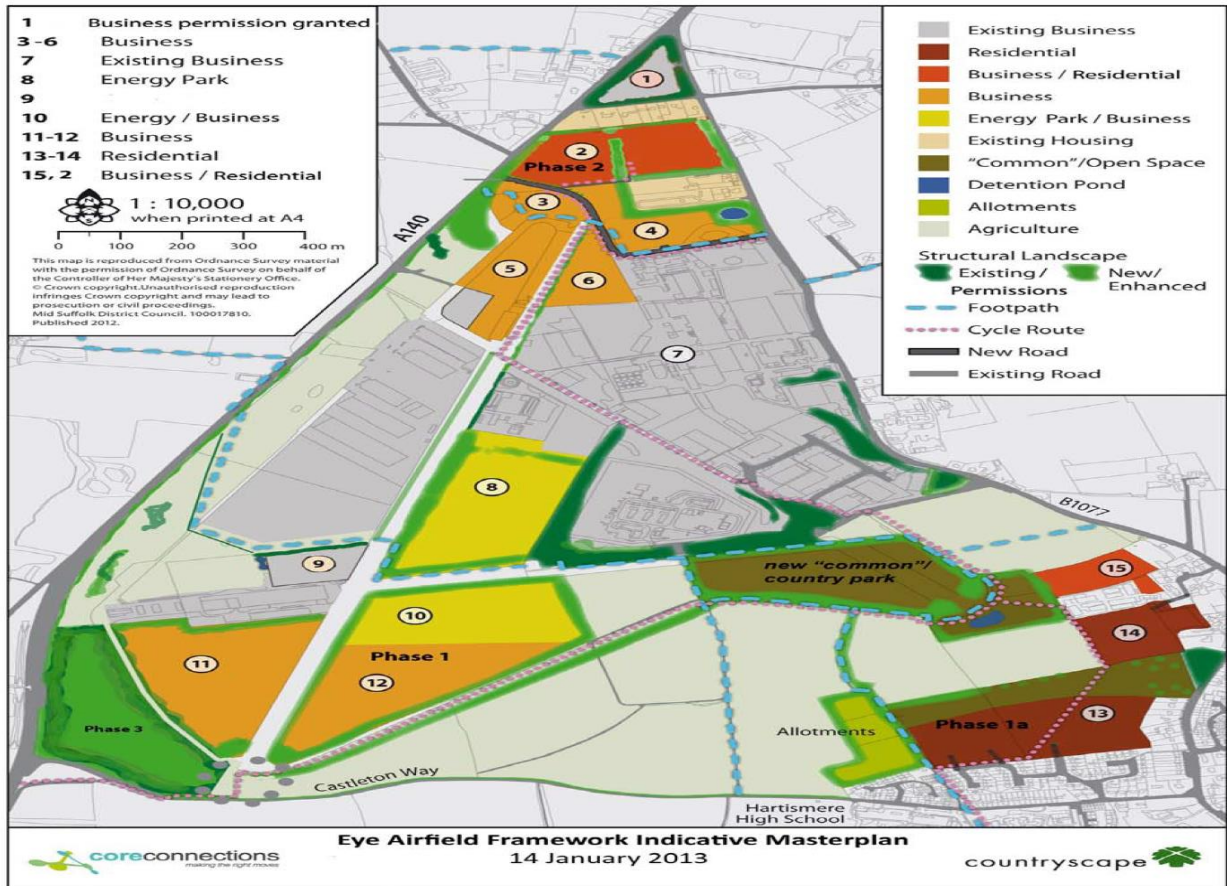
97. In addition to the shortfall of S106 funding illustrated above, Eye also stands to lose out because of the lack of approval of an application for the designation of a Neighbourhood Plan area in 2015. If this had been approved

and a Neighbourhood Plan was in place Community Infrastructure Levy (CIL) would be payable to Eye Town Council at 25%. However without a Neighbourhood Plan, because of the District Council's decision, CIL is limited to 15% and capped at £100 per dwelling. Eye Town Council has proposed that there should be a pool available from Mid Suffolk District Council to invest in Eye at least equivalent to 25% of the CIL generated in the Town.

Appendices

<u>Appendix No</u>	<u>Description</u>	<u>Source</u>
1.	Appendix 1 – Eye Airfield Development Framework - Zones	Eye Airfield Planning Position Statement November 2013
2.	Summary of proposals for Eye in the Babergh and Mid Suffolk Joint Local Plan Consultation Document August 2017.	Prepared by Eye Town Council from the document published by Babergh and Mid Suffolk District Councils
3.	Eye Town Council Response to the Babergh and Mid Suffolk Joint Local Plan Consultation Document August 2017	Eye Town Council
4.	Eye consultation on the proposed development of 280 houses south of Eye Airfield 2015.	Eye Town Council
5.	Eye Social Prescribing Form	Eye Town Council
6.	What would improve Eye and what is already good about Eye – Responses to the 2009 Parish Plan Questionnaire	Eye 2009 Parish Plan Group

Appendix 1 – Eye Airfield Development Framework - Zones



1 Brome Triangle 1.9 ha site with unimplemented permission for B1 business premises. Retain/replace all existing perimeter landscape.

Possible alternative of mixed use / care home.

