

Easton Village, Growth Location

Design and Access Statement

Prepared on behalf of Easton Landowners Consortium

December 2014

Rev A02



Document Control

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Contents

Introduction	7
Assessment	13
Involvement	43
Evaluation	49
Design Proposals	63
Implementation	95
Summary	100

Introduction

Introduction	8
Client	9
Brief	10

Introduction

This Design and Access Statement accompanies the submission of an Outline Planning Application by Easton Landowners Consortium Joint Venture LLP in Easton. It has been prepared by Feilden+Mawson on their behalf, to meet the requirements of Articles 4 and 8 of the Town and Country Planning (Development Management Procedure) Order 2010.

The purpose of this document is to demonstrate the process of assessment and evaluation that has been undertaken in relation to the physical, social, economic and planning policy context. It goes on to explain how the assessment process, having regard to the responses from community engagement, have led to the proposed scheme that forms the basis of the Outline Planning Application. This Design and Access Statement demonstrates the design rationale, with particular emphasis on explaining use, amount, layout, scale and landscaping.

The scope and content of this document has been prepared in accordance with the National Planning Practice Guidance "Making an Application" and the CABE guidance document entitled, "Design and Access Statements: How to Write, Read and Use Them" (June 2006). It has also been prepared by reference to the South Norfolk Place-making Guide; with its 'Building for Life 12' assessment procedure. [Numbers in brackets refer to the relevant page or section of the South Norfolk Place-making Guide. Sections of the DAS which respond directly to the 12 questions in 'Building for Life 12' are indicated first in blue for clarity.](#)

Please note, that this document provides an overview only and should be read in conjunction with the detailed plans and technical reports that accompany this application.



Aerial site location plan in context to Easton

Site Address:-
Easton
Norfolk
NR9 5EG

The client

The site is in principally four ownerships being Easton and Otley College, the Royal Norfolk Agricultural Association, the Norwich Diocesan Board of Finance and the Rampton Property Trust. The owners have formed a consortium to progress the promotion of the site through the planning process with the aim of securing a planning consent for predominantly residential development.

All four landowners are long term occupiers of land in and adjoining Easton village.

Easton College is a large land based college with its campus buildings immediately south of the site. The

college has developed significantly over recent years with the creation of a range of new buildings and facilities and will play an important role in promoting Norwich as a 'learning city' (JCS Policy 7). Proposals for any further development of Easton College will be considered against relevant national and local policies however the campus remains outside the Development Boundary.

The Royal Norfolk Agricultural Association is located to the east of the application site and made its initial purchase of land for its permanent showground in 1952 with the first show staged on the site in 1954. Since this time a great deal of investment has been devoted to creating and improving a permanent showground. The Association aims to help educate young people

and adults, and to bring people and business together through a range of inspiring events to promote a better understanding of food, farming and the countryside.

The Rampton Property Trust land was formerly part of an estate owned by the Rampton Family that has had close historic links with and has contributed to the local community.

The Norwich Diocesan Board of Finance is based in the vicarage and adjoining buildings to the north west of the application site and holds the assets of the Diocese and are responsible for its finances. The Diocese serves and supports churches, schools and communities across the areas of Norfolk and Waveney.

The landowners have therefore had long term relationships with the village and will continue their operations after the application is determined. The funds provided from the development will be reinvested to enhance the facilities at these locations with the consequential employment and educational benefits this will bring.

Easton&OtleyCollege



 **THE CHURCH
OF ENGLAND**
Diocese of Norwich

**THE RAMPTON
PROPERTY TRUST**

Brief

The design brief was to prepare an illustrative layout to support an Outline Planning Application for residential development with associated community facilities, appropriate access, open space and landscaping, for this prominent growth site in Easton.

The proposed development lies outside of the settlement boundary for Easton, as defined by South Norfolk's Adopted Local Plan (2003). The Easton/ Costessey has however, been identified as a 'Growth Location' in the Greater Norfolk Development Partnerships Adopted Core Strategy (2011). It is also identified within South Norfolk's emerging Site Allocations and Policies Document as an allocation to deliver approximately 900 dwellings.

The Outline Planning Application is for 907 dwellings representing a site density of 19.5 gross dph and 27.8 net dph.

All matters are reserved for subsequent approval but, as required by the Development Management Procedures (DMPO), the application needs to identify the approximate location of buildings, routes and open spaces in the proposed development; state the upper and lower limits for height, width and length of each building included in the proposed development, and state the areas where access points to the proposed development will be situated.

In order to do this, the masterplan needs to illustrate design principles and concepts for the development in terms of amount, layout, scale, landscaping and appearance within the local physical, social and economic context, and relevant planning policy.

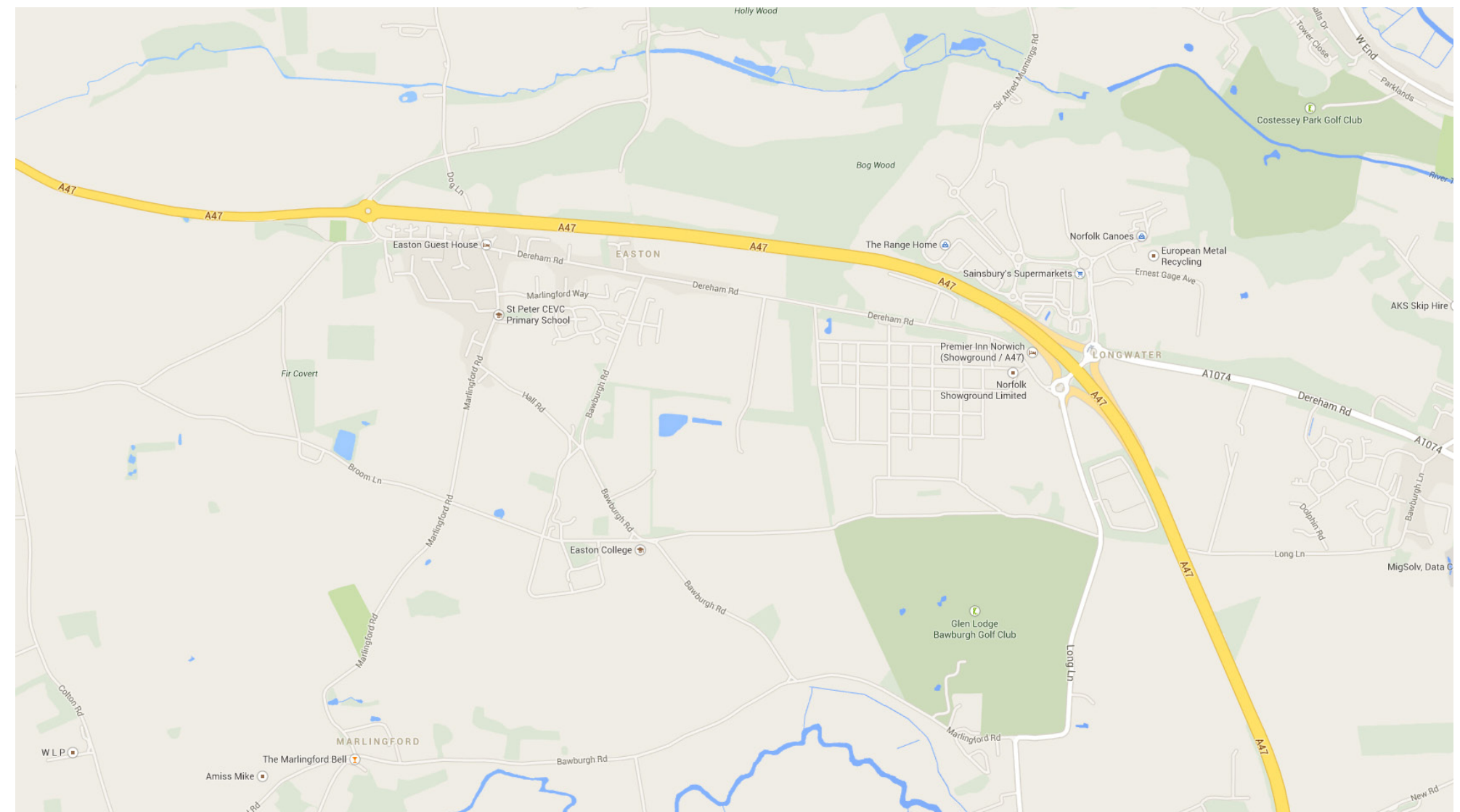
A comprehensive analysis of the site, including intrusive surveys where appropriate, has been undertaken to inform design development. The Design and Access Statement should therefore be read in conjunction with the accompanying documents;

- Application drawings
- Arboricultural Survey & Arboricultural Impact Assessment
- Archaeological Desk Based Assessment
- Magnetometer Survey
- Trial Trenching Results
- Bat Survey

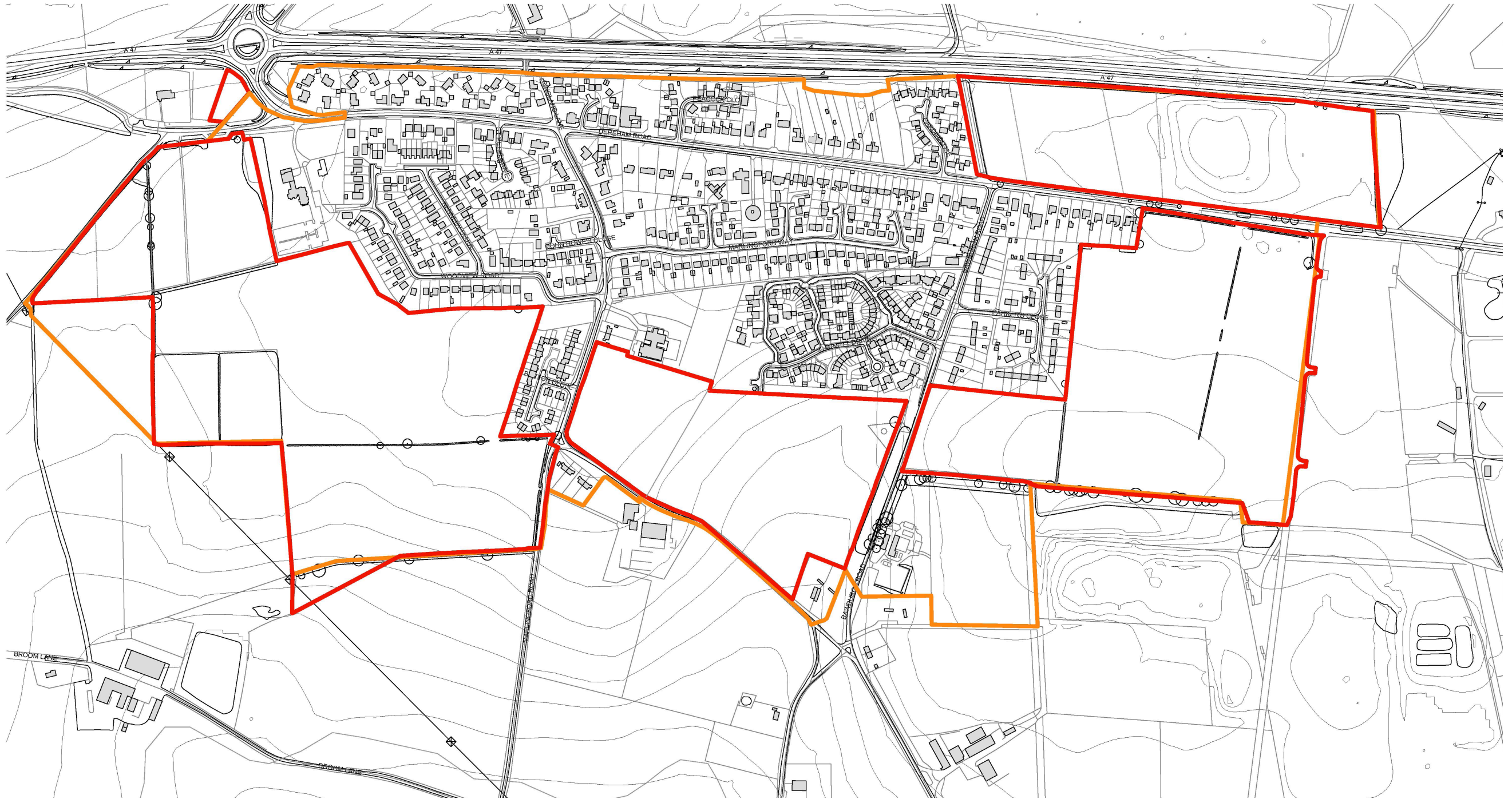
- GCN Survey
- Reptile Survey
- Preliminary Ecological Assessment
- Badger Survey
- Bird Survey
- Opportunities & Constraints Report
- Ecological Mitigation Report
- Environmental Statement
- Hedgerow Survey
- Flood Risk Assessment
- Utilities Assessment
- Heritage Impact Assessment
- Landscape & Visual Impact Assessment
- Lighting Assessment
- Planning Statement

- Section 106 Heads of Terms.
- Statement of Community Involvement
- Transport Assessment/s
- Travel Plan/s
- Walk to School Assessment

The application site boundary consists of 46.45Ha of land and is illustrated on the 'Site location plan' opposite.



Site location plan with network of roads



Boundary plan with planning application boundary in red and SNC 'preferred site boundary' in orange

Assessment

Site	14
Physical Context	16
Historic Context	18
Archaeology	19
Topography	20
Neighbourhood Character	22
Movement and Circulation	26
Landscape Context	28
Biodiversity and Ecology	30
Existing Recreation Facilities	32
Drainage and Flood Risk	34
Utilities	34
Noise	34
Contamination and Ground Investigation	34
Visual Context	36
Socio Economic Context	38
Planning Policy Context	40



View of St Peter's Church

Site - Easton

Easton is located to the west of Norwich just off the A47. Access to the village is predominantly gained from the north via two roundabouts on the A47 to the west and east. A number of roads pass through the proposed site including Dereham Road, Marlingford Road, Bawburgh Road, Hall Road, Church Lane to the west and Easton and Otley College link road to the east.

Easton has good access to public transport with bus stops located along Dereham Road. A Park and Ride site is located immediately to the east of the Norfolk Showground providing connections into Norwich City Centre, and to Norfolk and Norwich University Hospital.

Easton has a number of existing facilities including Church of St Peter, St Peter's C of E VA Primary School, Restaurant, Village Hall, Post Office (part time) and outdoor recreation space. Easton and Otley College, and the Norfolk Showground provide further sports and recreation facilities to the south and west as well as significant employment. Other key facilities are located in New Costessey, including secondary school provision at Ormiston Victory Academy, the Roundwell Medical Centre and Costessey Library.



Old School on Marlingford Road



Existing bungalows on Dereham Road



Existing village hall and post office



Infill residential development along Dereham Road



View of restaurant, former public house



Residential development off Bawburgh Road

Physical Context









The red line boundary is compliant with the SNC preferred development allocation boundary line. The area adjoins the existing village on its east, west and south sides.

The site is predominantly open fields and plantations. Its surrounding physical context is varied throughout. The majority of the land is farmed by Easton & Otley College, with segments of the land used as Parish Council allotments, woodland, and land set aside for a new Village Hall.

A permissive pedestrian path runs through the site with walking routes through the woodland and down to Broom Farm to the south west of the application site as indicated on diagram.

A number of dwellings overlook the site close to Marlingford Road and Hall Road junction. Several dwellings have adjoining boundaries with rear gardens backing on to the site.

Key feature buildings in the immediate context include the Church of St Peter's, Diocesan House and St Peter's C of E VA Primary School. Significant other buildings include farm buildings on Hall Road and the water tower which is visible throughout the village.

-  Existing structural planting
-  Young off site structural planting
-  Building frontages
-  Rear gardens
-  Key feature buildings
-  Significant contributing buildings
-  Permissive Paths
-  Easton College Woodland Trail



Physical context diagram



Figure plan of existing buildings

Historic Context

The core of Easton Village is situated on a historic cross roads along Dereham Road. The crossroads formed the centre of the village (88). This can be clearly seen on the Tithe map circa 1840 and the First Ordnance Survey 1879-1886.

From the original settlement the village expanded with the main road running through the village out as a linear 'Street Village' along Dereham Road with small scale expansion seen on the 1946 Aerial Map. After WW2 significant post war expansion took place and can be seen on the 1988 map. The majority of expansion was bungalows and chalet bungalows.



