

**2. Application No : 2019/1963/DC  
Parish : EASTON**

Applicant's Name: Ms Alison Cornish  
 Site Address Land North and South of Dereham Road, Easton  
 Proposal Discharge of Condition 33 (Design Code) of outline planning permission 2014/2611

**Reason for reporting to committee**

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4. There are also exceptional circumstances which warrant consideration of the proposal by committee.

Recommendation summary: Approval of details

**1 Proposal and site context**

- 1.1 The purpose of the report is to provide an overview of the design code submitted to comply with condition 33 pursuant to outline planning permission 2014/2611, which requires a design code to be submitted and approved for the application site.
- 1.2 The report will explain the purpose of the design code and its relevance to the assessment of all subsequent reserved matters applications for the approved development of 890 dwellings, as well as providing an understanding of the merits of its submission.
- 1.3 Members should note that officers have been working with the developers and Easton Parish Council during the submission stage of the document to ensure that it complies with the condition. As a result the document has been revised to ensure that it adequately sets out the guiding principles and parameters for development based on the principles of the outline consent and Easton Neighbourhood Plan.
- 1.4 In terms of the site itself, this comprises 44.01 hectares of land adjacent to the southern, western and eastern fringes of Easton, bordered by the edge of the settlement and A47 to the north.

**2. Relevant planning history**

2.1	2013/2293	Scoping opinion for Easton village masterplan	EIA Required
2.2	2014/2611	The erection of 890 dwellings; the creation of a village heart to feature an extended primary school, a new village hall, a retail store and areas of public open space; the relocation and increased capacity of the allotments; and associated infrastructure including public open space and highway works.	Approved
2.3	2018/0419	Revisions to clawback and village hall provisions within the S106 for 2014/2611	Approved

### 3. Planning Policies

- 3.1 National Planning Policy Framework (NPPF)  
NPPF 02 : Achieving sustainable development  
NPPF 05 : Delivering a sufficient supply of homes  
NPPF 08 : Promoting healthy and safe communities  
NPPF 09: Promoting sustainable transport  
NPPF 10 : Supporting high quality communications  
NPPF 11 : Making effective use of land  
NPPF 12 : Achieving well-designed places  
NPPF 14 : Meeting the challenge of climate change, flooding and coastal change  
NPPF 15 : Conserving and enhancing the natural environment  
NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)  
Policy 1 : Addressing climate change and protecting environmental assets  
Policy 2 : Promoting good design  
Policy 3: Energy and water  
Policy 6 : Access and Transportation
- 3.3 South Norfolk Local Plan Development Management Policies  
DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk  
DM1.2 : Requirement for infrastructure through planning obligations  
DM1.3 : The sustainable location of new development  
DM1.4 : Environmental Quality and local distinctiveness  
DM3.10 : Promotion of sustainable transport  
DM3.11 : Road safety and the free flow of traffic  
DM3.12 : Provision of vehicle parking  
DM3.13 : Amenity, noise, quality of life  
DM3.15 : Outdoor play facilities/recreational space  
DM4.2 : Sustainable drainage and water management  
DM4.3 : Facilities for the collection of recycling and waste  
DM4.9 : Incorporating landscape into design
- 3.4 Site Specific Allocations and Policies  
EAS 1: Land south and east of Easton
- 3.5 Easton Neighbourhood Plan  
ENP1 : Heritage Protection  
ENP2 : Preserve Village Feel  
ENP3 : Open Space Management  
ENP4 : Church of St Peter  
ENP5 : Enhancing Bio-diversity  
ENP6 : Housing & It's Setting  
ENP7 : Housing Design  
ENP8 : Housing Mix & Character  
ENP9 : Privacy of Existing Homes  
ENP10 : New Development Roads  
ENP11 : New Village Centre  
ENP12 : Traffic Impact  
ENP13 : Connectivity & Sustainable Transport  
ENP14 : Small-scale Employment Opportunities
- 3.6 Supplementary Planning Documents (SPD)  
South Norfolk Place Making Guide SPD

**Statutory duties relating to Listed Buildings, setting of Listed Buildings:**

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

**4. Consultations****4.1 Easton Parish Council**

Summary of original comments (full comments are available on the South Norfolk Council website):