2 Open agricultural land suitable for high quality mixed use in a landscaped setting: residential, B1/ R & D business park with access from a new road from A140

3 Business park with access from A140

4 Business uses with existing road to be upgraded to an adopted

- standard, to connect to the A140,
and sustainable drainage to
wetland detention pond
- 5 Area potentially to be opened up
with access to the new road,
could extend site onto part of
existing airstrip, add connecting
cycle route
- 6 See 5 above, but also potential for
a second access to new road, so
site can be sub-split. Existing
allocated brownfield site in Local
Plan.
- 7 Sites given planning permission,
some scope for extensions, B1,
B2, B8 logistics and data centre
type use, retain and upgrade
accesses.
- 8 Energy Park could contain
potential waste to energy power
plant. Detailed designs to meet
framework requirements.
Potential to provide heat and
energy to adjoining users.
- 9 Existing allocated brownfield site
with planning permission.
- 10 Site with potential for uses
requiring robust energy provision,
(e.g. IT, data centres). Potential to
link directly to power sources as
well as to the grid.
- 11 Potential Business Park in a
parkland setting with high quality
buildings and landscaping and
control on maximum eaves
height. Access from main n-s
runway road.
- 12 See 11 above
- 13 Area for more detailed plan to
encompass use for housing,
allotments, and community

orchards. Cycle and footpaths to provide good safe connections to the school hospital and rest of Eye.

14

See 13 above

15

Area for mixed uses, residential and Quiet Zone workspaces

Appendix 2 - Briefing Note – Babergh and Mid Suffolk Local Plan – ‘Consultation Plan’

By Andy Robinson Eye Town Council Projects Co-ordinator

7th September 2017

This note summarises the main implications for Eye of the Consultation Plan.

Mid Suffolk DC is preparing a new Local Plan for the period 2014 – 2036. It will replace all current planning policies but is expected to take a further two years before it is adopted – 2nd draft early 2018, 3rd draft for Examination Spring 2018, Examination in Public Summer 2018, adoption Spring 2019. It was published for consultation for 12 weeks between August and early November.

This draft raises some issues and development options for comment – some with initial preferences. It is informed by a range of published documents including housing and employment market assessments. Population growth of 19% for Mid Suffolk is projected with significant ageing.

An additional 5820 dwellings are required by 2036 over and above commitments (existing permissions) for Mid Suffolk and a rate of 425 dwellings per year is required overall. There is enough employment land to meet expected requirements but not necessarily in the right place or of the right type. It is proposed to over-allocate both housing and employment land.

The need for sheltered and specialist housing for older people is identified.

A new settlement hierarchy is proposed based upon the number of services and facilities. Eye is identified in the ‘Urban areas and Market Towns’ category with Hadleigh, Needham Market, Pinewood, Stowmarket and Sudbury.

A range of options for the percentage spatial distribution of development are identified:

OPTION/%	IFA	UA/MT	CV	HV	H & C	NS
1	35	30	20	10	5	0
2	25-30	25-30	20-25	15	5	0
3	20	35	30	10	5	0
4	20	20	15	5	5	35

Key:

Option 1 – County Town Focused

Option 2 – Market Towns and Rural Areas Balanced

Option 3 – A12/14 Transport Corridor Focused

Option 4 – New Settlement

IFA – Ipswich Fringe Area

UA/MT – Urban Areas and Market Towns

CV – Core Villages

HV – Hinterland Villages

H & C – Hamlets and Countryside

NS – New Settlement

Given it has been identified in the Urban Areas and Market Towns Category Option 2 is likely to lead to the most development being allocated at Eye.

It is proposed to retain the Eye Principal Shopping Area which will be called the Eye District Centre – the extent of which is identified on the map below.

There is a commitment to providing the infrastructure required to support allocated development – ‘planning permission should only be granted if it can be demonstrated that there is or will be sufficient infrastructure capacity’.