Historic crossroad diagram

In 1992 the Norwich Southern Bypass opened, diverting traffic away from the village and along Dereham Road. Two roundabouts created connectivity to east and west. Infill development in recent years has filled the gap between Dereham Road and the A47.

The original core of the village along the crossroads has been eroded over the years with a number of local facilities lost following the opening of the bypass. Facilities are also limited due to the close proximity of large scale retail and leisure development at Longwater Retail Park.

Easton contains seven listed buildings, including a Grade I listed Church dating from the 12th Century and a Grade II* farmhouse from the 17th Century. A brief summary of these heritage assets is provided below, with a full assessment of these assets provided within the accompanying Heritage Impact Assessment:

- The Church of St. Peter is a Grade I listed building, dating from the 12th Century, with 13th and 15th Century additions. The property is located at the western end of Dereham Road, close to its junction with the A47;

- West Lodge is a Grade II* building located on Lodge Road, to the north of the A47. This building is a former farmhouse building dating from the 17th Century, with extensions dating from 1743, with the façade showing 19th Century alterations. The building has also been altered on other elevations, including within the 20th Century. It is approximately 1.2km from the proposed development;
- Easton Hall is an 18th century Grade II listed dwellinghouse, lying within the grounds of Easton College, to the south of the proposed development.
- Easton Lodge is a Grade II listed Georgian flint and brick building, which was built in the late 18th Century (circa 1776) and features Victorian wings which were built in the early 19th Century. The property lies adjacent to West Lodge, to the north of the village, some 1200m from the development boundary;
- Bellevue is Grade II listed dwelling, located on Ringland Lane within Lower Easton, 750m to the north of the proposed development and the A47. The building dates from the 16th Century, with extensions and modifications dating from 1728 due to this date being positioned on the southern gable;
- Costessey Lodge a Grade II listed building, located just outside of Easton on Dereham Road to the east. The building was built around 1830 and features 20th century extensions. The building is built in a Tudor style, featuring red brick, slate roof and a tower. It was formerly known as Easton Lodge and served as a lodge to Costessey Park. A post medieval cannon is set outside; and
- Hill Farmhouse dates from the late 17th century, and is located on Ringland Lane within Lower Easton, to the north of the A47. It lies approximately 750m from the development boundary



Tithe map circa 1840



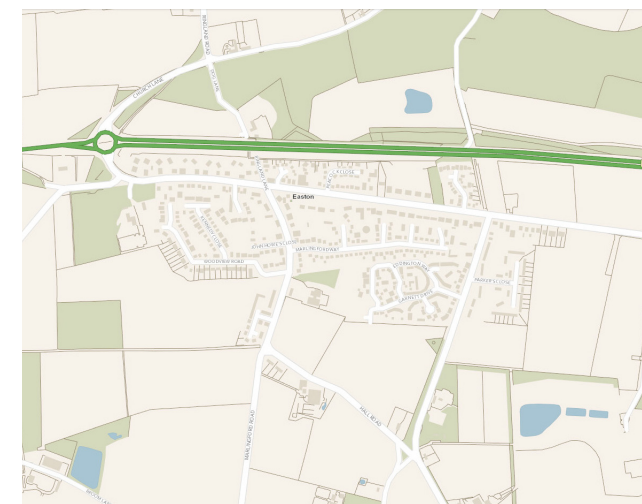
1946 Aerial Map



First Ordnance Survey 1879-1886



1988 Aerial Map



Easton Map 2013

Archaeology

Origins

Easton is mentioned in the Domesday Book as belonging to a freeman, and lying within the jurisdiction of Barford, which lies to the east of Easton. This explains the origins of the name 'Easton' as it literally means, 'east farmstead or village'. Easton is east of Barford.

Although the village probably has Saxon origins, a large amount of evidence has been found on fields within, and adjacent to the village which indicates a much earlier origin.

The earliest discoveries within the area are pre-historic flints, mainly dating from the Neolithic to Early Bronze Age. Finds from this era include a Neolithic axe and a Neolithic or Early Bronze Age discoidal knife or dagger.

Paleolithic, Neolithic and Bronze age sites within Easton have been identified from worked flint scatters, burnt material and worked flint which have been found through various surveys and excavations.

The large number of these finds is mostly due to field walking surveys carried out over most of the parish. This has also enabled identification of a possible Neolithic to Early Bronze Age flint working site. As well as flint production there is evidence to suggest that at least part of the parish was laid out in a prehistoric field system.

Two possible Bronze Age ring ditches have been identified from aerial photographs and Bronze Age pits have also been excavated in the village. There is also possible evidence for Iron Age ritual deposition of pottery. Probable prehistoric unurned cremation burials have also been found within Easton.

The site itself has provided little evidence for Roman activity. A 4th century AD Roman coin hoard in the 19th century, containing 4000 copper alloy coins, was found close to the Dog Inn in 1851. There is little other evidence for Roman activity, though field walking and metal detecting ahead of the building of the A47 in 1991 found fragments of Roman pottery including the handle of a Spanish amphora, and Roman coins.

Medieval Growth 450AD – 1589

The entry in the Domesday Book for Easton suggests that the village may have a Saxon origin but there is very little evidence for Saxon activity in the parish. The only records are an early Saxon brooch and Saxon pottery found in the north west of the village.

Medieval finds include a medieval cross base, medieval square base plate and the foot from a copper alloy vessel, with a charcoal pit within the village dating from this period.

The Church of St Peter was erected in the 12th Century and features a number of 13th and 15th century alterations. It was completely restored in the 19th century.

The medieval landscape would have been mainly agricultural, with several medieval banks having been recorded. These may have been used as field boundaries. Some medieval pottery and medieval coins have been found.

Medieval charcoal burning pits are recorded at the Longdell Hills site, demonstrating that part of the landscape was managed woodland.

There are no surviving medieval buildings in the parish, though the Georgian Easton Lodge is said to stand on the site of an earlier medieval lodge.

Post Medieval Growth 1590 – 1945

There are a number of post medieval buildings within the village, many of which are now listed. These include Bellevue, a 16th century hall house and West Lodge, which is a Jacobean building and was once the lodge for Costessey Park, with The Dog Inn dating from the 17th Century with 18th & 19th Century extensions. Hill Farm also dates from the 17th century. Easton Hall, now forming part of Easton College, was built in the 18th century and features 20th century extensions and additions. This too would have been a lodge associated with Costessey Park.

The 1813 Easton Tithe Map showed that Easton at this time consisted of few buildings, located around the junction of Dereham Road and Marlingford Road. The Church of St Peter sat isolated to the west of the village, with open agricultural fields lying to the north, east,

sound and west, though Dereham Road presents a clear boundary between the curtilage of the church and the fields to the south.

An 1882 OS map showed a Methodist Chapel located within the village which no longer exists, though the cottage on the site, which dates from St Peters Church stands at the cross road of the village, sat within larger grounds to the rear. Post-medieval archaeological finds in the area include a number of pottery fragments and post-medieval ditches. The 19th century, may have been converted in part from this chapel.

The map showed a limited number of buildings located within the village, though does record The Dog Inn and original school building, both of which are still standing.



1- Discrete view through tree belt



2 View of land topography



3 View of land topography

Topography

Easton is located on a linear belt occupying the ridge land between the River Tud to the north and the River Yare to the south (70).

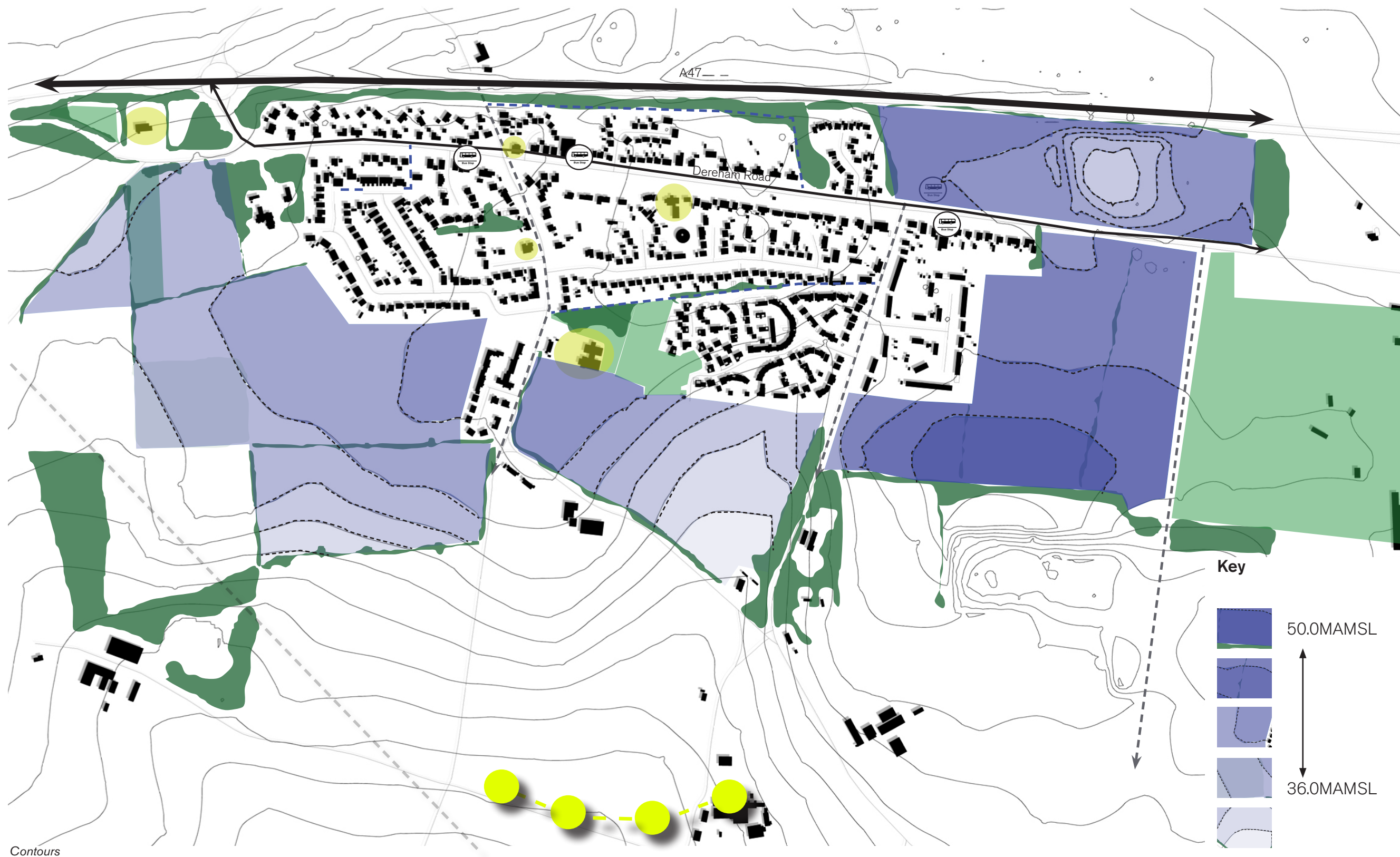
Predominantly the site slopes to the south to the River Yare. However, as shown on the diagram opposite the land is also undulating east/west in the direction of Bawburgh Road. The eastern section of the site adjacent to the Royal Norwich Show Ground gradually rises from Dereham Road towards the tree line on the southern boundary. On the southern side of the tree belt the land steeply drops off towards the gravel pit. Through the tree belt discrete views of the wider landscape can be seen.

The highest point of the site equates to 50.0 metres above mean sea level with the lowest point 36.0 metres above mean sea level.

The topography varies across the site. In most cases the gradient is less than 1:20 and considered safe for people with disabilities. In a number of small areas the gradient exceeds 1:20; careful consideration will be required at detailed design stage to ensure safe access. This will include buildings following the topography lines rather than against, and grading of land and ramps in appropriate locations.



Topography diagram



Neighbourhood Character

Residential properties in Easton are a mixture of terraces, semi-detached, detached, bungalows and chalet bungalows.

Easton is characterised by post war housing including a significant proportion of bungalows and chalet bungalows (90). In recent years development has consisted mainly of two storey properties. The bungalows are typical of their time, and are repetitive and monotonous with little variation. A number of chalet bungalows do however turn their gables to the street to add interest.

Properties on Dereham Road (former A47) are set back from the road with large front gardens to deter noise from the previously busy road. Bungalows have medium size front gardens, many have been removed to provide additional courtyard parking areas. Boundary treatments to the road varies throughout and are broken with a mixture of walls, hedges and landscaping.

Properties have a mixture of red bricks, buff bricks and render. Roof materials are typically red or brown with slate used on prominent feature buildings. Rainwater goods and fascia boards are typically white, or black (on most recent developments.) Roof pitches are typically 30° or 45°. New developments in recent years have steeper pitches at 45°. Properties in general have little architectural detail or features.

New infill developments add character to the village. The developments typically follow a traditional approach and builds on the existing character. The College Heights development uses additional detailing on its prominent buildings with the introduction of black rainwater goods, fascia boards and black stained/cement board adding variety whilst responding to Norfolk rural context.



View 1 of existing dwellings along Marlingford Way



View 4 of existing dwellings on Buxton Close



View 2 recent development off Bawburgh Road



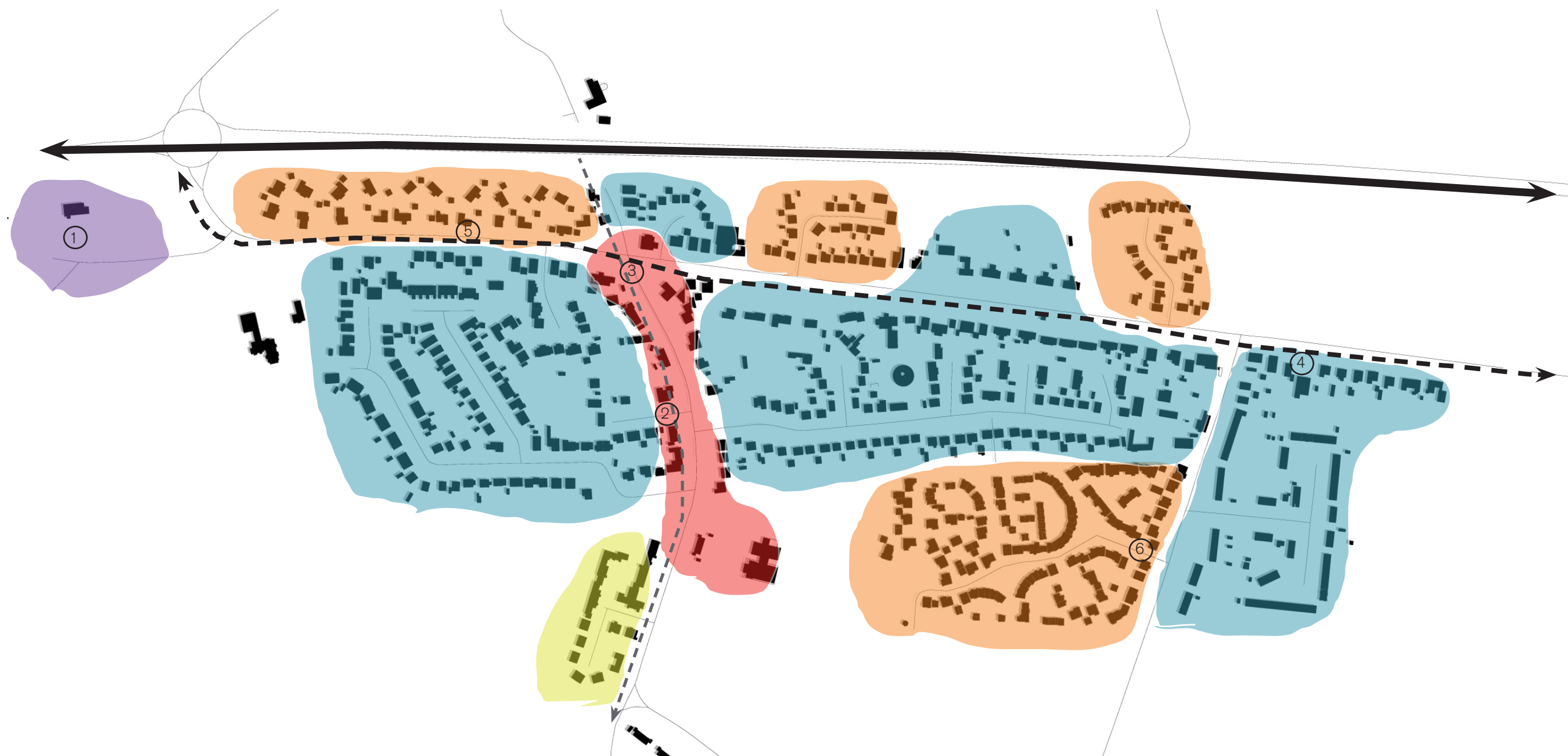
View 5 converted school on Marlingford Road



