

3.11 Easington (Selected Settlement)

Location and Population

3.11.1 Easington located approximately 10 Km. south of Withernsea is the most southerly village in the Borough. The settlement is 0.8 Km. from the coast on the B1445.

3.11.2 The 1991 Census showed the population of the parish which also includes the hamlets of Kilnsea and Out Newton to be 732 which had increased by 106 since the 1981 Census.

Character and Setting

3.11.3 Easington is essentially a nucleated settlement centred upon the Church and adjacent square in the middle of the village. The square is an important feature among Holderness villages. Many of the streets in the village radiate from this central position to the settlements of Withernsea, Kilnsea and Patrington.

3.11.4 Most of the development in Easington has been concentrated in close proximity to the main B1445 Easington to Patrington road. The village comprises a mixture of dwellings, ranging from small cottage type properties in the older part of the village to more suburban development on the outskirts. Throughout the village there are many examples of walls and buildings built from cobble taken from the beaches. A unique feature of the village is the Tithe Barn which is a rare example of a timber-framed barn of Medieval form thought to date from the 15th century. Its significance is reflected in its designation as a Scheduled Ancient Monument.

3.11.5 The land surrounding the village is classified by MAFF as being of Grade 2 agricultural quality.

3.11.6 One of the most prominent features of Easington is the large gas terminals which form a north easterly continuation of development along the coast. Established in the 1960's the terminals are one of the Country's main landings for North Sea gas.

3.11.7 In its capacity as the coastal protection authority the Council has resolved to carry out a coastal defence scheme to protect the North Sea Gas Terminals at Easington. The coastal defence works are to be implemented in conjunction with British Gas and BP to protect the terminals which are very close to the eroding cliff top and in danger of suffering loss through erosion.

3.11.8 Easington is adjacent to the Spurn Heritage Coast. Details of this are provided in the Environmental chapter, para. 2.1.69 Conserved Coast.

Services and Facilities

3.11.9 Facilities within the settlement include a post office, two shops, three public houses and a hotel. There is also one primary school, a youth club and a church hall in the village.

Easington is served by all public utilities.

Planning Status

3.11.10 Easington is classified as a selected settlement in the settlement hierarchy of the Humberside Structure Plan.

3.11.11 The parish has Rural Development Area Status.

3.11.12 A Conservation area was designated in the centre of the village in 1974.

Future Proposals

3.11.13 The attractive character of the village is derived from the relationship between the dense development in the centre and the significant open space of the square and the attractive area around the church. The village's attractive character was recognised by the Council by the designation of a conservation area in 1974 which was later amended in 1992.

3.11.14 The development boundary has been drawn to prevent further development intruding into the open countryside and to encompass the existing built up area and existing commitments.

Housing

3.11.15 There are a number of sites in the village upon which the principal of residential development has already been established in one of the following ways:

1. the land is identified in an existing local plan document used by the Council.
2. the land was/is subject to a planning permission.

The Council endorses these allocations. Those sites over 0.4 Ha. (1 acre) are shown on the proposals maps.

EAS1 The Council allocates land in the following locations as shown on the Proposals Map for residential purposes:

- a. **Land north of Seaside Road, 1.68 Ha. (4.15 acres) Proposals should be designed to reflect the character of the adjacent conservation area and incorporate adequate landscaping.**

3.11.16 Development of this site should be frontage only with one access point off Seaside Road.

b. Land west of Blacksmiths Corner and south of Skeffling Road 2.41 Ha (5.96 acres). Proposals should ensure that: important trees and foliage on the site are retained and protected; adequate access arrangements can be made to serve the whole site from Skeffling Road and/or from Bank End; development of the whole site is not jeopardised.

3.11.17 Access constraints have made the development of this site difficult. The allocation has therefore been extended to allow for the opportunity for access to be taken through Westfield Farm off Bank End or preferably off Skeffling Road through the grounds of the Vicarage.

3.11.18 Further housing land allocations are not considered to be necessary at the present time.

Industry

3.11.19 Employment opportunities in the Easington area are limited. Unemployment rates are consistently high but lying within a Rural Development Area, Easington may be able to capitalise on grant assistance from the Rural Development Commission.

EAS2 The Council allocates 0.14ha (1.35 acres) of land south east of Dimlington Road as shown on the Proposals Map for industrial workshop development in Classes B1 of the Town and Country Planning (Use Classes) (Amendment) Order 1995.

Any development on this site will need to safeguard the amenity of the occupiers of adjacent residential properties and conform with the requirements of the Health and Safety Executive.

3.11.20 Land occupied by the former Easington Primary School could be converted to provide office accommodation.

3.11.21 Access arrangements should not result in the unnecessary loss of existing hedgerows. Particular attention will be required to ensure that proposed uses do not result in unacceptable noise or usage to neighbouring residential properties.

Recreation

3.11.22 The Council considers that current recreation provision in Easington is good for a village of its size. The village currently exceeds National Playing Fields

Association standards for built up areas having in total 1.62 Ha. (4 acres) of recreational open space. Present provision comprises of school playing fields located adjacent to the new school west of High Street. Additionally, there is an area of recreational land adjacent to the youth club situated to the south of Turmarr Villas.

3.11.23 The village however lacks formal recreational facilities for team sports, but through the Easington Sports Association is actively seeking a site for the provision of playing pitches and changing facilities. A variety of suitable sites can be identified but the choice may depend on the willingness of local land owners to release the land. It is therefore inappropriate for the Council to make a specified land allocation, however it recognises the need for playing pitches in Easington and will support the provision of such a facility in a suitable location.