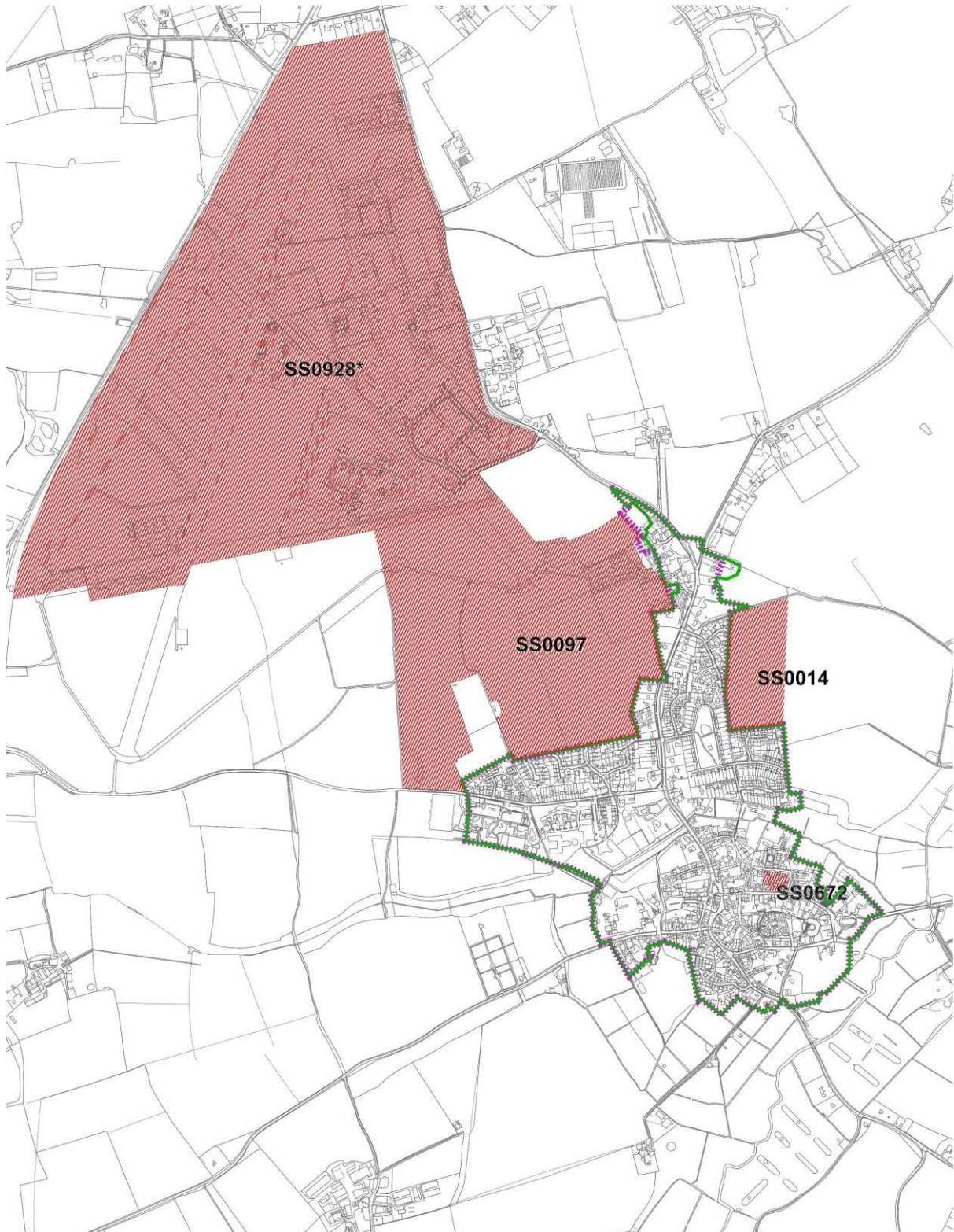
The Consultation Plan supports Neighbourhood Plans which it states can be prepared in parallel with the local plan.

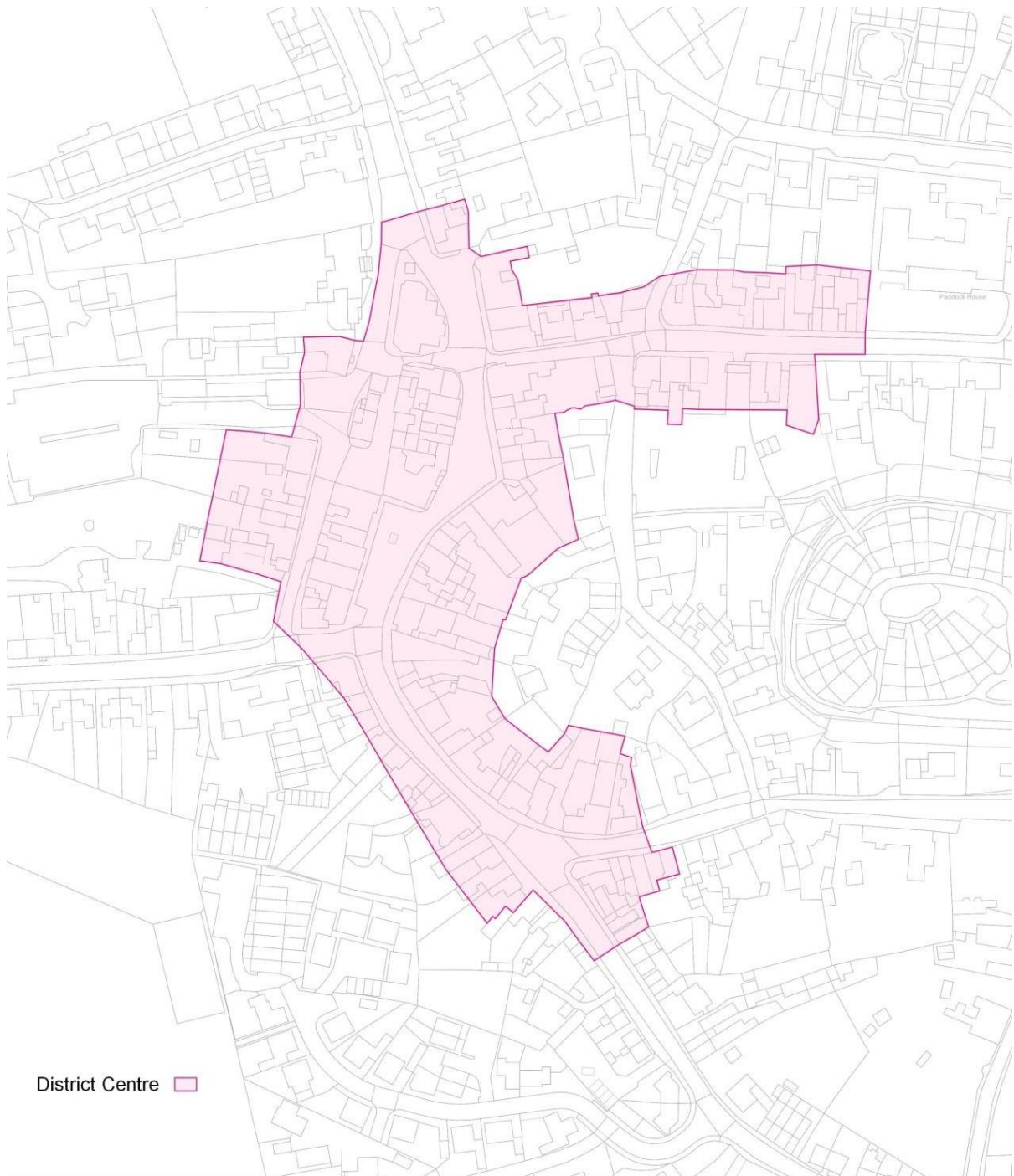
Eye has been identified as the centre of a functional cluster with Braiseworth, Brome and Oakley, Denham, Hoxne, Horham, Mellis, Occold, Redingfield, Stoke Ash, Thornham Magna, Thornham Parva and Yaxley.