View 3 early 21st century infill housing along Dereham Road



View 6 bungalows along Dereham Road



Character map

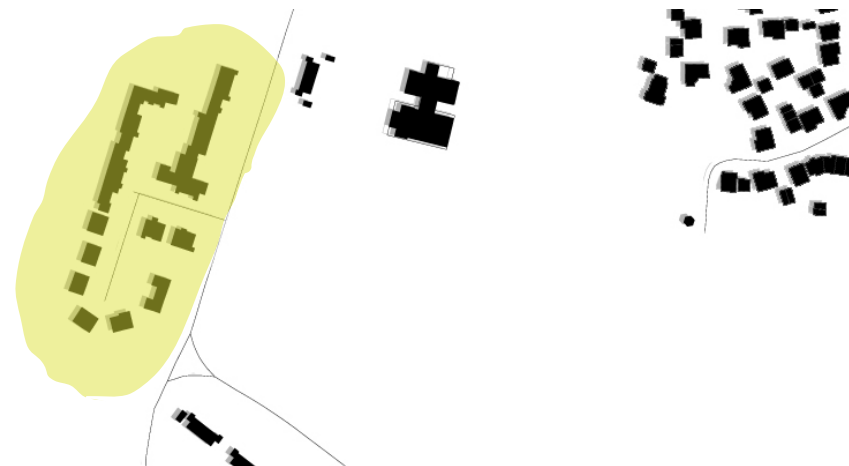
Existing Development Area 1



- Combination of post-medieval settlement along the crossroads with late 20th century housing to the rear
- Bungalows, chalet bungalows and two storey houses
- Approximately 140 dwellings over 6.7ha at a low gross density of 20 dwellings per hectare. This is due to bungalows and large land usage.
- Parking provision is either to the front of the dwelling in curtilage or to side with a garage
- Poor relationship to the south and wider countryside containing rear gardens
- Cul-de-sac development with limited permeability



Existing Development Area 2



- Self build properties in terraced and detached format
- Approximately 37 dwellings over 1.0ha creating a gross density of 37 dwellings per hectare
- No play or recreation space provided within development
- Poor relationship to the south and wider countryside with a rear gardens, internal development with little outlook
- Predominantly integral or attached garages



Photos of existing village

Existing Development Area 3



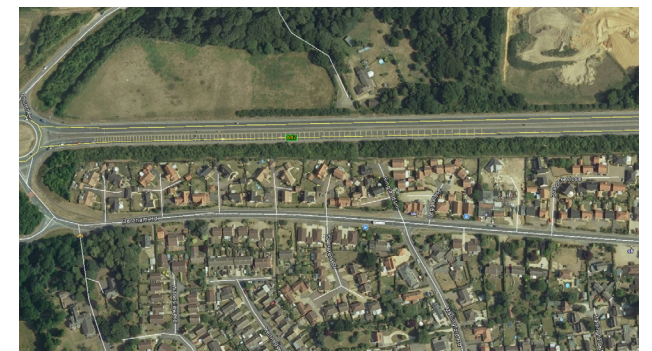
- College Heights development built in the last 10 years
- Approximately 105 dwellings over 4.0ha at a gross density of 26.5 dwellings per hectare, includes play and recreation space
- Combination of two-storey detached, semi detached and terraced dwellings
- Parking in a combination of garages to the side of dwellings or in courtyards to the rear



Existing Development Area 4



- Late 20th century development on the gateway western entrance into Easton
- Private cul-de-sacs
- Large detached properties with double garages and courtyard parking in curtilage
- Approximately 23 dwellings over 1.6 hectares at a gross density of 14 dwellings per hectare
- Extensive planting to A47 for screening and noise control with low level hedges and planting to Dereham Road



Photos of existing village

Movement and Circulation

Vehicular Access

From the North of the site Easton Village can be accessed off the A47 trunk road which links Norwich with the Midlands to the west and Great Yarmouth to the east. Dereham Road provides direct access into the village and runs parallel to the A47, joining the A47 at the Easton Roundabout to the west and Longwater Interchange to the east. Easton Village can also be accessed from either Marlingford Road and Bawburgh Road from the south, and Church Lane to the west.

Pedestrian and Cycle Access

Easton Village currently has a number of pedestrian routes which consist mainly of footways which run alongside the carriageways with the majority terminating at the village edge. There are minimal footways present along the development site frontage and there are currently no dedicated pedestrian crossings or specific cycle lanes within the village.

Public Transport

At Easton there are two frequent bus services; X1 and 4/4A which route and stop along Dereham Road, with two bus stops accessible for residents. The village is well served with approximately 3 buses per hour in each direction during the day from Monday to Saturday. The Costessey Park and Ride site is located approximately 1.7km from the existing eastern edge of Easton Village and provides a direct service to Norwich City Centre and Norfolk and Norwich University Hospital.

The nearest railway station is Norwich Railway Station situated approximately 11km east of Easton Village.



Bus shelter on Dereham Road

Road Network, Focal Points,



Existing road network and settlement diagram



Landscape Context

To the north, the woodlands along the crest of the ridge and upper slopes of the adjacent Tud Valley enclose the A47 corridor (70). These woodlands make a valuable contribution to the character and quality of the local landscape because they form a backdrop to cross valley views to the village from the south. However, the A47 effectively severs Easton from its landscape setting to the north.

To the south, east, and west the landscape which forms the setting to Easton village has a more open character. The farmland landscape pattern here has a mixture of large and medium-sized arable fields enclosed by low hedgerows, prominent shelter belts and blocks of mature woodland (70). This includes Stafford Plantation and Dunham's Plantation to the east, Home Plantation to the south, and The Brooms, Fir Covert and Four Acre Plantation to the west.

Landscape context diagram

The village is adjacent to some larger scale developments, including the Royal Norfolk Showground to the east and the Easton College Campus to the south. The college is based within the grounds of the former Easton Hall. Some groups of mature trees in the vicinity of the Hall reflect a remnant parkland character. Alongside the A47 near Easton, urban influences are strong and there are open views to suburban and commercial development.

1. Green infrastructure

Woodlands and hedgerows along country lanes provide ecological access corridors which provide a hierarchy of green infrastructure corridors linking the farmland on the slopes of the Yare Valley with the River Yare floodplain.



2. Landscape setting

Parts of the surrounding countryside make a particularly important contribution to the landscape setting of Easton Village. They merit conservation.

















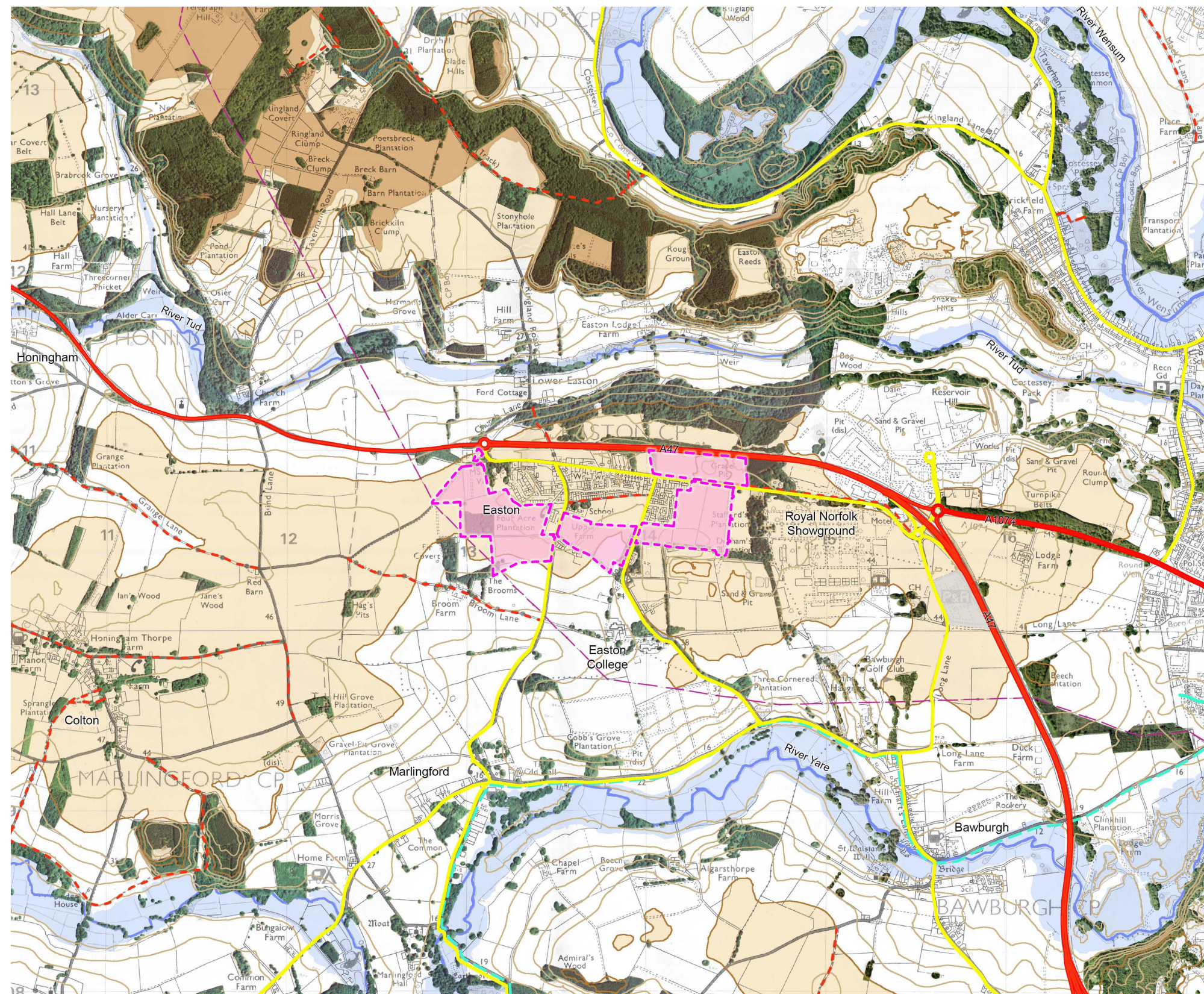
3. Connecting landscapes

Key connections, which link existing and new neighbourhoods within the village and the settlement to its wider landscape setting.



Landscape infrastructure diagrams

-  Site boundary
-  Woodland
-  Contour line (interval 5m)
-  40m contour
-  Land above contour 40m
-  Land above contour 60m
-  Floodplain
-  'A' roads
-  'B' roads
-  Public Right of Way
-  Park and ride
-  Cycle route
-  Other signed on-road cycle route
-  Pylons



Biodiversity and Ecology

Despite being agricultural land, detailed assessments of potential impacts on biodiversity have been undertaken in relation to the application.

This has included assessments for Great Crested Newt, badgers, bats, and other species.

This information is set out in the Ecology chapter of the Environmental Statement, and is supported by associated reports and surveys in the appendices.

The Phase 1 Ecological Assessment confirmed that the following designated sites, habitats and species had the potential to be affected by the proposed development:

- Hedgerows and woodland;
- Reptiles;
- Great Crested Newts;
- Birds;
- Bats; and
- Badgers.

Specific reports for these habitats and species are submitted with this application.

Hedgerows & Woodland

Two areas of hedgerow have been identified as being 'important' as defined by the Hedgerow Regulations 1997 – a section of hedgerow within development running south along the allotments, and the section of hedgerow which runs along the southern boundary of development parcels near Hall Road. The report recommends that these hedgerows are retained, where possible, with a buffer of 5m being maintained between the development and hedgerows.

Reptiles

Three slowworms were recorded on a small section of the development, with no reptiles found elsewhere within the site. It has been agreed with South Norfolk Council and Norfolk County Council that these slowworms are to be relocated to a suitable prepared receptor area at Costessey Country Park, with a S106 contribution. A translocation exercise will be undertaken following an approval of planning permission.

Great Crested Newts

Great Crested Newts have been recorded in two water bodies close to the development boundary – to the east and south west of the site, with a peak count of 79 to the east, and 7 to the south west. There is therefore the potential for Great Crested Newts to be present within the site.

Birds

The report confirms that the site and surrounding fields do not support any important concentrations of windows bird species of conservation value, but does support a range of breeding birds species associated with the habitats which are present throughout the site, including the arable farmland, and particular the gardens, woodland and hedgerows. Barn owl was not recorded during the breeding or winter bird surveys and the report confirms that the risk of barn owls nesting in or within 200m of the site is low.

No species of birds listed on Annex 1 of the Birds Directive or Schedule 1 of the Wildlife and Countryside Act 1981 were recorded breeding within or close to the site.

The report recommends that any vegetation, building or ground clearance should not be undertaken during the nesting season and should ideally be undertaken between September and the end of January, due to the potential for birds to nest within the site, unless the vegetation, fields and buildings are checked by a suitably trained and experienced ecologist beforehand. It is considered that this approach can be addressed by a planning condition.

Bats

The results of the bat surveys concluded that at least six bat species use the site. Bat hibernation and roosts were only found within the roof voids of the Diocesan House office building, the stables and on the exterior of Diocesan House.

No bats were observed re-entering and/or swarming near any of the trees on the site, nor was there any evidence of bats roosting within individual trees on the site.

The site is therefore not considered to be important to the conservation of bat populations at more than a local level.

Badgers

The badger survey did not find any badger setts or signs of badger activity within the site. It is understood that badgers use fields to the north of the site – however the A47 acts as a barrier to any badgers travelling to the site from the north.

As badgers are known to utilise habitats in the wider area, the report recommends that a thorough check of the site be undertaken prior to commencement of development, which be addressed via condition.

Further detail can be found in the Ecology chapter of the Environment Statement and the baseline Ecology reports.



Existing Recreational Facilities

Easton has good access to local amenity facilities for recreation. Easton & Otley College, the Royal Norfolk Agricultural Association and the Church of England Diocese of Norwich provide recreational facilities for the village.

Easton & Otley College- provide educational facilities to Easton and the wider county and also provides a number of facilities which can be used by students and the local community. These facilities include;

- Tennis centre
- Fitness centre
- 3G pitch
- Multipurpose hall
- Conference facilities
- Floodlit MUGA (Multi use games area)
- Football pitches

All these facilities are within walking distance of the village and are available for hire.

Royal Norfolk Agricultural Association- provides fairs, festivals and shows at the Norfolk Showground throughout the year. These events include garden shows, festivals, wedding fairs, music events and the Royal Norfolk Show.

All events and facilities allow the existing residents of Easton the opportunity to access extensive amenity facilities and events on their doorstep.

The Church of England Diocese of Norwich- owns land to the west of the village, where the Parish Council provides allotment facilities for Easton residents.

Norwich Family Golf Centre and Bawburgh Golf Club- facilities provide recreational facilities for golfers.

In addition to the structured recreational facilities available, Easton has a number of natural recreational opportunities. A number of local walking routes are available providing connection to the wider countryside. The Easton College Woodland Walk provides walks through the Four Acre Plantation, Fir Covert and the Brooms.



Existing recreational facilities at Easton and Otley College and the Royal Norfolk Showground



Flood Risk and Drainage

There are no water courses or bodies within the site boundaries. The nearest water courses to the site are the River Tud to the north of the site and the River Yare to the south of the site.

The underlying geology of the site is sand and gravel and geotechnical testing has identified that the site has poor infiltration drainage rates across the site.

The site is currently predominantly greenfield and the topography falls generally in a southerly direction.

