

## **30 - EASTON-ON-THE-HILL**

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### **1. INTRODUCTION AND HISTORY**

- 1.1 This Strategy Statement considers the history and issues of particular relevance to Easton-on-the-Hill, and must be read in conjunction with the general policies and proposals.
- 1.2 Easton-on-the-Hill is located in the northern tip of the district on the A43, approximately 3½ miles from Stamford. The village is compact in form, with the older part of the village located north of the High Street. It was recorded in the Domesday Book as Estone. The A43 was originally thought to have been a back lane to the High Street, and subsequently became a main turnpike. The oldest building in the village, excluding All Saints Church, is the 'Priests House'. It was built in the 16th Century, extensively restored in 1867 and it is now owned by the National Trust. All Saints Church dates from the 12th Century, the Church has been enlarged and altered over the centuries, the last major building works taking place in the late 19th Century.
- 1.3 The older part of the village incorporating Church Street, parts of West Street and High Street is a Conservation Area. In Easton on the Hill Parish there are 51 buildings entered on the statutory list of buildings of special architectural or historic interest, 46 of which are located within the Conservation Area. Trees within the village are subject to Preservation Orders.
- 1.4 In 1991 the population of Easton-on-the-Hill Parish was 1004, with a dwelling stock of 445, which includes 106 dwellings owned by the District Council. The mid 1995 estimates are a population of 1006 and a dwelling stock of 446.
- 1.5 Easton-on-the Hill has a variety of services and facilities which include mains drainage, two general stores with a newsagent and post office, a primary school, village hall, playing field, petrol station, Police Station and three public houses. In addition the village is visited by a mobile library and other services providing fresh produce. A bus service operates to Stamford, Corby and King's Cliffe. A Pocket Park is located in the village at West Street/Church Street. The village is within the Special Landscape Area.

### **2. DEVELOPMENT STRATEGY**

- 2.1 The general form and character of the village is such that it is considered unable to accommodate significant development without affecting that character, or the village setting. Easton-on-the-Hill is therefore categorised as a Restricted Infill settlement in policy H10.
- 2.2 Land is not allocated for housing or employment on the Inset Proposals Map and development will not be permitted on the areas designated as Important Open Land. During the Plan period some new housing may be permitted. This will need to be within the confines of the village and must satisfy the criteria set out in policy H12. Schemes for affordable housing may be allowed beyond the confines of the village, provided the criteria set out in policy H16 are satisfied.
- 2.3 Interest in a southern bypass has been expressed by the local community. This is not currently programmed by the Department of Transport but its provision would enable more positive consideration to be given to the identification of sites for commercial development. The District Council will support any appropriate highway improvements designed to resolve the environmental problems caused by the A43. These could be considered in association with improvements at Collyweston. Small scale business, general industrial and tourism developments located within the confines of the village may be permitted, provided the criteria set out in policy EMP11 are satisfied. The provision of recreation and community facilities will be supported by the District Council, within the terms of policy RL1.
- 2.4 The existing Conservation Area boundary is shown on the Inset Proposals Map. Development within this area will need to have regard to policies EN12 to EN14, EN16, EN17 and EN19. The boundary may be modified in the future.