- The Parish Council is disappointed that no local engagement or consultation has taken place at the pre-app stage.
- Early engagement in pre-application is seen to have significant benefit.
- The Design Code incorrectly sets out the position of the adopted Easton Neighbourhood Plan. For example, the parking policy in the Neighbourhood Plan has priority over the now outdated Policy DM 3.12 Provision of vehicle parking.
- A number of the Easton Neighbourhood Plan policies are not listed.
- The existing buildings are listed as a constraint although 'buffer zones' have not been included in all areas between new and existing homes, such as Buxton Close (southern end), Dereham Road East and Cardinal Close East.
- Noise pollution emanating from the Showground has not been addressed within the Design Code for new homes in Phase 1.
- The Landscape Framework Diagram illustrates a pedestrian access to the western end of Jubilee Play Area that is not deliverable.
- Would like to see more reference made to heritage assets, especially Grade 1 Listed Church of St Peter, Grade II Listed Easton Hall and non-designated assets such as Diocese House.
- Elements relating to Old Costessey are not relevant, as Design Code should be focused on the village of Easton.
- Key design principles supported, especially the reference to 'Secured by Design'.
- Would like to see further reference to 'Building for Life' and the use of dementia friendly community principles.
- Where higher density areas (40-50 dph) are shown a number of these same areas are shown as having single story heights.
- Policy 9 of the Easton Neighbourhood Plan requires new dwellings should be of similar scale and proportion to existing homes.
- The Park and Ride has no access to Norwich City or City centre.
- Green Pedalway extension is unclear in delivery and implementation.
- Incorrectly identified as a new cycle path relating to Food Enterprise Park.
- Play areas at St Peters Drive and Cardinal Close not identified.
- No 'Lanes' identified on street hierarchy map.
- The concept of shared surface for pedestrians and vehicles is not supported. All roads should have tarmac surface and raised kerbing.
- Shared Private Drives should be just that. A driveway to a maximum of up to three homes feels acceptable. If to a higher number of homes will require pathway.
- Not explicit from the text but the term 'private' indicates that it is proposed these Shared Private Drives are unadopted roads.
- All new roads are to be built to Norfolk County Council Highways Authority adoptable standard.
- Suggest realignment of a small section of the Green Spine Road to enable the joining up of two separate open green spaces.

- No street lighting is supported.
- Grass verges and swales require measures to discourage indiscriminate parking.
- Swales, as areas likely to contain standing water require fencing.
- On street parking not supported.
- Dwelling height should match height of existing homes.
- The concept of shared surface for pedestrians and vehicles is not supported.
- Wheelie Bin Blight – spoiling the street scene - collection points for wheelie bins will have to be established.
- Townhouse feels the wrong terminology to use in a village setting.
- Play area situated over burial pit for cattle affected by foot and mouth.
- A number of features and elements in establishing good play areas should be added.
- Additional principles should be detailed regarding the availability and management of allotments.
- Evidence required to demonstrate the permeability of the development and effectiveness of the SuDS and swale system to ensure it is fit for purpose.
- Known local area flood issues should not be made worse.
- The design specification of a 'swale' should be included within the Design Code.
- If Swales are likely to contain standing water, however little, they will require fencing.
- Suggest re-orientate area '4' and the relocating of the Green Spine Road in areas '3' and '4' to create an enhanced design.
- Would like to see additional boundary treatment, with bunding, hedging and trees to western boundary to help reduce noise pollution from activities at the Showground.
- Would like to see the distance to the Church of St. Peter returned to that set in original Design and Access Statement.
- Would like to see enhancements to the Easton Green, including redesigning to enable a Village Hall and area for parking provision totalling 0.2ha and provision for Multi Use Games Area.
- Suggested re-orientation to join up of two separate open green spaces in Neighbourhood Greens.
- Green Space and Planting: pathway surface must be suitable for all to use.
- No on-street parking. Refer to Norfolk County Council's guidance.
- Parking courts to rear not supported.
- Block pave not supported.
- Important to ensure application of design principles aligns to the policy requirements for the Settlement Interface.
- Dog bins (1 bin per 70 new homes) should be provided and defibrillators (1 defibrillator per 200 new homes).
- Would prefer a small change to the phasing and suggest phases 1 and 5.