Easton is located within Flood Zone 1 where the annual probability of the site being flooded is less than 0.1%, this is the preferred Flood Zone for all new development. Please see Flood Risk Assessment for further detail.

Utilities

Water
Anglian Water is the incumbent water supplier for the area. There are no existing mains within the development land parcels.

Wastewater
Anglian Water is the incumbent wastewater authority for the area. There is an existing foul sewer running through the central land parcel that serves the central land parcel. However, there are two existing foul water rising mains running through the north west land parcel.

Electricity
UKPowernetworks are the electricity supplier for the area. There are existing 132kVA lines traversing to the south of the site. There are also existing overhead 11kVA lines in the eastern land parcel adjacent to Dereham Road. Also, there are existing overhead cables near Church Lane.

Noise

The site is significantly affected by road traffic noise from the A47. Traffic is continuous throughout the day into late evening, subsiding slight, but still consistent, throughout the night. Other local roads, in particularly Dereham Road, are also busy during the day, although this tails off to a certain extent overnight.

AECOM has been commissioned to provide an Environmental Statement Chapter for Noise and Vibration affecting the masterplan site in support of an Outline Planning Application, with mitigating measures, if necessary to meet relevant criteria.

Contamination and Ground Investigation

The site comprises predominantly agricultural land, with several farmsteads and a vicarage. Historical usage is similar. The current site use as predominantly agricultural, suggests there is the possibility widespread diffuse contamination of soil and groundwater may have occurred due to the presence of herbicides, pesticides and heavy metals. An authorised landfill site is noted to be present in the northeast of the site, known as Easton Inert Landfill Site. A historic foot and mouth burial pit is also present in the centre of the site.

No significant off-site sources of contamination have been identified, other than landfill areas outside the site boundary with a possibility of gas generation and migration.

A desk study report has been prepared which recommended ground investigation to confirm the ground conditions, investigate the quality of the mineral resources on site and investigate the presence and nature of the authorised landfill and any contamination.

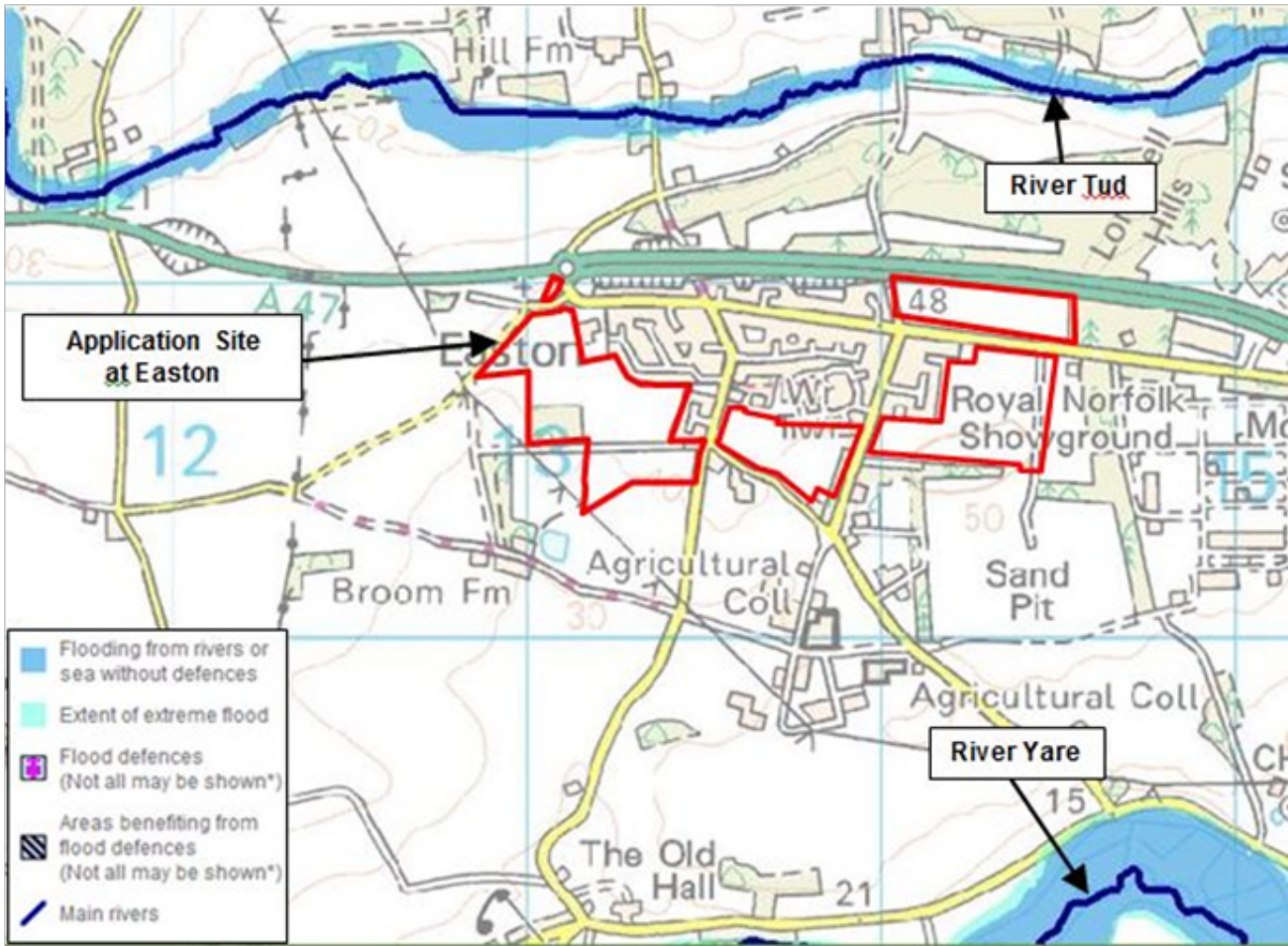
Site investigation comprised a number of boreholes and trial pits, monitoring of gas and groundwater and laboratory testing of soil and groundwater samples. Ground conditions were shown to be topsoil overlying either gravelly clay (Lowestoft Formation) or sands and gravels (Sheringham Cliffs Formation). Made Ground was only encountered in the area of the landfill.

Ground investigation has confirmed the inert nature of the fill material, with the majority of deposited material believed to be soil resulting from excavation for the

construction of the A47 and some anthropogenic materials. Other contamination issues encountered during the investigation were limited, gas monitoring at one location identified slightly elevated methane levels. The risk is nevertheless considered low and could be mitigated in construction design.

Sulphate values indicated no particular precaution measures would be required for new concrete.

Conventional shallow footings and deep bases will be suitable as foundations for the proposed development without the requirement for ground improvement. In the area of the landfill in the northeast corner, ground conditions are not found to be particularly better or worse than elsewhere on site therefore no special geotechnical measures are considered likely to be required, though some further ground investigation may be required to confirm this is the case. Either suspended or ground bearing floor slabs may be considered as suitable.



Environment Agency Flood Risk Map



Underground Drainage and Gas

Visual Context

The visual context is summarised below (70), (90):

Area 1

This area is characterised by the presence of St Peter's Church and the Church of England Norwich Diocesan HQ. Both buildings are extensively screened with planting in several directions. Discrete views of St Peter's Church can be obtained through tree belts from the south.

A dense hedge with interspersed trees to the west provides screening. The adjacent fields have been planted with a young tree belt which in the future will provide further high level screening. A clearly defined hedge splits areas 1 and 2

Area 2

The Four Acre Plantation is a key feature in this area with scots pines, oaks, birches and hawthorns. The existing woodland walk through the plantation and down to Broom Farm provides existing recreational opportunities. Dwellings on Buxton Close and Woodview Road have rear gardens adjoining the site and currently create a broken edge to the wider countryside. Properties on Woodview Road are predominantly bungalows or chalet bungalows. The self build houses of Buxton Close are two storey in height. The plantation screens this section of the site from distant views

Area 3

This area is slightly exposed to views from the south. Fir Covert and The Brooms provides significant screening to the west. This area is characterised by its direct connection to the countryside.

Area 4

Area 4 is located off Marlingford Road, the original village core. This area is overlooked by properties to the west and south. Hall Road is rural in nature and is actively used by pedestrians walking to and from Easton & Otley College.

Area 5

The northern section of Bawburgh Road is enclosed with housing on both sides with mid 20th century housing on the east and early 21st century housing on the west.

The character of Bawburgh Road changes significantly

south of the existing housing; the road is rural in nature, undulating and enclosed by trees.

Deer Park is located to the east side of the Bawburgh Road and is enclosed by the Home Plantation.

Area 6

Area 6 has a dense tree boundary to the south. This area is located at one of the highest points of the site and experiences glimpsing views of the wider countryside.

Area 7

Dereham Road is considerably wider as it was the old A47. There is currently limited sense of arrival into the village due to its linear settlement pattern along Dereham Road and the single sided development. The area is characterised by open fields, exposed views

of the A47, oversized width of Dereham Road, and broken edge of back gardens. This area is contained from long distance views by plantation to the east and south.



Area diagram



Visual context diagram

Socio-Economic Context			
<p>Population</p> <p>The population of Easton ward (which includes the villages of Easton, Marlingford, Colton and Barford), as of the 2011 Census, was 2,717, 79% greater than the population of Easton Parish at 1,514.</p> <p>The 2011 Census recorded a total population for South Norfolk District of 124,012, a population increase of 12% compared with the 2001 population. The population of Easton parish increased by 33% between 2001 and 2011.</p> <p>The age structure of Easton parish shows that all age groups under 45 are over-represented (59%) compared with South Norfolk District (50%). Most notable is the 30-44 year category which shows a proportion of 24% compared with S 18% for South Norfolk District. Conversely, all age groups above 45 are under-represented in Easton parish (41%) when compared with the wider district (50%). Therefore, there is a noticeable trend that the population for Easton parish is proportionally younger than for the wider South Norfolk District.</p> <p>Housing</p> <p>The 2011 Census recorded a total of 598 dwellings in Easton parish, equating to just over 1% of the South Norfolk District total of 52,809 households. This equates to an occupancy rate of around 2.3 persons per household in South Norfolk District and 2.5 persons per household in Easton parish. The occupancy rate for Easton parish is slightly higher than the prevalent rate for the East of England.</p> <p>In terms of tenure, 79% of households in Easton parish are owner-occupiers, slightly above the average for South Norfolk District of 75%. The proportion of households within the social rented sector in Easton parish is slightly below the South Norfolk District average of 11% at 8%. The private rented sector is also under-represented in Easton parish (8%) compared with the wider South Norfolk District (11%).</p> <p>In terms of accommodation type, the 2011 Census data identifies that of those people living in Easton parish, 56% live in detached properties, 31% in semi-detached, 11% in terraced and 2% in a flat or maisonette. The</p>	<p>2011 Census did not record any persons living in caravans in Easton parish.</p> <p>Employment</p> <p>There is a considerable amount of agricultural land in South Norfolk District, including around the application site. However, as portrayed in the 2011 Census data, this sector comprises only 3% of the District's workforce. For Easton parish specifically, agricultural employment accounts for just 1% of the workforce. The Census indicates that 17% of Easton parish's workforce were employed in the wholesale and retail trade and 13% in education. Health and Social work is also well represented with 11% employed in this sector and 10% are employed in construction. The remainder of the working population are employed in activities such as construction, accommodation and food services and finance.</p> <p>Easton's employment offer is limited to the Norfolk Showground to the east of the village and Easton College to the south. Costessey is located approximately 3km to the east of Easton and has one of the largest populations in South Norfolk District. Costessey has a much greater employment offer, with both Longwater Business Park and Longwater Retail Park offering employment opportunities. The business park hosts various companies, particularly those relating to construction such as Longwater Construction Supplies, whilst the retail park includes a Sainsbury's Superstore, Next Home, Argos and various other common out of town retail stores.</p> <p>Of the economically active population in Easton parish, the 2011 Census data records that almost 3% are unemployed. This is in line with the average for South Norfolk District and is slightly lower than the East of England average of 4%.</p> <p>Retail Provision</p> <p>Easton itself has very limited retail provision. There is a post office which opens two mornings a week, operating from the village hall and a fish and chips takeaway restaurant.</p> <p>Costessey offers good retail provision, including Longwater Retail Park, as mentioned above, which is a 6ha retail park offering a diverse range of retail stores. There are also various retail facilities within both New</p>	<p>Costessey and Old Costessy including, inter alia, Co-op foodstore, Post Office, Pharmacy and charity shop.</p> <p>Costessey essentially forms a suburb to Norwich. Norwich is located within Norwich City District and the City Centre is located approximately 9km from the site at Easton, functioning as a regional centre. Norwich is well developed in terms of its retail provision including large</p> <p>Education</p> <p>The Department for Education holds information on capacity in primary and secondary schools in England. The latest data was updated in April 2014 and sets out school capacity for the academic year 2012 to 2013.</p> <p>There is one school in Easton, St. Peter's C of E VA Primary School. There are a further 13 primary schools within 5 km of Easton. The distances have been calculated from the centre of the existing village of Easton, as the crow flies, to the nearest km.</p> <p>Healthcare</p> <p>There are no healthcare facilities provided within Easton itself. However, within Costessey/New Costessey there are 2 GP Practices, 4 Pharmacies, 2 Dental Practices and 3 Care Homes.</p> <p>The nearest optician is located in Bowthorpe, approximately 4km from Easton.</p> <p>The closest GP Practice to 'The Project' is Roundwell Medical Centre located on Dr Torrens Way, Costessey. This is a large surgery comprising 8 GP's as well as 4 nurses and 2 healthcare assistant. The surgery is currently accepting new patients.</p> <p>Beechcroft Surgery is located on Three Mile Lane in New Costessey and is much smaller comprising 2 GP's. This surgery is not currently accepting new patients. Both Roundwell Medical Centre and Beechcroft Surgery contain pharmacies.</p> <p>The Hospital serving Easton is the Norfolk and Norwich University Hospital in Colney Lane, Norwich.</p>	<p>Community Facilities</p> <p>Easton College is located to the south of the village and hosts a sports and conference centre which is available to the public. The Norfolk Showground is located immediately to the east of Easton and is home to the world renowned Royal Norfolk Show, the East Anglian Game and Country Fair and Newday Christian Convention among other events. The Showground facilitates events, exhibitions, meeting conferences, functions and weddings.</p> <p>There are four community halls in Costessey: Breckland Hall in New Costessey; Owen Barnes Room in New Costessey, The Costessey Centre in Old Costessey and West Costessey Hall in Queens Hills.</p> <p>In terms of library provision in Easton, the Library Service is a statutory function, which is provided by Norfolk County Council. The nearest library to Easton is Costessey Library, located on Breckland Road, New Costessey. Norfolk County Council also provide a fortnightly Mobile Library service.</p>



St Peter's C of E VA Primary School



Easton Village Hall and Post Office



Des Amis restaurant



Easton & Otley College



Norfolk Showground



Longwater Retail Park

Planning Policy Context

NPPF

National planning guidance and policy from Government is now provided by the National Planning Policy Framework (NPPF) published March 2012. The emphasis is now upon securing economic growth and ensuring sustainable development is brought forward and delivered, particularly where this is in accordance with an up-to-date Local Plan.

Sustainable development is the key tenet of the NPPF, with it confirming at paragraph 6 that, “the purpose of the planning system is to contribute to the achievement of sustainable development.”

The Government's three ‘dimensions’ to sustainable development are set out at paragraph 7, which comprise the following roles:

- Economic – “contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure”;
- Social – “supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being”; and
- Environmental – “contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

The NPPF sets out a presumption in favour of sustainable development, at paragraph 14, which should be seen as a golden thread running through both plan-making and decision-taking:

- “For plan-making this means that:
- Local planning authorities should positively seek opportunities to meet the development needs of

- their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- Specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- Specific policies in this Framework indicate development should be restricted.”

Joint Core Strategy

The Joint Core Strategy (JCS), prepared by the three councils of Broadland, Norwich and South Norfolk, and working together with Norfolk County Council as the Greater Norwich Development Partnership (GNDP), was adopted in 2011, with further amendments adopted in 2014. It sets out the long-term vision and objectives for the area, including strategic policies for steering and shaping development, and identifies broad locations for new housing and employment growth.