The Eye settlement map is reproduced below. In addition to the Eye Airfield Employment area (which appears to be the same area as previously identified) there are three housing development sites identified:

1. Land north of Castleton Road and South of the Airfield Industrial Area – this comprises 48 hectares of land including the 28 hectares site which already has planning permission for 290 houses. The land availability assessment indicates that this area is affected by the HSE safety area (around the gas power station) and development of the whole site (2000 dwellings) would be disproportionate to the scale of the town. It indicates a capacity of 320 houses – 30 more than already have permission.
2. Land to the East of Century Road, off Victoria Hill – this site of 5.7 hectares could accommodate about 240 dwellings and is with a special landscape area designation.
3. Paddock House.

Eye Settlement Map





Eye District Centre

**Appendix 3 - Eye Town Council Response to the Babergh and Mid Suffolk
Local Plan Consultation Document**

8th November 2017

General comments

Eye Town Councils response is set within the context of our experience of planning and development issues in Eye over a number of years, which is that:

- a. There has been a complete absence of a vision for the future of Eye which has led to ad hoc decision making.
- b. The refusal by BMSDC to designate a Neighbourhood Plan area for Eye has robbed the people of Eye of the opportunity to create its own vision.
- c. The Plans that have been prepared such as the Development Framework for Eye Airfield have been ignored in subsequent decisions and that there is a lack of clarity about the role of the employment area – is it a centre for logistics, food processing or energy generation for example?
- d. Major residential development north of Castleton Way has been permitted even though it contributes only 25% of the funding identified by the District Council as being required to meet the infrastructure needs it will create.
- e. The District Council has acquired Paddock House and left it as a boarded up eye sore without any engagement with the local community despite commitments to do so.
- f. There was minimal consultation on the de-scheduling of Tacon close despite the Local Plan consultation document making the case for more residential accommodation for older people.

As a result there is an existing infrastructure deficit which will be increased by development in the pipeline and any additional designations made in the Local Plan.

The Local Plan consultation document still lacks any vision for Eye. It identifies Eye as a Market Town, which it is to some extent, but it is not of the same scale as other places categorised as Market Towns such as Sudbury and Stowmarket. This designation should be reviewed for the following reasons:

- a. Local Plan background documents which look at settlement hierarchy simply assume that Eye is a Market Town and do not examine the evidence for this. It is notable that Debenham is examined and the evidence presented shows that it is similar in scale and facilities to Eye and could therefore also be identified as a Market Town.
- b. Diss fulfils more of a Market Town function for north-west Suffolk but this is not recognised in the consultation document presumably because it is outside the District.
- c. Eye Town Council and local people regard Eye as a unique and special place with heritage and historical character which should be reflected in its designation.

The Town Council therefore considers that the case has not been made by the District Council to identify Eye as a Market Town and that the District Council should

consider a different designation which might also include other small historic towns/settlements such as Debenham.

The consultation document also lacks any vision for the Eye Airfield and opportunities to promote this asset for specific uses are being lost.

The Town Council demands that all future decisions on planning or economic development are taken within the context of an overall vision and plan for Eye which:

- a. Recognises the qualities of Eye and seeks to protect and enhance its assets and provide for quality in services and design.
- b. Plans for movement in a way that protects the town from unnecessary through traffic, provides improved access to the A140 for residents and businesses and improves opportunities for cycling and walking in and around the Town.
- c. Redresses the existing infrastructure deficit and makes long term plans for the future of schools, healthcare and other infrastructure in the Town.
- d. Creates the conditions for shops and services to meet the needs of current and future Eye residents and those of the surrounding area including a plan for Town Centre parking.
- e. Explains the role of the Eye Airfield Industrial area in terms of its expected contribution to the economic plan for Suffolk.
- f. Ensures that developer contributions and other funding enable the plan to be fully implemented.

It offers to work in partnership with the District Council using the Neighbourhood Plan to help achieve this.