Summary of comments on amended Design Code (full comments are available on the South Norfolk Council website):

- Pleased that a number of points raised by us have been addressed within the amended document.
- Feel that too many of our points raised have been dealt with language that is vague and having no strength.
- Early public consultation, was a missed opportunity.
- Landscape Framework Plan continues to illustrates a pedestrian access to the western end of Jubilee Play Area that is not deliverable.
- Miss-match between maps where higher density areas are shown a number of these same areas are shown as having single story heights.
- Green Pedalway extension is unclear in delivery and implementation.
- Shared surface for pedestrians and vehicles is not supported. All roads should have tarmac surface and raised kerbing.

- Shared Private Drives, should be just that. A driveway to a maximum of up to three homes feels acceptable.
- All new roads are to be built to adoptable standard.
- Suggest realignment of a small section of the Green Spine Road.
- No street lighting is supported, although it is understood there may be a requirement by NCC for minimal highway lighting.
- Grass verges and swales require measures to discourage indiscriminate parking, such as the knee rail detailed in Code 6.2.
- Swales, as areas likely to contain standing water require fencing.
- On street parking not supported.
- Dwelling height should match height of existing homes.
- Collection points for wheelie bins will have to be established.
- Habitat assessment and identification of specific species, such as the threatened Barbastelle, should be undertaken and used to inform the Design Code.
- Play area situated over burial pit for cattle affected by foot and mouth
- A number of features and elements in establishing good play areas should be added.
- Allotments should be made available to existing / new allotment holders one year prior to closure of existing allotments.
- Need to identify management regime to run and manage the allotments.
- Evidence is required to demonstrate the permeability of each area of the development and the effectiveness of the SuDS and swale system.
- The design specification of a 'swale' should be included within the Design Code.
- What is the purpose of the swales, to hold water or channel water or absorb water.
- Noise pollution from events held at the Showground not addressed within the Design Code.
- Would like to see additional boundary treatment, with bunding, hedging and trees to western boundary to help reduce noise.
- Suggest re-orientate area '4' and the relocating of the Green Spine Road in areas '3' and '4' to create an enhanced design.
- Pathways surfaces must be suitable for all to use.
- Remove townhouse reference.
- Parking courts to rear not supported.
- Block pave not supported.
- Important to ensure application of design principles aligns to the policy requirements for the Settlement Interface.
- Dog bins (1 bin per 70 new homes) should be provided and defibrillators (1 defibrillator per 200 new homes). Code needs to include the requirement for screening for wheeled bins.

Supplementary responses following public meeting held by Easton Parish Council on 23 November 2019, summarised as follows:

- Residents of Woodview Road and Buxton Close pleased to see 10m wide landscaped buffer and wildlife corridor with native hedgerow and tree planting.
- Agreed to follow the suggestion of South Norfolk and the Developer that this buffer zone would have no public access and pleased that the hedgerow planting would take place at the earliest opportunity.
- Consensus of hedge height should be between 1.8m and 2m and 4m in depth, with tree planting at 4m away from boundary.
- Agreed that they would look to have SNC support for the final design and planting types for the buffer area in consultation with the Parish Council.
- All agreed that bungalows must be built near the buffer zone and that no parking or turning circles should encroach on to the 10m wide buffer zone.
- Note that the houses on the Southern edge of Buxton Close also require the 10m buffer zone.

- Residents of Dereham Road and Parkers Close expressed disappointment they were not being offered the same level of a buffer zone as other parts of the village.
- Disappointed that the settlement interface plans, pocket parks page and Focal squares page, did not reflect the amended Landscape Framework document.
- Residents on the southern edge of Parkers Close raised concerns that their bungalows will be dominated by contemporary design 2.5 story houses.
- Residents along parts of Woodview Road and Parkers close concerned with the mismatch identified between density and build types.
- Several Buxton Close residents discussed the regular bat sightings in their gardens, and these have been identified as Pipistrelles.