Policy 4 confirms that at least 36,820 dwellings must be delivered in the region between 2008 and 2026, (an annual average of at least 2,045 dwellings in the region). Residential proposals must be of an appropriate mix to create balanced communities and to meet the needs of the area.

The policy confirms that between 15,524 – 16,604 dwellings should be delivered in the region, at an annual average of between 862 – 922 dwellings per annum. Of these figures, 13,156 dwellings are allocated to the Norwich Policy Area (NPA), of which 9,000 of these dwellings are ‘New Allocations’ and within which Easton lies.

Policy 9 allocates 1,000 dwellings to Easton/Costessey. This allocation is expanded upon at Policy 10, which provides specific infrastructure which development in this location should provide, including:

- at least 1,000 dwellings;
- enhanced local services including an enhanced village centre at Easton;
- enhanced public access to the Yare valley including creation of a country park at Bawburgh lakes;
- Bus Rapid Transit to the city centre via Dereham Road;
- enhanced bus and cycle links to city centre, Easton College, Norwich Research Park and to secondary schools;
- safe and direct cycle and pedestrian access to Longwater employment and retail area and the Bowthorpe employment area; and
- possible relocation or expansion of the existing high school.

Site Specific Allocations and Policies Document

South Norfolk Council submitted its emerging Site Specific Allocations and Policies Document and Development Management Policies Document to the Planning Inspectorate in April 2014. These documents are examined by a Planning Inspector in October/ November 2014. When these documents are adopted, they will replace the Adopted 2003 Local Plan, which is summarised within the accompanying Planning Statement.

The Site Specific Allocations and Policies Document allocates land for development in accordance with the strategy set out in the Joint Core Strategy.

Policy EAS 1 refers to the application site. It allocates 52.6 hectares of land for approximately 900 dwellings and supporting facilities, including a new village centre. It provides a list of criteria against which any application for this development will need to address, which includes:

- Masterplanning – A comprehensive master plan will need to cover the provision of social and green infrastructure and highways improvements will need to address phasing, including the provision of key infrastructure, and approach to densities;
- Enhanced facilities – a new village centre to include a new village hall, village green/focal recreation

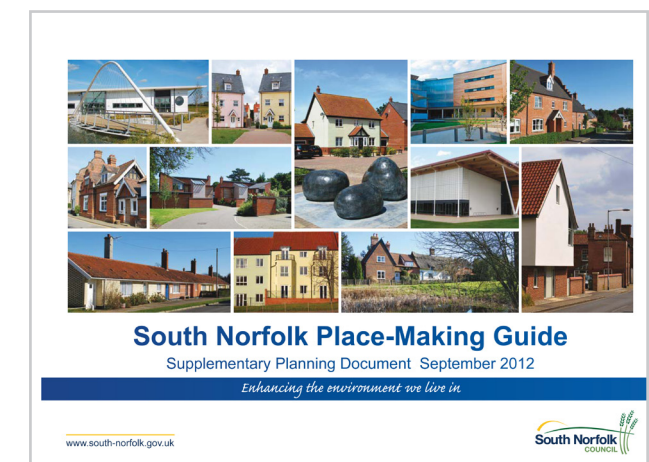
space, post office/small scale convenience goods retail opportunity (approx. 250m2 net), shared parking provision with primary school and expanded primary school provision;

- Landscaping and Green Infrastructure;
- Transport; and
- Site conditions and constraints.

Policy EAS 2 allocates 1.4 hectares of land for a new Gymnastics Centre, on land to the south east of Bawburgh Road.

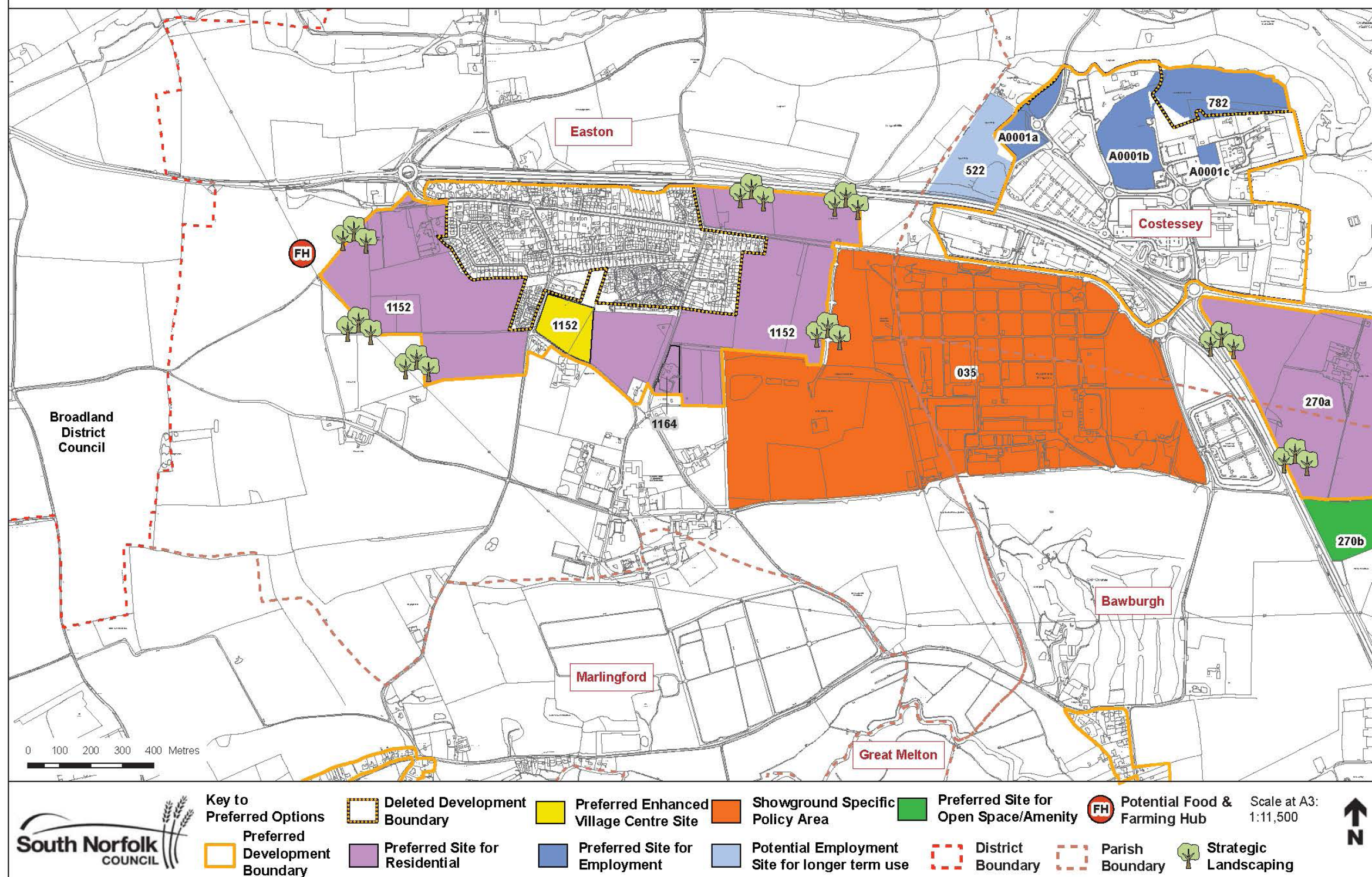
It provides that the development of this site needs to be included within the overall masterplan for Allocation EAS1 (the application site). This site is therefore shown on the masterplan forming part of this planning application, but does not form part of the application proposals itself.

A full analysis of the relevant policies applicable to the determination of the application is provided within the accompanying Planning Statement.



Some of the planning documents used

MAP 033 Local Plan - Site Specific Allocations & Policies DPD - Preferred Options (Sept. 2012) (Please see this map in conjunction with the policy text for this settlement)



South Norfolk Council -Map 033 Site Specific Allocation & Policies DPD-Easton

Involvement

Community Involvement/Consultation /Design Review	45
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Community Involvement/Consultation/Design Review

During the design process, several meetings were held with South Norfolk Council Planning & Design Officers. We exchanged views about the proposal and the design approach to ensure the Officers were fully involved in helping shape the proposed development. Several meetings were held during 2013 and 2014, for further detail please see the Planning Statement.

In January 2014, a meeting was held between Police Architectural Liaison/Crime Reduction Officer (PALO) Brian Moore, and Emily Barnston and David Drew to discuss the early design proposals and to design out crime. Advice received was incorporated into the design and is elaborated further in the 'Design Proposals' section.

In order to give the local community the fullest opportunity to be involved in the design process, a public exhibition was held over two days Friday 14th March 2014 between 14:00-20:00 and Saturday 15th March 2014 between 09:00-14:00 at Easton Village Hall. At the exhibition, the illustrative masterplan was displayed. The proposal boards were explained and discussed in an informal but informative setting. Visitors were given the opportunity to discuss the scheme with the Architect, Landscape Architect, Planning Consultant, Project Manager and Engineer of the design team.

The exhibition was advertised in the local media, through a leaflet drop, via a dedicated website and the Parish Council website. Local Councillors were kept fully informed of the consultation and a number of Councillors attended the exhibition.

434 attendees were recorded over the two-day period. During the period of consultation it was evident that many local people were aware this form of development was proposed in Easton, with most acknowledging that they were aware the site was a preferred site for future development. This was evident in the feedback forms, with over 90% of questionnaire respondents stating they were aware of the plans.

The team has received a total of 138 completed questionnaires, which were filled in during the exhibition or sent to the team following the event.

The comments received, are summarised in the 'Statement of Community Involvement September 2014.' Wherever possible, comments have been taken into account in developing the final design submission. The response on the whole was positive. However several issues were raised regarding highways, traffic, landscaping and utilities.

Following this, further meetings have been held with interested (non-statutory) parties to inform and/or refine the proposals



Public exhibition at Easton Village Hall

WELCOME

EASTON VILLAGE GROWTH LOCATION



This exhibition shows, on behalf of the landowners, our proposals for a 'master plan' for development at Easton village.

Team representatives will be happy to answer your questions.

We are keen to receive any comments and thoughts that you have on these proposals.

Please take time to fill in the questionnaire and return it to us as soon as possible.



Landowners Consortium



Easton&OtleyCollege



THE RAMPTON
PROPERTY TRUST

Design Team

Feilden + Mawson
Feilden + Mawson LLP
Architect



AECOM
Transport/Water
Environment/
Energy/Cost



Tribe PR



BUILDING
PARTNERSHIPS

Building Partnership
Development Land
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Shells Flynn
Landscape Architect



Boyer
PLANNING

Boyer Planning
Planning
Planning

Savills
Land Agent

amec

Amec
Ecological
Consultants

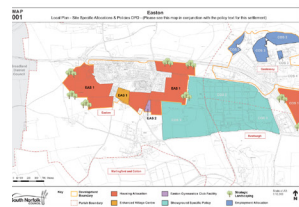
BACKGROUND

EASTON VILLAGE GROWTH LOCATION

The Greater Norwich Development Partnership has identified Easton as a "Growth Location" in their Adopted Joint Core Strategy.

South Norfolk District Council is currently working on its Site Specific Allocations and Policies Document which has identified land to the south and east of Easton for approximately 900 dwellings, a new village centre, and associated infrastructure. It is anticipated that this document will be adopted by the end of 2014.

A Master Plan for the Easton Village Growth Location is being prepared in accordance with these emerging policies. These will all form material planning considerations in the determination of any future planning application for the site.



MASTERPLAN

EASTON VILLAGE GROWTH LOCATION



- | | | |
|---|---|---|
| <ul style="list-style-type: none"> ● Restore village centre and create a new heart ● Provide enhanced community facilities ● Improve village 'gateways' to create a sense of arrival | <ul style="list-style-type: none"> ● Potential expansion of village school ● Improve access to Easton College sports facilities ● Integrate existing and proposed landscaping, woodlands and plantations | <ul style="list-style-type: none"> ● Increase number of children's play areas around village ● Improve the setting of St Peter's church |
|---|---|---|

LANDSCAPE

EASTON VILLAGE GROWTH LOCATION



- | | | |
|--|---|--|
| <ul style="list-style-type: none"> • The landscape strategy aims to create a new and positive landscape setting for the village as a whole. • New open spaces and village green to improve the amount and location of open space for play and recreation | <ul style="list-style-type: none"> • Enhanced pedestrian routes to link within the village, to Easton College, and the wider countryside • New and retained woodland planting to improve visual connections between the village and its landscape setting | <ul style="list-style-type: none"> • New housing will face open spaces, incorporate extensive tree planting and enhance views to and from the surrounding countryside |
|--|---|--|

Exhibition boards presented during the public consultation

THE VILLAGE HEART

The proposed village green is located to be the new heart of the village and to be a spacious and attractive setting for formal and informal events.

Important facilities are located around the green linked by a network of paths and cycleways to ensure this is a lively space all year round:

- north of the green is school expansion space to meet the needs of the larger village
- a new village hall is shown fronting Marlingford Road with ample parking to become a social focus for the village
- new play areas for all ages are located around the scheme
- a new village pond, as part of the drainage strategy, will be a haven for wildlife



Indicative village green



EASTON VILLAGE GROWTH LOCATION

SITE SERVICING – DRAINAGE AND UTILITIES

Surface Water Drainage

Sustainable Urban Drainage Systems (SUDS) will be used to reduce, slow down and store rainwater runoff, mimicking the existing site drainage and integrated into the landscape design. Features are likely to include:

- Bio-Retention or rain gardens to collect rainwater from hard paved areas
- Attenuation Basin used for infiltration to allow rainwater to soak back into the ground
- Permeable Paving for areas of parking or driveways
- Swales – shallow grassed ditches which act as channels for rainwater



Roadside Drainage Swales



Drainage Attenuation

Utilities

- Electricity Supply – a high voltage connection is in Dereham Road. Further connections will be via sub-stations across the development providing supply to all buildings.
- Gas Supply – a low pressure gas connection is in Dereham Road. Reinforcement from the intermediate pressure main in the A47 will be sought to enhance the supply for the development.
- Water Supply – Anglian Water have confirmed sufficient capacity in the existing water mains to supply the development.
- Telecommunications Supply – Easton is included within the Norfolk Broadband growth plans which includes Fibre Optic cable supply. We are working with British Telecom to ensure the development is included within these area enhancement proposals.
- Wastewater – the proposed development will be served by the nearby treatment works. Anglian Water is undertaking a capacity study to clarify any enhancements required to serve the development.

EASTON VILLAGE GROWTH LOCATION

ACCESS AND CONNECTIVITY



EASTON VILLAGE GROWTH LOCATION

- Access to existing Village, Church, Easton College, Norfolk Showground and Costessey Park and Ride
- Ensuring the site is fully accessible to buses to facilitate future improvements to services in the area
- Sufficient off street parking to be provided on site for development needs
- Providing a pedestrian & cycle network through the site enhancing the existing routes
- Consideration of existing issues – A47 access junction, poor quality country roads

- Legend
- Existing pedestrian and cycle network extend to site
 - Pedestrian and cycle network through the development site
 - Enhanced pedestrian / cycle provision
 - Vehicular access to development site
 - Vehicular access to Village Hall
 - Existing public transport routes
 - Potential bus routes through the development site
 - Suggested bus stop locations through development site
 - Existing bus stops

Exhibition boards presented during the public consultation

Evaluation

Summary- Existing Connections & Site Appraisal	50
New Connections & Places	52
Design Development	56
Design Changes Following Consultation	60

Summary- Site Appraisal

The first step of the design process is to evaluate the site constraints and opportunities.

Following the assessment of the site (section 2) and the consultation (section 3) a number of constraints and opportunities have been identified which inform the development of the site. These are;

Constraints include

- Respecting existing neighbours boundaries
- Avoiding where possible development beyond the natural edge of the village to the west
- Retaining existing landscape features, plantations, and trees where possible (90)
- Retaining existing hedgerows and field boundaries where possible (90)
- Avoiding impact on ecology assets and mitigating where appropriate
- Exposed views to the south and east (71)
- Undulating topography
- Noise constraint from the A47 and private road to Easton & Otley College
- Address drainage constraints and avoid impact on surrounding land and properties
- A number of existing below ground and above ground utilities constraints to be addressed
- Existing allotments
- Existing buildings and the setting of Grade I Listed St Peter's Church (70)
- Poor entrance into the village from the west (70)



View of existing woodland walks



Site constraints summary

New Connections & Places (145) (190)

Connections : Does the development integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

The most significant connections will be those that enhance the existing landscape setting providing new routes for access to the wider countryside, easy access to village facilities and safe pedestrian routes to Easton & Otley College.