Eye Town Council very much hope that in view of the many changes in personnel in MSDC since 2015, that this time around the Eye Neighbourhood Plan and the fit with the Local Plan for the Eye Area, will be viewed in a new spirit of cooperation between MSDC and Eye Town Council as outlined by Arthur Charvonia.

Specific comments:

Eye Town Council consulted local residents and their views are reproduced in Appendix A.

Based on these results the Town Council wishes to make the following specific comments:

- a. The Town is likely to support limited additional residential development but only within an overall vision and plan.
- b. There seems to be majority support for the residential development of Paddock House but there is a strong feeling of being let down by the District Council's lack of engagement on the future of the site.
- c. The extent and location of other sites for residential development should be informed by the overall plan - how they help achieve the required outcomes for movement, schools, health and other services and shops/town centre services.

- d. It may be that concentrating development around the land north of Castleton Way/south of the Airfield is the best way to achieve these outcomes but this should be tested.
- e. The Council puts forward land in its ownership at Victoria Mill (see map 1) for residential development. It would contribute to the supply of affordable housing and provide the Town Council with income to invest to implement the overall plan. This site should also be considered within the context of c. above.
- f. Access to the A140 is difficult and dangerous and should be addressed through a traffic study. This study should also identify how the impact of traffic and HGVs in particular on the town can be reduced, how parking can be improved for shoppers and residents and how modal shift to cycling and walking can be achieved for internal movement.
- g. The Primary School is close to capacity and short term increases in capacity may not be the best medium to long term solution. Alternative locations for a primary school should be investigated as part of the overall plan.
- h. The town centre is identified as a District Shopping Centre. Retail and service uses are declining and a strategy is required to reverse this.

Peter Gould

Appendix A

Results of public drop in on the local plan 20th October 2017

Summary

Nearly 100 people attended the drop in on Mid Suffolk District Council's Local Plan organised by the Town Council on the 20th September. They were able to feed back their views on the options presented by the District Council for the distribution of development across the District, the options for housing in Eye, the need for a Neighbourhood Plan for Eye, the potential of development of land owned by the Town Council and the priorities for infrastructure and services.

On the distribution of land for development across the District, 46 people supported options that might lead to less development being allocated to Eye while 10 supported the options that might lead to more development being allocated in Eye.

Regarding housing in and around Eye, 64 people opposed the allocation of all the options for housing development put forward by the District Council which would lead to around 300 houses in addition to the 290 houses already granted permission. But only 19 people opposed any further housing in addition to the 290 houses already granted planning permission. Of the 3 site options put forward by the District Council most people supported the use of the Paddock House site for housing.

The Town Council own some land used for agriculture at Victoria Mill north of the allotments. 56 people thought the site should be brought forward for housing while 19 were against this.

The preparation of a Neighbourhood Plan was supported by 91 people and opposed by 3.

The main concerns about infrastructure and services were:

- Traffic in the town, now and how it would get worse with more development, the need for a 20 mph area and/or HGV controls.
- The need to increase the capacity of schools with some specific suggestions for how this can be achieved.
- The need for adequate doctors/local surgery capacity.
- Parking control, 'misuse' of parking, the need for more parking in the town centre and a suggestion for edge of town parking.
- How busy the A140 is, difficulty in accessing it and suggestions for improvements.

Details

Strategy

Should more land than is strictly necessary be allocated?

46 people said no - nobody agreed land should be over allocated.

Is the emphasis on housing for older people correct?

17 people thought it is right to make special provision for older people while 24 people disagreed.

Which strategy do you support?

Option 1 – County Town Focused

14 people supported this option

Option 2 – Market Towns and Rural Areas Balanced

10 people supported this option

Option 3 – A12/14 Transport Corridor Focused

17 people supported this option

Option 4 – New Settlement

15 people supported this option

So 46 people supported options that might lead to less development being allocated to Eye while 10 supported the options that might lead to more development being allocated in Eye.

Housing

Should all these sites be allocated meaning more than 300 houses in addition to the 290 dwellings that have permission already?

64 people opposed the allocation of 300 additional houses – nobody supported it.

Should none of the additional sites be allocated?

19 thought no further land should be allocated over and above the site that already has permission.

If only some of the sites should be allocated which sites do you prefer?

An additional 30 dwellings north of Castleton Road?

17 people supported this

Land to the East of Century Road?

12 people supported this

Paddock House

43 people supported this

Town Council Land at Victoria Mill

Should the site be put forward in addition to the other sites?

23 thought it should

Should the site be put forward instead of other sites?

33 thought it should

Should the site not be put forward at all?

19 thought it should not be

So 56 people thought the site should be brought forward while 19 were against this.

Neighbourhood Plan

Do you support a Neighbourhood Plan being prepared?

Yes - 91

No – 3

Vision for Prosperity

50 people thought MSDC should support a 'Vision for Prosperity' for Eye with 2 opposed.

Comments about infrastructure requirements and other issues

33 comments were concerned about traffic in the town, now and how it would get worse with more development, wanted a 20 mph area or HGV controls

29 comments concerned the need to increase the capacity of schools with some specific suggestions for how this can be achieved

25 comments were about the need for adequate doctors/local surgery capacity

24 comments were about parking control, 'misuse' of parking the need for more parking in the town centre and a suggestion for edge of town parking

20 comments concerned how busy the A140 is, difficulty in accessing it and suggestions for improvements

12 comments were against more major development

12 comments were concerned with the need for better drainage and sewerage

8 people wanted more/better policing

6 comments wanted more facilities of young people

6 comments wanted Hertismere Hospital to be better used.