#### 4.2 District Councillor (Cllr Dewsbury)

- Application should be determined by the planning committee.

#### 4.3 SNC Landscape Architect

Summary of original comments:

- In general, there is much to commend the submission. In particular the concept of the Green Spine, with its clear undertaking to provide street trees along with swales that will offer opportunities for planting interest in addition to the drainage function.
- More detailed observations/suggestions are:
- Only oak is given as an example for the tree planting (and is then followed by a caveat). Other examples are needed.
- It might help to give an idea of what form and size of trees will be used where; sections of the spine road and much of the public space will be suitable for (ultimately) large trees.
- Blackthorn is included in the hedgerow mix, but I would not recommend it for hedging around the allotments.
- I would encourage the concept of the existing soil within the open spaces as part of the SuDS provision.
- The Easton Gateway's description visualisation makes the concept look a bit 'ordinary'. Might there be an opportunity to do something a little more distinctive?
- The indicated tree opposite the entrance to the spine road could act as a focal point from both north and south, so perhaps identify it as such.
- I don't get a sense of how the setting of the church will be enhanced. Does, for example, the indicated path offer the best view to the church?
- Suggest we need a proposed tree species list that allows for continuation along the Green Spine road, while allowing for character area variations.
- Where secondary streets, lanes and private drives cross the swales, how will this be achieved? It might be worth establishing some principles for this.
- Whilst there is a circular walking/recreation route indicated, not all is within the main space; it might be worth indication the potential for a secondary loop to the north of the southern hedge.
- Is it possible to indicate circular walks within Neighbourhood Greens?
- I don't get a sense of the Focal Squares being particularly 'formal', 'focal' or a 'square'. Either imagery needs to be refreshed, or the title needs to be changed if the intention is for a more 'village-like' space.
- Whilst I note the aspirations of the Neighbourhood Plan for buffers between existing properties and new, such features can be problematic. Undoubtedly new planted features are best maintained as a single entity by one party. The proposals contained within the Design Code potential present an option for a relatively-easy to maintain buffer, that is unlikely to cause long-term issues with shading and overhanging. It may be that the option to include appropriate hedgerow trees could be added, but I would caveat that these would need to respond to positive request from the existing resident in each case. Public paths alongside rear garden boundaries can bring other challenges, and my experience is that these tend to outweigh any benefits.

- It would be good to highlight the potential benefits for wildlife, such as hedgehogs, and make this part of the principles.
- Generally, it would be good to limit the use of knee rail fences, perhaps favouring timber bollards where parking is to be discouraged.
- Need to avoid road turning heads jutting in to open space / key spaces (e.g. Church Green)

Summary of comments on amended Design Code:

- All matters previously raised have now been addressed and the Code updated.

#### 4.4 SNC Senior Conservation and Design Officer

Original comments:

- The design code has been produced to guide the form of development, and further detail will be developed at the reserved matters stage.
- The code seeks to comply with the Easton Neighbourhood Plan but could do more to cross reference the coding with relevant and applicable policies in the plan, although some more detailed neighbourhood plan requirements can only be dealt with at the reserved matters stage when more detailed layouts are produced.
- The scheme can be assessed using the building for life tool at this stage
- At the Design Code stage there are no significant concerns which also includes addressing relevant content of the National Design Guide.
- The overall movement structure allows movement through the site and links to the existing settlement.
- The routes close to housing have good surveillance and are secure.
- The pathways through woodland are more recreational in nature, and less secure, but are not used for links between housing/destinations.
- The central public space and school extension site, which is planned to have a NEAP and a village hall will be the focal point of the new development at a central point, and easily accessible.
- The spine road links to Norwich Road for bus transport, but is also designed to take a bus route, and incorporates a cycle route.
- Although a matter for reserved matters, there will be scope for a variety of housing types across the site with varying densities.
- Character areas are defined by changes in architectural style and use of materials rather than house types and tenures.
- Ensuring housing and tenure mix will also be a matter at reserved matters stage.
- Appropriately scaled housing is located to relate to existing housing.
- Emphasis on the design code is placed on providing good public spaces and linkages between the spaces.
- The block structure and hierarchy of streets is coherent and assists in breaking down the scale of development and reinforcing the existing settlement.
- Key spaces will reinforce local character at key points.
- There are limitations placed on the variation of building types due the site being developed by one house builder, however the house types are varied across the site with three character types of village, rural and contemporary.
- Building height is kept to predominantly 2 storey, with limited 2 ½ storey along spine road and within the development. 2 ½ storey buildings are also concentrated at key focal points on spine road. Bungalows are proposed where they adjoin existing bungalows on neighbouring sites.
- Higher densities and more regular form of development is planned for areas within the development, including along the spine road at key focal points such as squares, as well as higher density along the A47 to create a noise buffer. Looser, more organic rural grain of housing is planned for the rural edges, and the lowest density to the north west in relation to the church.