New connections are provided in positive spaces with dwellings providing natural surveillance for safety. New paths pass through public open space, the village centre and squares.

St Peter's Church is positioned on a key vista. The design proposes vehicular connections into the site from Dereham Road, Bawburgh Road and Marlingford Road. An improved access will be provided along Marlingford Road with new configuration of the existing junction.

The allocation of the community facilities including a new village hall and shop are located off Marlingford Road, the historic core of the village. This respects the existing setting and creates important new facilities to support the village.

New allotments are located close to the existing ones and allocates an area nearly double in size to support existing and future demand. They are ideally located on the edge of the village towards the countryside.

The landscaped open space is evenly distributed across the site. These spaces are located along the spine road and create breaks, focal spaces, node points and points of interest adding to the sense of place. The landscape space aids other uses, for instance Four Acre Green provides connectivity to the woodland walks, and Broom Lane Green breaks the building line from long distance views. Linear Green retains existing paths, Easton Green creates a village centre, Deer Park Green creates a break in the development to the south and Home Green provides a look out space at the highest point of the site. All landscape spaces have a purpose and reason to add value and character to the development.

The housing development is sensitively developed to respond to existing built form with tree buffer zones to existing dwellings. On the edge of the development dwellings are set out in an informal way to respond to the rural edge.

Opportunities

- The provision of private and affordable housing (social rent/discounted market value)
- Opportunity to provide a new village hall and shop
- Opportunity to provide a significant contribution to the affordable housing needs in the local area
- Opportunity to respond to the existing character areas to have a positive impact on the setting and sense of place
- Create a new gateway and arrival from the east (71)
- Respect the setting of St Peter's Church
- Provide a new village centre
- Provide significant amount of open space, recreation and plays areas for new and existing residents
- Create new safe paths through the development connecting to the countryside
- Provide structural planting to mitigate exposed views (71), (90)
- Provide structural planting and acoustic measures to mitigate noise
- Provide safe new paths to Easton & Otley College for students, staff and general public
- Provide land for the expansion of the existing primary school
- Provide a sustainable drainage system to attenuate water and avoid impact on surrounding areas
- Provide connections to the land at Deer Park House for future Gym Club access
- Provide additional space for allotments



Early concept sketch of eastern entrance







Integration of Open Space With Key Nodes

Design Development

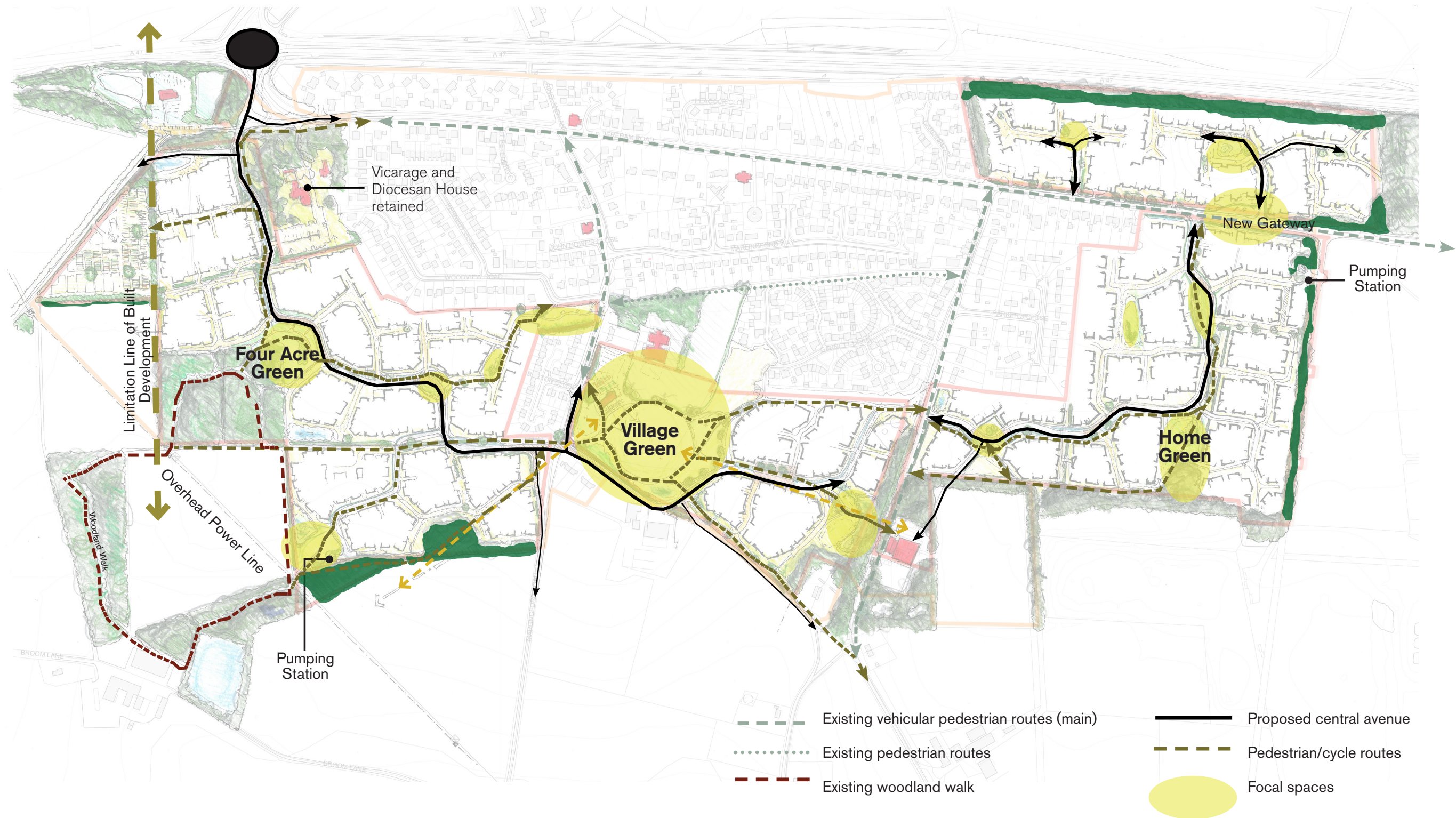
The masterplan for the site has evolved through design development to create a high quality design which responds to its surrounding context and constraints.

This includes understanding the existing constraints and opportunities and working with their limitations in a positive way. The following diagrams illustrate how the structure of the masterplan has developed during the consultation process.



Early concept development





Initial design strategy



Developing design strategy

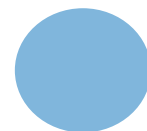


Developing masterplan

Design Changes Following Consultation

During the consultation process with the general public, South Norfolk Planning Officers and key stakeholders, a number of changes to the proposed layout were undertaken to address issues raised. The changes to layout are addressed in this section. Additional comments raised have been addressed in the Community Engagement Document and in the *Design Proposal* section.

Adjoining Residential Boundaries



During the public consultation event adjoining neighbours were approached to discuss the boundary treatments. The principle of a buffer zone was discussed and positively accepted. A number of residents requested properties of similar scale and proportion adjoining their boundary. Amendments to the layout were made moving residential blocks away from existing dwellings. These are indicated by dark blue dots on the plan opposite.

We have adjusted the layout in response to these comments and indicated, in the *Design Proposal* section and on the building heights parameters plan, the proposal of single storey bungalows and chalet bungalows along these boundaries.

Pedestrian Crossing Dereham Road



A crossing point on Dereham Road is proposed to provide a safe pedestrian access from north to south. This was a concern raised by the public during the consultation event and by Norfolk County Highways.

Village Centre and Shop

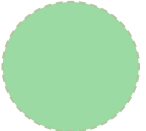


It was recognised from the public consultation feedback forms that more than two thirds thought Easton would benefit from a new village 'heart'. It was also highlighted that residents would welcome the provision of a shop and this was regarded as a much needed facility.

Following the public consultation event the design team have actively engaged with potential occupiers for a new shop and have been encouraged with interest shown. Potential occupiers would like a shop in the region of 300m².

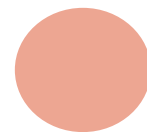
To date the masterplan had assumed there would only be interest for a small shop attached to the village hall. To ensure the village centre is strategically designed correctly and can facilitate future growth from the school and village hall, the village centre has been amended and the shop is positioned further south.

Ecology Mitigation



Following further detailed studies of the site in relation to ecology, land has been allocated outside of the red line boundary for habitat creation to mitigate for the Great Crested Newt habitat lost. An ecology buffer zone has also been created along the perimeter of the south west corner, increasing the landscaped space and ecology value of the proposed development.

Parking on the Spine Road



A concern raised by the public and by Norfolk County Highways was the parking strategy, and in particular parking along the main spine road/bus route.

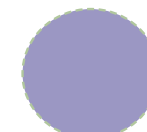
This topic is covered in further detail in section 6. As a result we have incorporated a number of on-street parking areas along the side of the central avenue. This will be combined with associated parking to minimise issues caused by inappropriate parking

Access Junction Near Bawburgh Road



It was suggested the proposed access to the parcel north of Dereham Road close to Bawburgh Road, would be unsafe. As a result we have moved this access position away from the Bawburgh Road junction to a central location.

Area Around St Peter's Church



Following detailed conversations with South Norfolk Conservation Officers the offset distance from the church to the proposed development has been increased. Further tree planting has been provided with a larger landscaped buffer space.

Jubilee Playing Field



Due to land issues with the Jubilee Playing Field this land has been removed from the application boundary. It will be retained as an existing playing field. It is hoped in the future a pedestrian/cycle link could be achieved through this area.



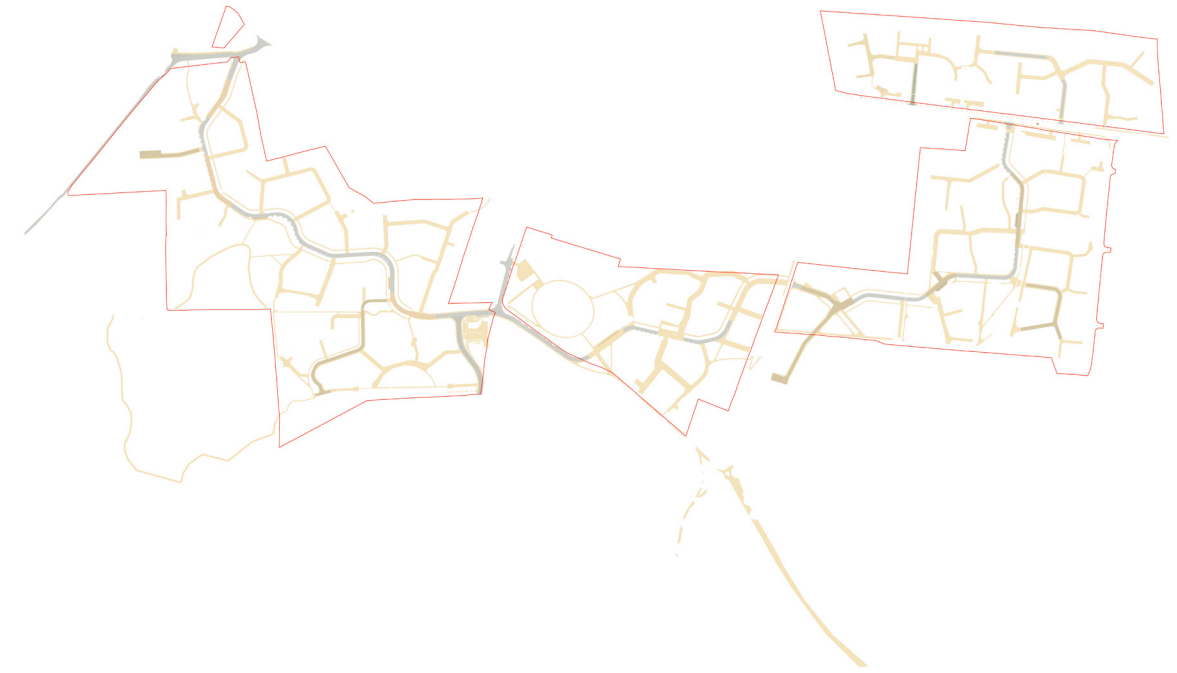
Design changes diagram following consultation

Design Proposal

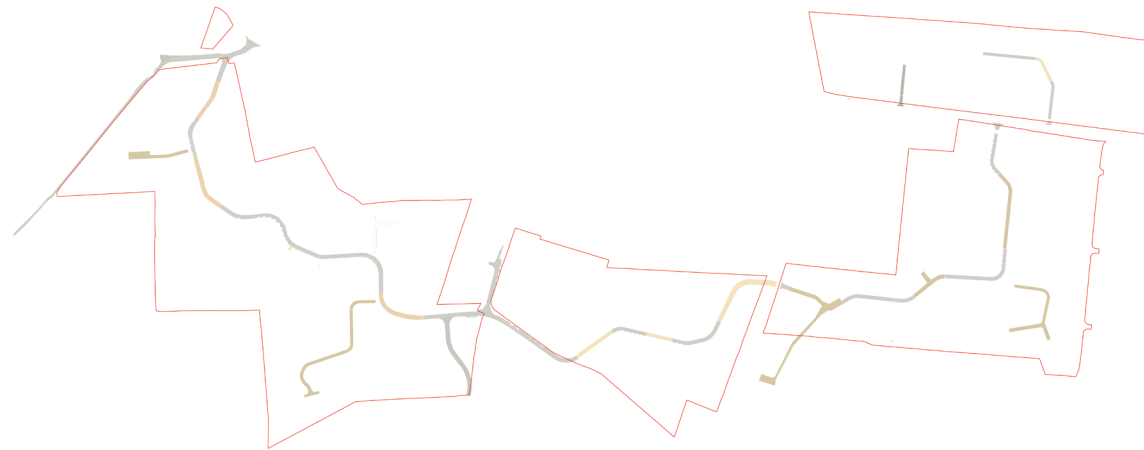
Strategy Diagrams	64
Layout	66
Use and Amount	68
Scale of Development	69
Village Hall	70
Shop	71
Play and Recreation	72
Parking	74
Security	75
Design and Density	76
Design Character	77
Landscape Design	83
Biodiversity and Ecology	90
Sustainability	90
Inclusive Access	90
Bin and Cycle Stores	90
Access	91
Flood and Drainage	92
Utilities	92
Noise	92

Strategy Diagrams

The following diagrams shows how the individual elements of the masterplan work together to build a cohesive masterplan layout. Further detail can be found in the following sections.