6 comments were concerned about the attitude/ability of the District or Town Council

5 comments were concerned about toilets

5 comments supported more affordable housing

4 comments were about library facilities

3 comments wanted more dentist capacity

3 comments wanted more shops

2 comments wanted developer contributions to be well used

2 comments wanted the chicken factory moved and the site used for housing

2 comments were about the condition of Cross Street

2 comments wanted CCTV

One comment on these items

Road cleaning

What happened to the 2009 Parish Plan?

Use local suppliers for building

Is a new care home still proposed?

Public transport

Use ETC site as town would get more benefit

Make Paddock House into the library with a museum, gardens etc

Road access to Century Road site is a concern

Appendix 4 - Report of written public comments made at the Drop-in event on 13th June 2015

The event was attended by approximately 150 people. While most of those attending live in Eye, there were a number of attendees from neighbouring parishes.

This report presents only the written comments recorded by attendees on the day. The Drop-in event provided an opportunity for members of the public to ask questions of town councillors and planning officers from Mid-Suffolk District Council. This report does not record the product of those conversations though the information gained by councillors will be used in preparing the Town Council's response to consultations on the proposed development. As may be expected, the number and range of views expressed verbally greatly exceeded the volume of written comments.

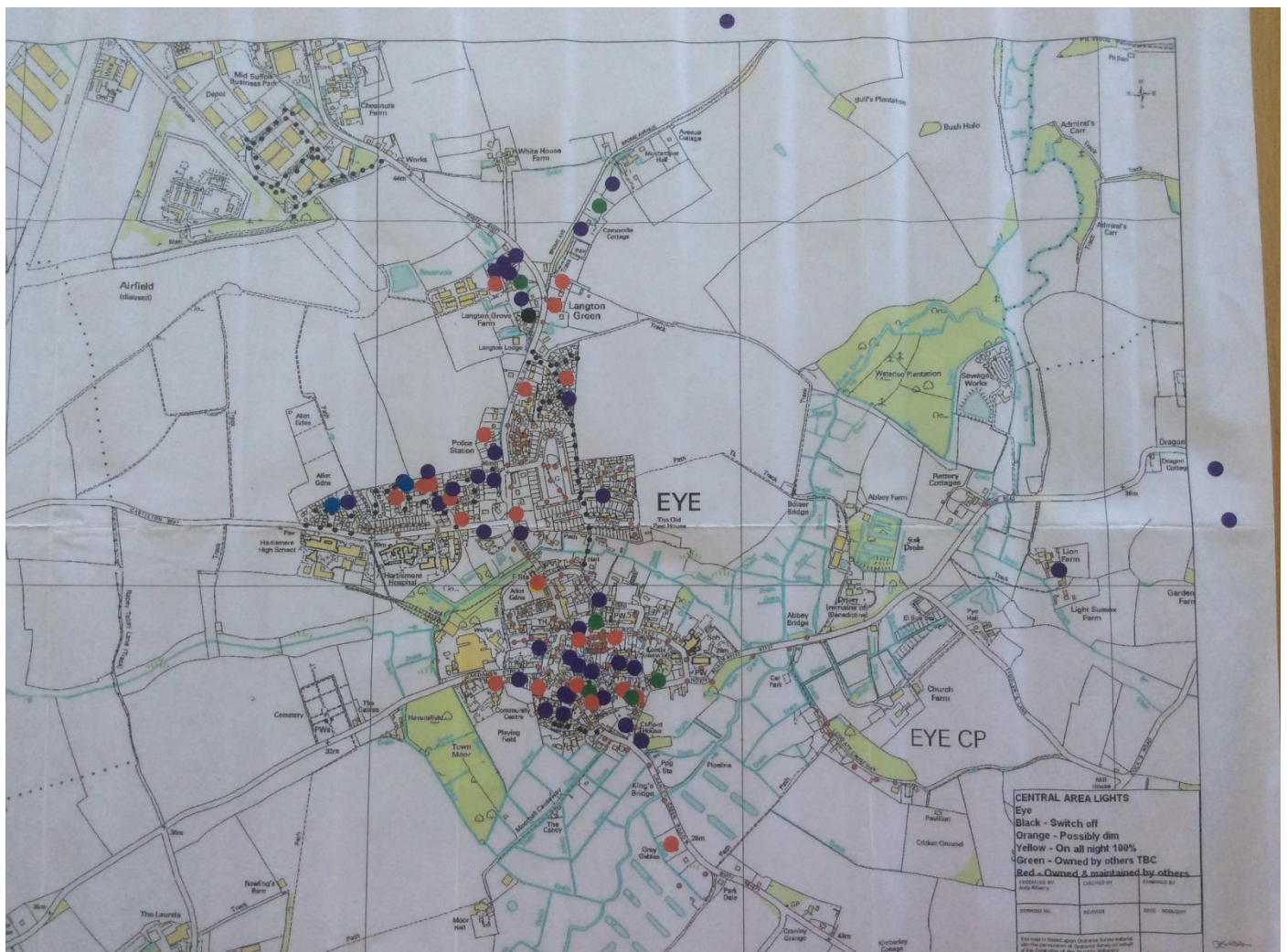
The written comments have been grouped and summarised to make it easy to understand and represent the views expressed. All the original material has been kept to allow further analysis if required.