- Public space is organised to some extent by location and existing character. The space in the north west corner and associated is to be developed as more of parkland character to provide a more tranquil recreational areas with tree planting, whereas a more recreational and contemporary feel to housing is planned for the central area Easton Green area.
- Further defining the placement of buildings and articulation can be clarified at the reserved matters stage.
- The street hierarchy has a logic and relationship to public spaces that will make it easier to navigate through the estate development.
- The road hierarchy has been designed to reduce vehicle speeds. Primary spine road has separation for pedestrians and cyclists. Squares are incorporated to further slow traffic, and the road curves. Secondary roads and lanes are designed to be relatively short and curving where appropriate to slow traffic. Private drives are short and could function as social spaces (see p35 & p37).
- Car parking will be predominantly to side of properties, with no frontage parking on spine road except where separated with private drive access and verge. Most frontage parking will be in frontage parking courts (rear parking courts avoided.)
- Public spaces are well overlooked. Private spaces generally back onto existing rear public spaces. Where they do happen to back onto street, there is good surveillance.
- Public and private spaces are well designed to have good surveillance at this stage, although this will be given more attention at reserved matters stage, as will external storage and amenity space.
- Consider there may be too much emphasis on terraces in secondary street
- Concerned at length of some cul-de-sacs which have long secondary street then private drives
- Preferable to design out turning heads which cut into public space
- I would not wish frontage parking directly onto the green spine
- Concerned that some of materials won't go particularly well with each other.
- Suggest additional red brick or a blend e.g. Ibstock Leicester and Dorset for example.
- There needs to be clearer pedestrian crossing points.

#### Comments on amended Design Code:

- Although the revised design code has not made all of the suggested amendments, some of these are not critical to approving the design code.
- Some are dependent on how the code is implemented at reserved matters stage when more detailed information will be forthcoming, for example how the materials proposed are used in varying contexts across the site.
- The removal of turning spaces cutting into public space areas is particularly welcomed. In terms of providing a strategic framework and overview to inform the reserved matters, I consider the document is acceptable.

#### 4.5 Other Representations

Two letters received from neighbours commenting on the original proposals as follows:

- Policy 10 of the Easton Neighbourhood Plan contains a condition that no new development roads will abut existing residents properties, however a new development road is shown immediately to the south of Buxton Close which breaks the Easton Neighbourhood Plan which I understand is set in law.
- Page 11 does not indicate the rear gardens to the south of Buxton Close.
- Page 13 has the new road 'Central Avenue' abutting the rear gardens to the south of Buxton
- Close. This clearly breaches Policy 10 of the Easton Neighbourhood Plan which states that new development roads will not abut existing properties. The design must be amended to meet Policy 10.

## 5. Assessment

- 5.1 The application relates to the approval of the design code submission element that was required through condition 33 of the outline consent for 890 dwellings. The precise wording of the condition is as follows:

*Prior to the submission of any reserved matters application, a design code shall be submitted to and agreed in writing by the Local Planning Authority. This shall then be used to inform any subsequent reserved matters application.*

### *Reason for the condition*

*In order to ensure a satisfactory form of development that has appropriate regard for the locality. These details are required at this time as they are essential to guiding future reserved matters submissions.*

### *Purpose of the design code*

- 5.2 The design code is a technical document which sets out guiding principles and a range of design parameters to ensure a high-quality development. It does not fix every detail but is intended to allow designers a degree of flexibility as long as design quality is retained. Scope remains for discussion with the Local Authority and Easton Parish Council on detailed design matters which will be subject to subsequent reserved matters applications.
- 5.3 The design code is intended to be used by developers, their agents, South Norfolk Council, Easton Parish Council and by consultees to help establish whether a scheme has met the design quality required.