2-Secondary routes



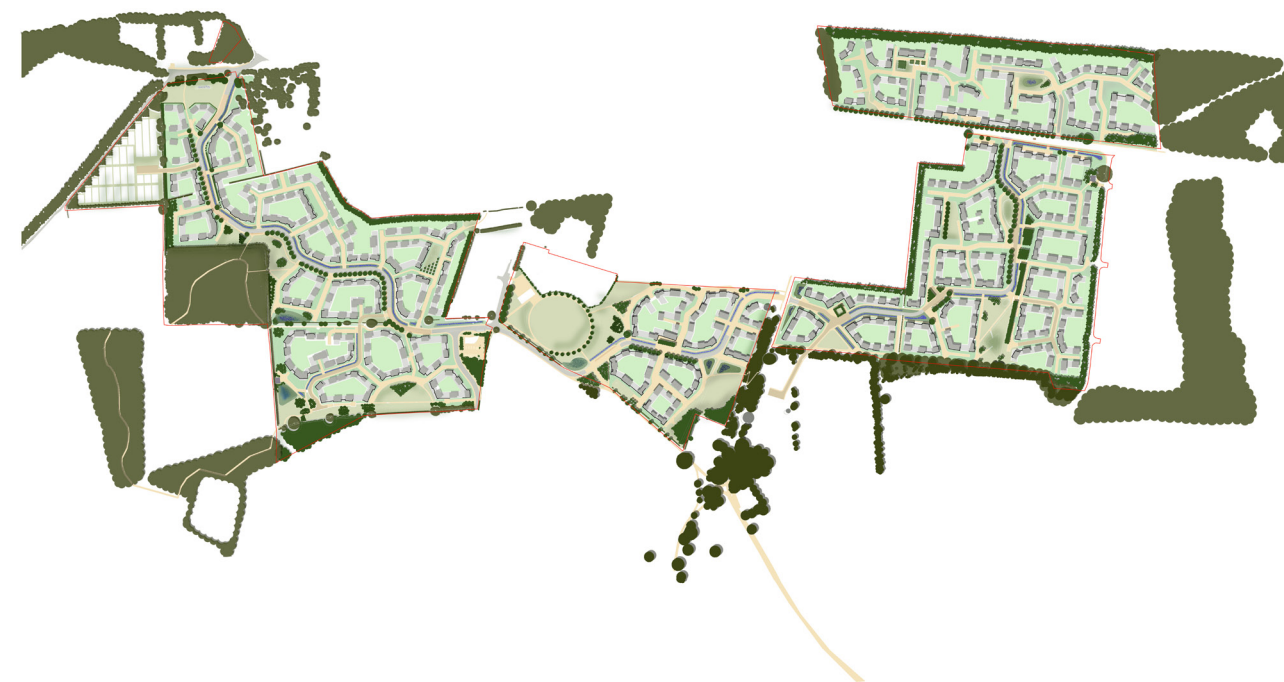
1-Primary routes



3-Existing landscape, drainage lagoon and swales



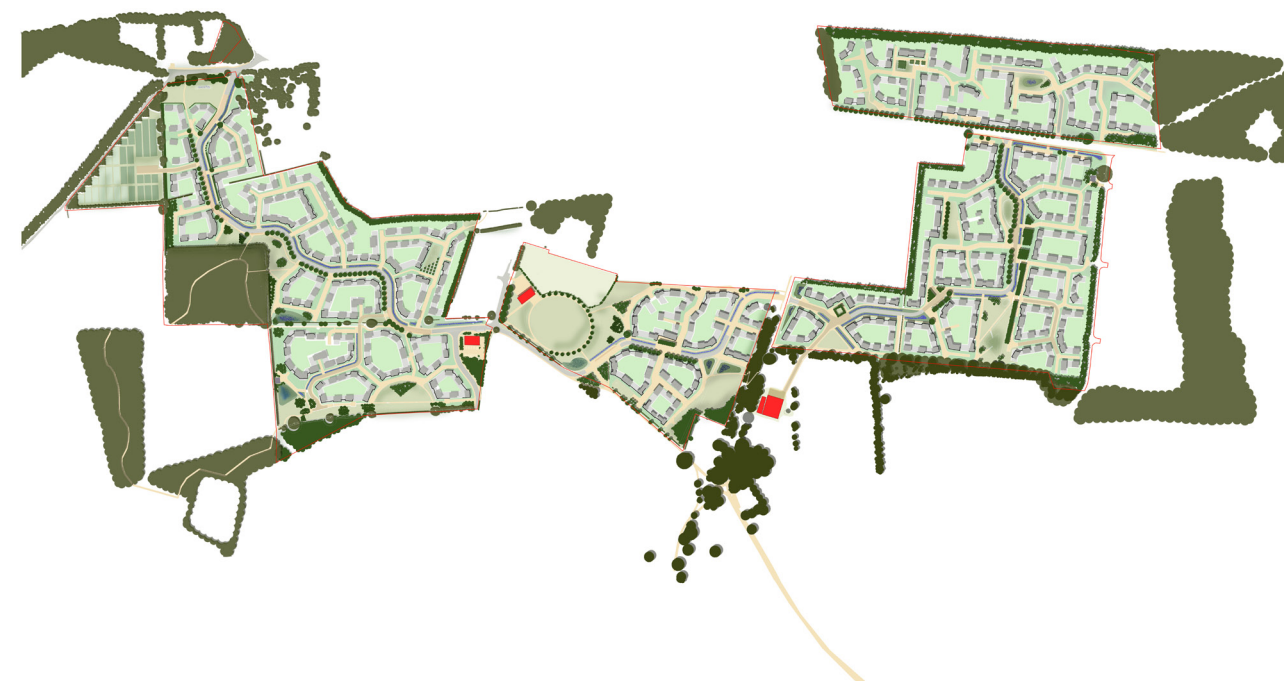
4-Pedestrian/cycle links



6-Proposed dwellings



5-Proposed recreation space and play areas



7-Proposed community facilities, shop, school expansion and allotments



Layout

Creating well-defined streets and spaces: Are buildings designed and positioned with landscaping to define and enhance streets and spaces, and are buildings designed to turn corners well?

Working with the site and its context: Does the scheme take advantage of existing topography, landscape features (including water courses) wildlife habitats, existing buildings, site orientation, and micro climates?

The layout will be explained using the key areas highlighted in the site assessment.

Area 1 Diocese & St Peter's Church

This area is the main entrance into the new development from the west of Easton. The spine road entrance is positioned away from St Peter's Church to minimise its impact. Dwellings are set back 95m from the church with a green buffer. Properties in this area will be sensitively developed to form a rural edge. A key vista

ties the buffer landscape area outside the church to the Four Acre Plantation. New allotments have been positioned in this area. The tree line running from the Four Acre Plantation to St Peter's Church is a defining line of the settlement and no building should be positioned beyond this point.

Properties to the western edge will address the countryside with a rural edge. Existing hedges will be maintained where possible and enhanced.

Area 2 The Four Acre Plantation

The Four Acre Plantation is the key feature in this area and the masterplan has the opportunity to have a positive impact (92).

All dwellings will be sited with property frontages overlooking the woodland for natural surveillance, no dwellings will have rear gardens onto the woodland. A Four Acre Green has been positioned on the north east corner of the plantation. This forms a local equipped area of play and a focus for the western side of the

development. It creates connectivity into the plantation and provides access to the Easton College Woodland Trails providing recreation space.

It was highlighted in the site assessment that dwellings on Woodview Road had a poor relationship to the countryside due to the dominance of rear gardens. The design proposes dwellings providing a back to back relationship. A buffer zone of planting will be provided and a generous offset distance to minimise loss of privacy.

Area 3 The Southern Edge

Due to the land exposure to distant views the masterplan proposes additional high level planting along this boundary (70), (71).

Dwellings in this area will be low density, with trees between dwellings breaking formal lines (92). A large recreation space is provided on the southern boundary breaking the building line in distant views. A drainage and recreation space is provided to the west, and dwellings are set back from the swing zone of the pylons. A pumping station is located in the south west corner as it is one of the lowest points of the site.

Area 4 The Village Centre

The village centre will be the heart of the community for new and existing residents. This area will contain a new village hall, village green and play facilities. A small shop is proposed on the junction to Marlingford Road and Hall Road for everyday convenience. Further details of the village centre will be explained in following sections.

Development around the central village green responds positively to its new setting reinforcing the new village centre.

Area 5 Bawburgh Road

From Bawburgh Road access to the eastern parcels will be restricted by the use of a controlled barrier to buses and emergency vehicles.

Area 6 Western Ridge

Significant existing planting to the south contains this area from distant views (71).. This area is located at one of the highest points in the village and at the top of the ridge looking south. To maximise this discrete view a new 'Home Green' will be positioned as indicated with a local equipped area of play (LAP) providing a focal

space. A viewing mound could be combined with play equipment to maximise views to the south.

Area 7 The Easton Entrance

Currently Easton has no sense of arrival from the east. The proposed masterplan creates a new arrival gateway. New planting on the northern side of Dereham Road will screen the development. A small entrance green will create a sense of arrival which it currently lacks. This approach will break the monotonous linear nature of Dereham Road. Combined with new local landmark buildings the design will create a new positive entrance.

Bunding to the A47 along the northern boundary will reduce the impact of noise.



Proposed masterplan layout

Meeting local housing requirements: Does the development have a mix of housing types and tenures that suit local requirements?

The proposed masterplan provides 907 dwellings, 300m² for a Village Hall, 300m² for a shop, 0.85ha of land for the expansion of St Peter's C of E VA Primary School, replacement of the existing allotments with further expansion space and a significant amount of open space and play areas.

The accommodation mix proposes a wide range of choice for purchasers and social landlords with a range of dwellings from one bedroom to four bedroom plus. The mix complies with local demand and the Joint Core Strategy.

Type	Percentage (%)
1 bedroom	1-17%
2 bedroom	29-33%
3 bedroom	35-36%
4+ bedroom	19-20%

The “open market” sector may include open market rental dwellings, widening the tenure mix (134). The percentage and mix of affordable dwellings is still to be agreed, but there is likely to be a mix of rented, discounted market value and shared equity. Affordable dwellings are proposed to be located in parcels of approximately 25 and distributed around the site. Parcels of approximately 25 will allow easy management. Streets will be designed to be tenure blind.

A new Village Hall is proposed in the village centre. If the existing Village Hall is closed it could provide the parish council with an opportunity to regenerate their existing site and provide a financial return.



The design team have been in dialogue with potential occupiers of a village shop and have had positive feedback and interest. South Norfolk Council 'Site Specific and Policies Document' has identified the site for a shop of approximately 250m². However, interest from potential occupiers has suggested the optimum size is 300m².

0.85ha of land will be provided adjacent to the existing school for expansion and has been agreed with Norfolk County Council. This land is immediately north of the proposed village green.

1.4.1 ha of community allotments have been positioned west of their current location. The allotments provide the opportunity for residents to grow their food and vegetables in a sustainable way.

Easton Gymnastics Club is not part of this planning application and they have submitted an independent

Feilden+Mawson Easton Village Growth Location, December 2014



Key

- Up to 1.5 storey's
- Up to 2.0 Storey's
- Up to 2.5 Storey's

Scale of Development

Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the existing distinctive character.

There will be a variety of dwelling heights throughout the development to respond to the existing character. The design of dwellings is a detailed matter which is not being applied for. However, we have suggested an approach to dwelling heights on the parameters plan, and further work will be required at detailed design stage [\(92\)](#).

The site analysis indicated properties bounding the site to Parker's Close, Woodview Road and Dereham Road are either single or 1.5 storey. In response to this situation we have set dwellings back, provided a buffer zone and suggested properties are of similar scale.

Dwellings in the centre of the development will be predominantly two storey's in height with 1.5 and 2.5 storey properties providing variation. The taller dwellings will create focal points on key vistas and lower storey dwellings will provide breaks in the building line on the rural edge.

The village hall and shop will be single storey.

Village Hall

A large new village green will provide a multipurpose space for informal games of football, rounders, rugby etc. A number of play areas will be provided in the village green including a neighbourhood equipped area of play (NEAP.)

A hard landscaped area will be provided for 10 car spaces including disabled spaces, 10 cycle spaces and a coach drop off point. This area could have a dual purpose and function as a village square for fete's, markets or events.

The area immediately to the north of the Village Hall is expansion space for St Peter's C of E VA Primary School.



Location diagram

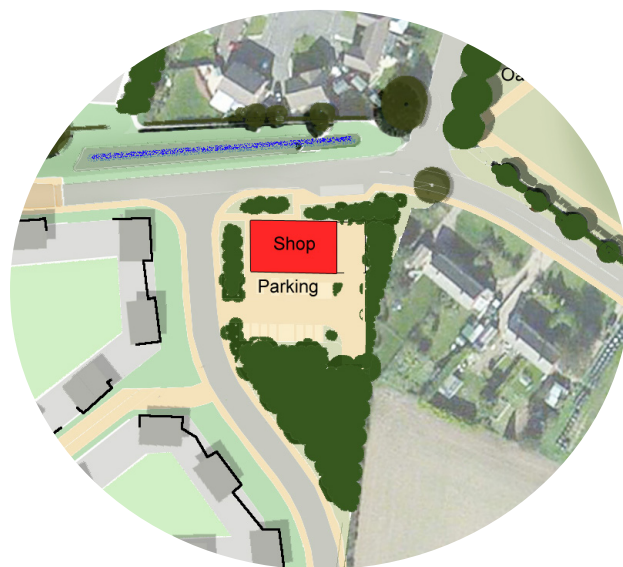


Concept sketch of village green

Shop

Following discussions with the Parish Council, SNC, potential occupiers and the landowner, the decision was made to move the shop to a section of land south of the village centre. This allows space in the village centre for further expansion of the village hall in the future if required without impacting on the usability of the village green.

The proposed location is in close proximity to the central green and village hall and is clearly visible from these locations. The shop will have a drop off lay-by to the north with car parking to the south. High level planting will provide screening to the east and south to protect distant views and adjoining neighbours. Low level planting will be provided to Hall Road.



Location diagram



Concept sketch of shop

Play and Recreation

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

A new cycle and pedestrian path along Hall Road will improve access to existing sports and recreational facilities provided at the Easton & Otley College.

Dwellings are set back from Hall Road to provide a safe and secure path.

Allotments

1.41ha of space has been provided for allotments. This includes the replacement of approximately 0.78ha of existing allotments and inclusion of an additional 0.63ha for new allotments.

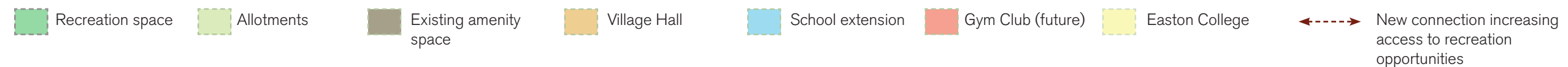
Proposed Play and Recreation

The South Norfolk Council 'Recreation Open Space Requirements for Residential Areas' from 1994 requires;

- Play space- 1000m² for 25-50 dwellings 17.5m² for every dwelling after
- Outdoor Sport- 200m² for 25-50 dwellings 42.5m² for every dwelling after

Based on the proposed masterplan this equates to;

- 1.60 ha of play space
- 3.85 ha of recreation space for older children and adults
- Total 5.45 of recreation space



The recreation space will be provided evenly throughout the development as seen on the adjacent diagram. Play spaces are categorised as:

- LAP- Local Area for Play (Under 6 years)
- LEAP-Local Equipped Area for Play (4-11 years)
- NEAP-Neighbourhood Equipped Area for Play (4-14 years)

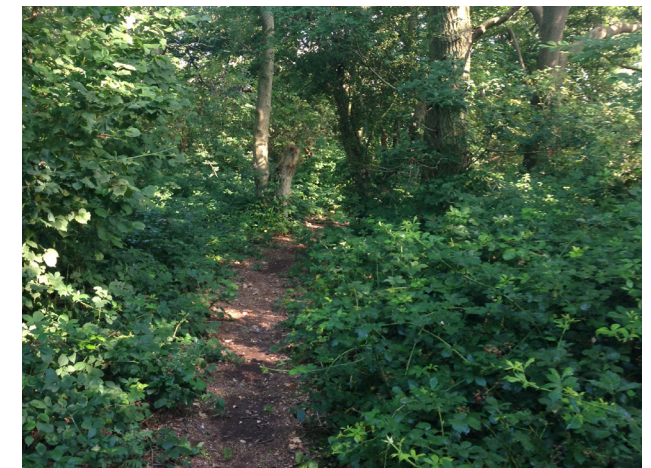
The proposal is to provide a NEAP in the central village green at the heart of the community. Two LEAP's form smaller greens to the east and west. LAP's will be evenly distributed across the site. The allocation of these spaces is based on recommended walking distances.

The spread of new recreation space is as follows:

- 0.63ha for allotments
- 1.86ha for central village green and hall (combined play and outdoor sports)
- 2.96ha of recreation space for older children and adults throughout the site

In addition to the recreation space above new footpath links will be provided to the Easton College Woodland Trail. The Four Acre plantation is located on site and comprises of approximately 1.9ha of amenity space in addition to the 5.45ha.

The client has contributed to a new trod path along Dereham Road which will improve connectivity to the Royal Norfolk Show Ground, Longwater Retail Park, and Costessey. The trod path is not part of this application but has benefits for the proposed development and existing community.



Existing recreation facilities and trails

Parking

Car parking: Is resident and visitor car parking sufficient and well integrated so that it does not dominate the street?

It is recognised that even if a modal shift is created for some movements, the acknowledgement of car use and a parking strategy needs to be realised. Residents of the new development will continue to have their own cars and a strategy to effectively manage the cars existence is important to ensure the public realm does not get cluttered.