Peter Gould

5 July 2015

Where do those attending the Drop-in Event live?

Each coloured dot represents a household attending the event. There is no significance in the different colours. Some of those attending are off the map.



Views were sought on the adequacy of current services before any increase in population and demand.

Appraisal of current services in Eye

	NEED		
	ADEQUATE	IMPROVEMENT	INADEQUATE
Doctor's Surgery	11	29	26
Primary School	5	21	5
Secondary School	8	16	9
Play group pre-school	6	4	3
Equipped play areas	2	6	24
Broadband	3	11	33
Sports facilities	4	13	7
Open space/amenity space	12	5	2
Car parking	6	18	10
Public transport	3	6	23
Church	9	3	0
Town Hall	5	9	6
Shops and services	7	20	8
Street lighting	16	3	12
Public rights of way	10	7	6

There was a little confusion with this question. Some understood the question to ask whether existing services would be adequate if population/demand increased.

What kind of housing would you need?

The question asked about personal requirements in the future. No responses appeared to describe an individual's personal requirements. Instead, all comments expressed a view about what the proposed development should provide.

There should be adequate affordable housing. 11 comments.

Affordable housing should not be at the expense of limited garden size. 1 comment.

There should be single-bedroom accommodation for the young and elderly with bus services to Eye and to Diss. 1 comment.

There should be starter homes for first time buyers. 8 comments.

There should be a mix of housing for all ages and stages of life. 4 comments.

The site should maximise the number of houses. 1 comment.

There should be a housing needs assessment to find out what local people need. 4 comments.

The quality of houses should be high and fit into the local styles. 2 comments.

Individual plots should be made available so that individuals can build original homes. 1 comment.

How do you think the proposals could make a contribution to the environment?

A smaller number of houses than that proposed would benefit the environment. 3 comments

Restrict parking spaces to one per household but provide some visitor parking. 1 comment.

Ensure there is a minimum of two spaces per house. 1 comment.

Ensure houses are energy-efficient – a minimum level of renewable energy including ground-source, solar panels. 4 comments.

Incorporate reed beds and water- management. Avoid the use of water tanks. 1 comment.

Include as many hedges and trees as possible – use indigenous species – integrate existing habitats – encourage bees and create sanctuaries for wildlife - use mature trees and plants to minimise delay – ensure future maintenance is funded by the developer. 5 comments

Yes! 2 comments

Infrastructure

Comments were sought separately for hard and soft infrastructure. Those attending didn't find this a meaningful or useful distinction and so the comments have been grouped under specific themes instead.

Roads and Traffic Management

Improved access to the A140 is essential. 7 comments.

Langton Grove should not be used as access to the development – visibility is poor and there is danger for Nursery users. 6 comments.

Langton Grove should provide through access to the whole development. 1 comment.

The traffic management of Church Street should be changed – possibly by making it one-way – to enable it to cope with increased traffic. 5 comments.

Castleton Way will need to be improved to provide better lighting and crossing facilities, better access to the allotments. 2 comments.

Castleton Way should be the only access to the development. 1 comment.

Castleton Way will become congested if it is the only access to the development. 2 comments.

Concern about the safety issues for schools – safe walking routes and safe drop-off and collection points. 3 comments.

Concern about the impact of construction traffic. 1 comment.

There should be more bridleways and the existing ones improved. 1 comment.

The pathways and cycle routes should be improved and extended. 3 comments.

Green space and play areas

There should be much better playground facilities for children with better equipment and proper matting. 1 comment.

There should be smaller dispersed areas of green space. 1 comment.

Health

The facilities at the health centre and the hospital should be extended. There should be more doctors. 2 comments.

Education

Can Hartismere be compelled by the county council to expand? 1 comment

There must be proper expansion of the schools with no quick fixes. 1 comment.

Schools must be properly funded and expansion shouldn't be at the expense of the playing fields or outside play space. 3 comments

How can the schools possibly cope with the additional children? 1 comment

Why not move the primary school to the development site so it has room to expand? 1 comment.

The issue of schools hasn't been properly addressed. The Hartismere Head has said that the school is small and planning to stay that way. 1 comment.

Library

A larger library is needed. 1 comment.

Flooding and drainage

The flooding problem in Lambseth Street needs to be resolved. 1 comment.

There is little confidence in Anglian Water to deal with existing requirements let alone additional pressures from the development. 2 comments.

Links between the development and the rest of Eye

There is a need to encourage new residents to be 'Eye-facing' with easy access to shops and facilities. 1 comment.

What does a 'buffer zone' mean? 1 comment.

The buffer zone needs to be increased. 1 comment.

What should Eye be like in the future?

Those attending were asked for their vision of Eye in the future. The answers are varied but all are interesting!