### **Assessment**

- 5.4 The main issue for consideration is whether the design code submission satisfies the requirements of the condition and provides an appropriate base to inform subsequent reserved matters.
- 5.5 Following comprehensive feedback and input from South Norfolk Council and Easton Parish Council during the application process, the design code has been updated to reflect comments and suggestions in section 4 of this report. This has involved changes that assist in improving the content, structure and robustness of the code. Of note are changes made to explain how the design principles of the code have been better aligned to the Easton Neighbourhood Plan and South Norfolk Place-Making Guide as well as changes that explain how the Design Code will be used by the Parish Council, Members and planning officers to assess proposals for new development.
- 5.6 Following these amendments and receipt of Easton Parish Council's updated consultation response and resident's comments following a public meeting held by the Parish Council on the 23 November 2019, additional minor amendments have been made to both the Landscape Framework Plan and Design Code. These mainly relate to changes to the interface between the development and the existing settlement edge and changes to the plans. Members should note that whilst there remain some points for discussion on detailed design matters, these will form part of discussions with Easton Parish Council and offices at the reserved matters stage.
- 5.7 In terms of the content of the document, the code as amended is structured in a logical and easy to follow way and sets out the strategic and more local elements of the site, which contains useful drawings (plans, sections, sketches), tables and detailed explanation.

The design code is set into seven sections: an introduction; key objectives; development structure; green infrastructure; key spaces; site wide detailing; and delivery. Further detail of the content of the sections is as follows:

### Introduction and Key Objectives

- 5.8 These sections provide the background to the development proposals for the site and describes its existing surrounding context as well as the existing site constraints and opportunities. The Design Code is informed by the outline approved drawings, which have been updated and replaced by the Regulating Framework Plan. The framework plan sets out the key design principles for the development based upon the strategic vision and objectives for the site.

### Development Structure

- 5.9 This section details the design principles for each of the components shown on the Regulating Framework Plan. These components consist of Land Use, Block Structure, Density, Building Heights, Movement, Street Hierarchy and Character Areas and determine the overall form and structure for the development along with the Green Infrastructure described within Section 4 of the design code.
- 5.10 In terms of the development structure, the development is accessed via a central spine road. A central public open space is bordered by land reserved for a village hall, school extension and shop. The proposed green infrastructure creates a buffer between the housing and the countryside and provides greenspace linked by a network of recreational footpaths and pedestrian routes, including a green space between the housing and St Peter's Church to the north.
- 5.11 Building heights and density are based on those identified in the outline consent and are broadly in keeping with the principles established. The higher density areas will mostly be focussed within the heart of the development and alongside the spine road and the northern development edge with the A47. Remaining areas are to be medium density with lower densities to the peripheries of the development and within the north-west corner of the site closest to St Peter's Church. The overall density across the entire site averages at 22 dwellings per hectare.
- 5.12 Buildings will be predominately 2 storeys in height with some limited 2.5 storey buildings along the spine road and key focal points. Bungalows will be proposed where they adjoin some existing property boundaries in accordance with the Building Heights Plan, which have been further updated following comments from Easton Parish Council.
- 5.13 With regards to the street hierarchy, this is based around the principle of development blocks with a variety of approaches as to how the blocks will be developed. The general framework of the layout and structure shows access points, connections and a clear distinction between public and private spaces.
- 5.14 In terms of the character areas, these consist of three distinct areas across the site. Within the east and around the established settlement fringes a 'village character' is proposed consisting mainly of traditional house types. To the west within proximity of St Peter's Church and to the south-west a 'rural character' is proposed. Finally, centrally and within some areas of the development a 'contemporary character' is proposed. The contemporary character being based on traditional house forms and standard house types.
- 5.15 A palette of materials is suggested in the design code, which will be further defined through each reserved matters application to ensure the house types reflect the character areas and the nature of the surrounding settlement, as well as achieving a high quality development.