The same as today – a small quiet town. 8 comments

A thriving town without a big town character. 2 comments

A busy thriving town – re-invigorated – livened up – vibrant and dynamic – character-filled - populated by a whole range of different people. 5 comments

A town which planners see as an integrated whole with no single aspect overloaded. 1 comment

A town with more houses and people as we want to keep our shops. 1 comment

A developing town but one where the pace of development doesn't drown its character but enhances it. 2 comments

A town with houses local people can afford. 3 comments

A town whose future housing needs are met through in-fill development and proportionate expansion

A town that has employment for local (young) people and more business units. 3 comments.

A town where several generations of a family could live- all enjoying a range of amenities and services. 1 comment

A greener town where new development encourages physical activity such as cycling, walking and play. 2 comments

A town without excessive or speeding traffic and where parking restrictions are observed. 1 comment.

A town where the chicken factory is replaced by housing. 1 comment.

Appendix 5 – Eye Social Prescribing Form

Appendix 6 – What would improve Eye and what is already good about Eye – Responses to the 2009 Parish Plan Questionnaire

What would improve life in Eye?

699 people answered this question (61%), and the answers were many and varied.

Traffic and speeding

It seems that better traffic control is perceived as the one thing that would most improve residents' lives in Eye. Speeding has already been identified as a major problem in Eye, together with traffic congestion and danger spots. People also felt that the pavements were not particularly wheelchair or pushchair friendly and should be wider and better maintained – there were pleas for a footpath on the Hoxne Road, better street lighting (although some people wanted less bright street lights) and better and more co-ordinated public transport. Eye residents are not lacking in ambition and there were a couple of suggestions that the railway should be reinstated!

In all there were 218 traffic and transport related comments. These ranged from:

- stricter enforcement of speed limits in the town centre and the roads leading into Eye – specifically, Church Street, Ludgate Causeway and Lowgate Street were mentioned more than once;
- stricter control on lorries and farm vehicles in the centre of Eye;
- stop illegal parking on yellow lines and on the pavement;
- more pedestrian crossings, or pedestrianisation of the town centre; - this could link to safer routes to school;
- one-way traffic flow in the town centre;
- ban all street parking in the town centre, or allow permit or residents' parking only;
- sort out traffic problems and parking at the Primary School and High School;
- access only to Wellington Road (i.e. stop it being used as a through route);
- sort out the issues surrounding lorry deliveries to the Co-operative Store in Church Street.

The main improvements suggested by the youth questionnaire are:

- improved maintenance of existing sports and play facilities and new sports facilities;
- more community facilities; for example, shops and film evenings for children;
- more community events such as the music day, inter-village sports and street festivals;
- reduced traffic and lower traffic speeds.

Vion Food Group (82 responses)

"Chicken factory site to be mixed housing!"

"Eliminate the smell from the chicken factory."

Many people complained about the smell from the factory in the town centre. People felt that the company should be relocated to the business park and the site used for housing.

Pubs and restaurants (77 responses)

"A good attractive local pub/restaurant suitable for families".

Many people felt that there should be more than one pub in a town the size of Eye and that places to eat that were family friendly were important. The idea of more pubs, restaurants and cafes in the centre of Eye received strong support.

People felt that the existing pub needed competition and should be family friendly and offer better eating facilities.

Dog mess (32 responses)

Another concern was the amount of dog mess on pavements and on the roads within the town. People felt that the minority who didn't clear up after their dogs were selfish or careless and spoiling it for other people. People asked for more, better sited, and regularly emptied, dog bins. This is reflected in the Environment section of this report, where dog mess was perceived as a problem.

Conservation

Finally there were 19 comments on the dilapidated house in Broad Street, all saying that urgent steps should be taken to have it conserved and repaired, and that it spoilt the appearance of the town centre.

Community Activities

"A community centre that welcomes everyone"

"A more inclusive policy for Eye Community Centre".

21 people commented on the Community Centre, saying that they felt that it did not serve the whole community, catering for a narrow band of country & western fans and bingo lovers. A few also commented on the state of its car park. The main theme was that people wanted the Centre to put on more family centred events.

Related to this many people felt that there should be more activities for teenagers (18 responses) – and not just sport related ones. Responses make the point that more activities for young people are an important issue.

Town Hall

25 people commented on the Town Hall. Some people wanted it to be improved or sold to a private company to develop it commercially (14 people), although four people felt it should be knocked down. There were several comments about the (non)-working of the clock which shows that the clock is important.

What is good about Eye?

Of the 1140 people who completed the questionnaire, 754 (66%) people gave a total of 789 comments! Rather than report on every single comment, they have been grouped into categories as follows, with an indication of the number of comments within each category:

- Good selection of shops with helpful and friendly staff - 131
- People are generally helpful and friendly -129
- The town is pretty/quaint/charming and quiet -115
- Good facilities... schools / churches / healthcare / library / playgroups -103
- Strong sense of community spirit and belonging - 74
- Sense of history and the architecture - 54
- Easy access to walks/footpaths/countryside - 48
- Convenient location with good transport links - 35
- Low crime rate/safe/clean - 34
- Good sports/recreational/social activities - 23
- Easy to walk to all the shops and amenities -15
- A better way of life/good retirement area - 15
- Convenient and free car parks - 4
- Lots of volunteer groups - 3
- Close to extended family - 3
- Good blend of ancient and modern - 2
- Reasonable house prices - 1

In summary, the respondents view Eye as a charming quiet town with a good selection of shops, where people are helpful and friendly. The facilities are good, and there is a strong sense of community spirit.