## Green Infrastructure

- 5.16 This section describes the Green Infrastructure principles for a landscape-led development. It details the codes for each of the key green infrastructure and open space elements as follows; Green Infrastructure Principles, Public Open Spaces, Play Spaces, Allotments, Sustainable Drainage Systems (SuDS) and Ecological Mitigation. The green infrastructure also includes the allotments, native woodland planting and landscape buffers between the existing and proposed settlement edges.
- 5.17 The purpose of this landscape-led approach is to draw these key spaces together to create a well-connected series of spaces, green corridors, play areas and footpaths to encourage walking, play and healthy living, as well as maximising opportunities for biodiversity.
- 5.18 With regards to the landscape buffers, these are described in the design code as the 'Settlement Interface'. Members will note that the Parish Council have raised concerns with regards to the design of the buffer, in terms of its width, planting and functionality. Following discussions with the Parish Council and the Council's Landscape Architect, the buffer has been amended to take account of everyone's comments and aspirations of the Neighbourhood Plan. The width of the buffer has been increased to 10 meters and the buffer is now proposed in a single ownership, incorporating a native hedgerow with tree planting, secured by gates to allow maintenance access. Following amendments to the landscape buffer and changes to the plans to show a continuous 10m wide green buffer and wildlife corridor, it is now felt that the proposals contained within the Design Code present an option for a relatively easy to maintain buffer, that is unlikely to cause long-term management issues. It is noted that there also remains an opportunity for further detailed discussions at the reserved matters stage regarding the landscape buffers and how they will ultimately be managed in the future.

## Key Spaces and Site Wide Detailing

- 5.19 This section of the Design Code addresses the requirements for each of the key spaces which have been identified throughout the development and are detailed within section 5 of the Design Code. These are; Gateways, Green Spine, Easton Green, Neighbourhood Greens, Greenways, Pocket Parks, Focal Squares, A47 Corridor and Settlement Interface. The codes set out the distinctive urban form and design parameters of each of the identified spaces, with cross reference to the other relevant sections of the Design Code.
- 5.20 Section 6 of the Design Code describes the codes that detail the place; Design & Materials – Built Form, Boundary Treatments, Parking, Public Realm & Street Furniture, Waste & Recycling and Other Key Design Considerations. The latter addresses Inclusive Access, Dementia Friendly Community Design and Secured by Design as well as Building for Life.
- 5.21 Finally, the last section of the Design Code addresses phasing and implementation of the development.

## Design Code Compliance

- 5.22 Before submitting reserved matters applications developers will be required to complete a Building for Life compliance statement to show that they have applied the codes to their detailed designs, or provided a higher standard of design. Applicants will also be expected to demonstrate how their proposals comply with the Easton Neighbourhood Plan and South Norfolk Place-Making Guide, as well as explaining their approach to achieving this by carrying out a Building for Life evaluation.

- 5.23 As stated above, the design code is a technical document which sets out guiding principles and a range of design parameters to ensure a high quality development at Easton. It does not fix every detail, but is intended to allow designers a degree of flexibility as long as design quality is retained and responds positively to the principles of the Easton Neighbourhood Plan and South Norfolk Pace-Making Guide.

5.24 All reserved matters applications for development within the Design Code area shall be required to comply with the guiding principles and design parameters of the masterplan and Design Code. However there remain opportunities for discussion on detailed design matters with Easton Parish Council, residents and consultees at the reserved matters stage.

5.25 **This application is not liable for Community Infrastructure Levy (CIL), however each reserved matters application will be CIL liable.**

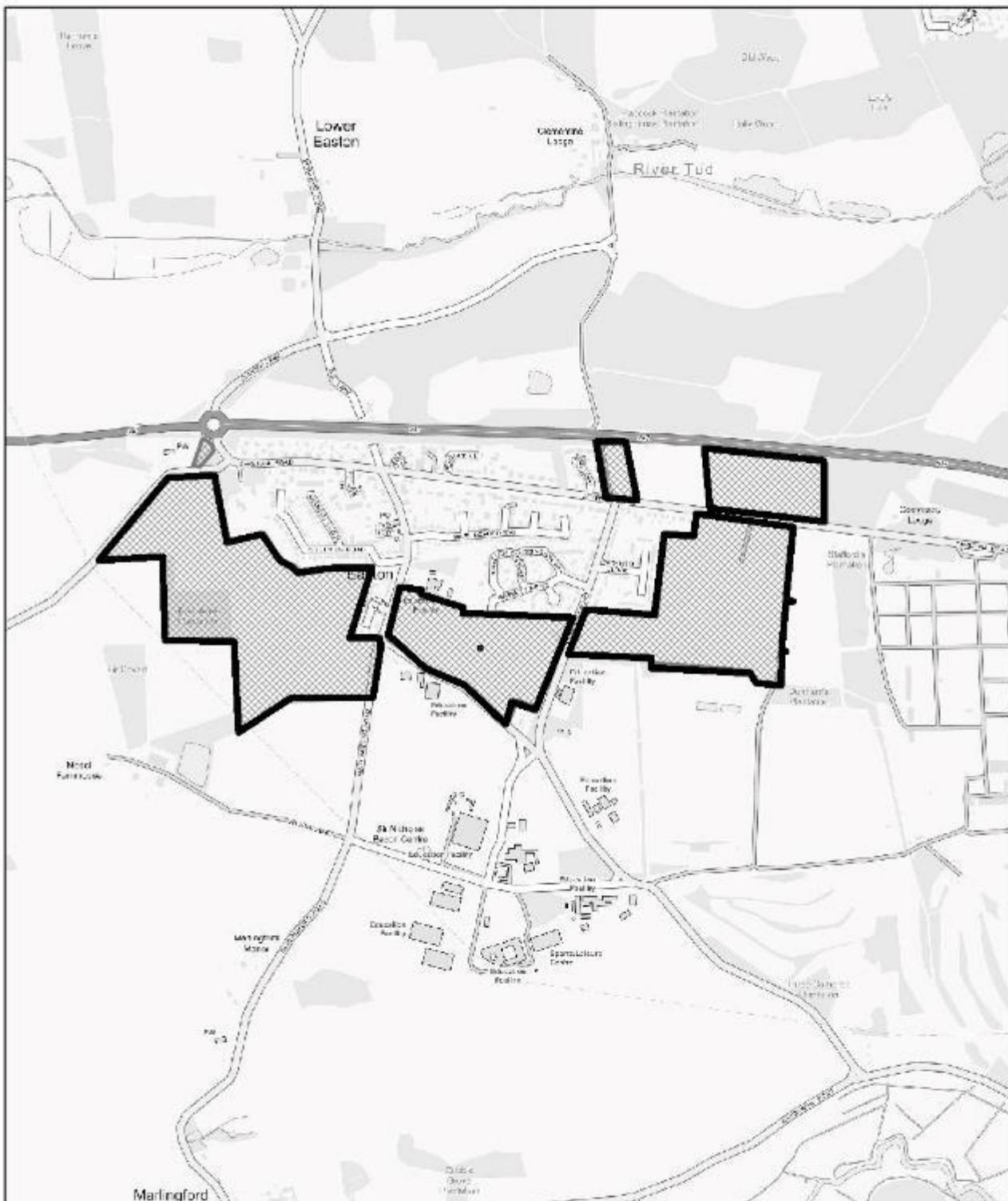
### **Conclusion**

- 5.26 Following the changes to the Design Code, officers are now satisfied with the document. The format and content of the Design Code is considered to be comprehensive, legible and user friendly as a stand-alone document. It covers the requirements set out in condition 33 of planning permission 2014/2611 and officers are satisfied that the Design Code provides clear design guidance, which will help to guide future reserved matters submissions.

5.27 It is therefore considered that the submitted Design Code is acceptable and will ensure that subsequent phases of development will achieve a consistently high standard of development that reflects and relates well to each other meeting the original aspirations for the development at Easton.

Recommendation : Approval of details - Approved

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