Therefore the quality of car parking will need to be addressed in line with Norfolk County Council's

guidance 'Parking Standards for Norfolk 2007' which is as follows:

- One space for a one bedroom unit;
- Two spaces for a two or three bedroom unit;
- Three spaces for a four bedroom unit.

Car parking is essential to the character of the development and the street scene. The car parking strategy will provide as many car parking spaces on-plot as possible. Any spaces that are not on-plot will be designed to be closely associated with the dwelling and in clear view, to maximise use and minimise on-street parking.

Parking will be provided in a variety of different forms depending on the character area, street typology and location, please see below. The variety of parking options will consist of; on plot parking, small rear court parking, small areas of on-street parking and integral garages.

To maximise use of garages, all garages will be constructed with a minimum internal clear dimension of 3m x 6m for a single garage and 6 x 6m for a double garage. Car parking spaces will be 2.5m x 5m. A larger 3m x 5m car parking space will be used next to walls or fences, to assist access.

The swales/ditches are specifically designed to assist this approach. Occupants will find it easier and safer to park within the designated areas rather than on

the road side as the swales will make parking on the road side more onerous. The length of each swale is maximised in length with minimal breaks to assist the drainage and create long walks around the swales. On the roadside where no swales are present parking will be predominantly on-plot, meaning parking is easily accessible and reduces on-road parking.

A combination of the right parking system in the right location, integrated roads, swales and the landscape treatment will minimise the impact of the car.



On Plot Parking- will be provided where small breaks in the street scene allow for car parking to be associated to the side of the dwelling. Garages and parking spaces will be recessed from the frontage of the dwelling to minimise the visual impact of the car on the street scene. Evidence of this approach can be seen on the central avenue sketch on page 76.



Small Rear Courtyards- will be used in instances where associated or on-street parking is not possible, or when continuous street scenes are required. These will be kept to a minimum and will only provide space for a maximum of 5 dwellings or 10 spaces in total. Rear car parking areas will be integrated to have dwellings with active frontages to maximise natural surveillance, create safe parking areas and reduce residents seeking alternative locations.



On Street Parking- will be used in a number of areas such as mews, homezones and along the main spine road to deter on-street parking. Street parking will be integrated with landscaping, squares and courtyards. Careful attention will be paid to soft and hard landscaping to integrate the parking as a feature in the street scene and increase social interaction.



Integral garages- will help maximise space and create on-plot parking. This strategy will be limited across the site to specific locations.

Security

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

The meeting with Brian Moore (PALO) in January 2014 to design out crime was very positive and he agreed with our strategy to maximise natural surveillance.

Following Brian Moore's retirement, email conversations with Gail Kavern have continued to keep her informed on design evolution.


Comments received back from Brian Moore confirmed most burglaries are committed via rear gardens and the primary issue is to ensure high levels of natural surveillance in all areas.


The diagram below highlights how the scheme has developed to ensure all public spaces are well overlooked. The diagram also shows how hidden routes have been designed out to ensure criminals can not make a quick escape.


Rear garden boundaries back onto existing dwellings on Parker Close, Woodview Road and Dereham Road.


This creates a secure back garden to back garden relationship.

Management of landscape space will follow in the Landscape Design section.

Public Space 

Private Space 

Active frontage 

Private Boundary/ Area 



Natural surveillance diagram

Density and Design

The proposed density responds to Easton's existing low density village. The density responds to its sensitive features, such as the church and rural edges.

The gross density of the site is low at 19.5 dwellings per hectare and is similar to the existing village. The density will vary across the site to provide areas of higher and lower density. The net density is 27.8 dwellings per hectare (92).

The scheme proposes low density areas around St Peter's Church, the western, southern and eastern edge, and on the entrance into the village from the east. Higher density areas are proposed in a central location to create landmarks and focal points.



Density diagram

Design Character

*Does the scheme create a place with a locally inspired or otherwise distinctive character?
Is the scheme designed to make it easy to find your way around?*

The background studies identified key architectural and landscape features to create a distinctive masterplan layout. These include St Peter's Church which is

currently isolated from the village. The proposal will preserve the key elements of the setting of the church which contributes to the significance of the heritage asset. Existing woodlands and walking routes have been tied into landscape spaces to create distinctive character areas which are rich in architectural and landscape delight.

The existing village has limited distinctive character. It is anticipated that the future detailed planning application

should explore the village's historic core to influence future design proposal in a contemporary or traditional way and reference the principles in section 'A' of the 'South Norfolk Place-making Guide' (15). The proposal will look to achieve multiple house types across the 907 dwellings to offer interest. Design of individual dwellings will be a reserved matter.

Landmark and Focal Points

To help navigation around the site and to add character a number of focal points and landmark buildings will be designed. The diagram below identifies likely locations of key feature spaces and landmark buildings. Views of existing landscape features are retained to aid place making and navigation (92).



Feature views, focal spaces/buildings and key frontages

It is anticipated there will be multiple character areas across the site which will be tied together by one set of core principles set out in a Design Code.

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

Although the masterplan is only illustrative, the design clearly indicates a philosophy associated to existing features.

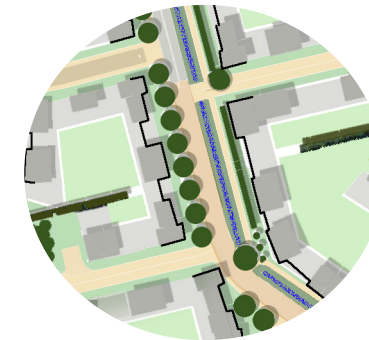
A number of vistas, parks, woodlands and lookouts will create a clear logic. Frontages of dwellings have been designed to enhance feature spaces rather than follow the building line. The design of the highway becomes secondary to focal spaces and features (92).

We have indicated in the diagrams on page 77 that dwellings will be designed to turn corners positively for natural surveillance and to enhance the street scene (92).

Are streets designed in a way that encourages low vehicular speeds and allows them to function as social spaces?

The road network has been designed to provide a primary route(central avenue) through the masterplan. Smaller roads off the primary route will create loops and cul-de-sacs to form home zones and mews court areas which encourage streets to function as social spaces. Streets are designed with traffic calming features such as variations in surface treatments, landscape measures and road narrowing to help maintain low traffic speeds.

A road hierarchy has been developed through the masterplan along with feature buildings to assist movement around the site. The road hierarchy helps shape the development and the character to encourage low speeds and social spaces. The road hierarchy is:



1. Central Avenue

The central avenue is 6.0m wide and has been tracked to allow for a bus to pass through. High level planting will provide habitat connectivity and create a tree lined avenue.

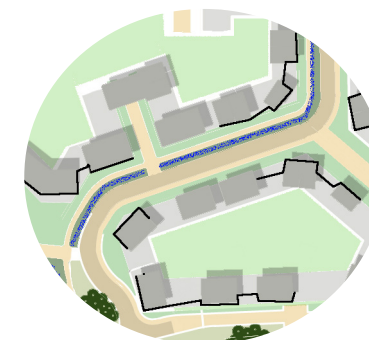
- 6.0m wide road, 3.0m wide swale on one side
- 1.8m wide footpaths either side
- Tree lined verges in specific locations
- Change in materials in feature areas



3. Mews

Mews are designed to be informal in appearance and designed as back lanes. Mews will be significantly different to avenues and will feel narrow and private. Combined with informal materials such as tar and chipping, bound gravel or block paving these will encourage low speeds, safe social spaces, and restrict access due to their private nature.

- 5.8m wide road
- Minimal margins to dwellings from 1.2m to 5m
- Narrow private approach
- No separate footpath



2. Avenue Link

Avenue links will provide connections off the main spine road. They are designed to be distinctively different to the central avenue.

- 4.8m wide road
- 3.0m wide swale one side
- 1.5m wide footpath
- Change in materials in feature areas



4. Shared Drive

Shared drives will be similar to mews roads but will be unadopted and shared with up to 8 dwellings. Shared drives will be informal and private

- 4.1m wide road
- Informal materials
- Unadopted



Gateway Entrance From The East

The new development provides an opportunity to enhance the eastern gateway to Easton Village from the Dereham Road. The new development will be sited so that the buildings front the roads. People in vehicles approaching the village from the east will come through the belt of woodland alongside the Royal Norfolk Showground to find a positive, welcoming gateway to Easton. On the north side of the Dereham Road, a new 'finger' of woodland planting will extend from the existing woodland so that the new dwellings are gradually revealed. Feature buildings will enhance the sense of arrival. On this north side of the road, the dwellings will be set back behind a line of trees that leads into the historic core of the village.

Sketch perspective view of the entrance into village from the east

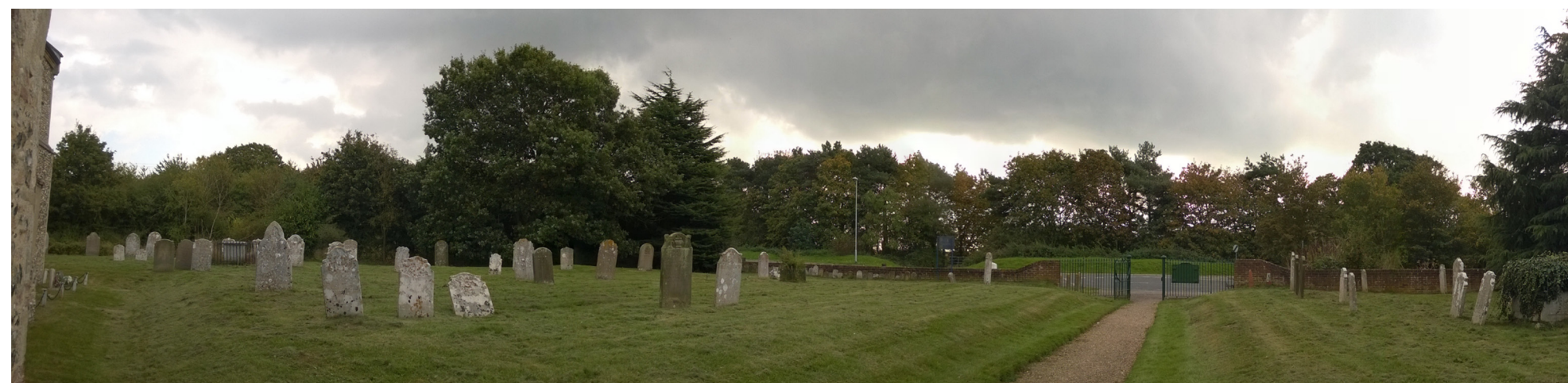


St Peter's Church & Norwich Diocese HQ

A traditional gatehouse property will mark the entrance into the new development from the west. The spine road alignment provides a glimpse view of St Peter's Church and ties this into the masterplan [\(71\)](#).

Properties are set back from 90m to St Peter's church with a green and enhanced buffer planting. This approach will create a break between the new and the old.

Properties in this area should take influence from the Church and complement its rural setting.



Existing view from Church of St Peter's looking south towards dense vegetation



Existing vegetation to be further enhanced



Early concept sketch proposals for area adjacent to the church



Four Acre Green

Four Acre Green creates a focal space for the western section of the development and creates connectivity into the existing woodland walks through the Four Acre Plantation. Properties will address the green space positively with feature buildings on key vistas.



Sketch view of Four Acre Green

Landscape Design

Since the 1940s, the developing village of Easton has turned its back on its landscape context. The masterplan for the new proposed extension aims to re-connect the whole village with its landscape setting and to re-connect the more recently developed and proposed parts of the village to its historic core (71).

The northern part of the landscape setting for Easton, along the A47 corridor, has a relatively degraded 'urban fringe' character, but the farmland landscape on the slopes of the Yare Valley provides an attractive landscape setting to the south, east and west. Here, the interface between existing residential areas and farmland is often stark and poorly integrated (70). The new development provides an opportunity to improve the way the settlement 'fits' within its landscape setting through the design of the gateways and edges of the village and the way that the internal landscape and green infrastructure interlocks with the surrounding fields and woodlands.

Easton & Otley College, based at the historic Easton Hall to the south east of the village, is an important influence. The high quality sports facilities at the College are available for use by the Easton village community and the masterplan aims to strengthen the connections between Easton village and the College while conserving and enhancing the historic landscape setting. This is achieved by retaining a viable and coherent landscape between the village and the College and by conserving the enclosed, natural character of the woodlands alongside Hall Road. The new access road to Easton & Otley College to the east of the village has already removed traffic pressure from Hall Road, providing opportunities for pedestrians and cyclists to be the dominant users of Hall Road.

The landscape strategy also supports local biodiversity value, strengthening ecological corridors and providing buffer zones and new habitats, including bat corridors and wetlands for great crested newts.



Hall Road - the eroded verges will recover as traffic pressures are reduced and the traffic along this rural lane is predominantly pedestrian and cyclist



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Village edges

Working with the site and its context: Does the scheme take advantage of existing topography, landscape features (including water courses) wildlife habitats, existing buildings, site orientation, and micro climates?

The footprint of the masterplan has been developed to reflect existing field and woodland boundaries (71), (92). The existing woodlands and plantations are important landscape features which contribute to the distinctive landscape character and setting of Easton Village. The masterplan for Easton village has been developed to retain all the existing woodlands and extend their influence so that they help to anchor the new development within the surrounding countryside. Four Acre Plantation, which is within the development boundary, will be managed as accessible woodland and fully integrated as part of the open space for the new development.

The strategy for designing the new village edge is:

- To the west and south - the new houses are sited to front onto the landscape, creating a new positive edge, with framed views into and out of the village
- To the east – new tree belts will follow the alignment of the existing Stafford Plantation to screen the new development from the golf course, Easton College access road and showground.
- To the north – a broad belt of native woodland planting will screen the new development from the A47, extending the existing plantations and reinforcing the existing wooded character of the A47 corridor in this area. A noise attenuation bund or fence will be incorporated within this woodland belt.

The masterplan incorporates two buffer zones of woodland planting which are designed to screen the existing residential neighbourhoods from the new development and mitigate any negative impacts on residential amenity from existing properties on Woodview Road and Parker's Close (92). This woodland planting is provided in response to comments received from existing residents during the public consultation. The trees will be planted within the private gardens of the new development to the south of these existing roads and will be protected by covenant. The tree belts are extensive and follow the contours of the slope. They help to break down the mass of the built development

and provide a backdrop to local views from the south. The tree belts also serve to reinforce the visual and physical integration of old and new development at the heart of the village, in the vicinity of Easton Green.

Village gateways from Dereham Road

The western gateway to the village, along Dereham Road, is marked by the historic (grade 1 listed) Church of St Peter's and the heavily planted grounds of the Norwich Diocese.



Historic churchyard at the Church of St Peter



Woodlands provide a backdrop to southward views from Easton

New landscape connections

The landscape of new routes, edges and open spaces within Easton is designed to 'pull' the surrounding farmland and woodland landscapes into the village, framing views into and out of Easton, reinforcing existing landscape patterns and integrating the buildings within their landscape setting.

Linear landscapes along new routes

The landscape along the principal east-west route draws together requirements for drainage and biodiversity with vehicular and pedestrian links to create a multifunctional landscape framework to support the new development. It varies in character, with a sequence of village greens providing identity and focus for the communities along the route. The road is accompanied by a swale, which links the various water storage features. In addition to the local greens and squares, the landscape of the route is structured by lines of trees and variations in surface treatment which highlight points of access and focus at local gateways.

Open spaces

The names of the village greens – Broom Lane Green, Easton Green, Deer Park Green and Home Green - are taken from historic maps. They will form gateways to the neighbourhoods within the new development. At the heart of the new development, Easton Green is bordered by the principal community facilities in the village, including the primary school (which will be extended along the northern margin of the Green), the village hall and a new village shop. It is designed to be a multifunctional, traditional village green with a village pond that is integrated with the sustainable urban drainage system for the development. This new central village green will be integrated with the existing open space along Norfolk Heights. The land falls away to the east and there will be attractive views eastwards from Easton Green towards Home Plantation. There will also be views from Easton Green to the countryside to the west and to the south east along Hall Road, reinforcing the improved footpath/cycle way connection to Easton College.

Marlingford Road will be shared space while it is alongside Easton Green. This road, which provides

access to the village primary school, will become a relatively quiet route as the dominant flow of traffic will be diverted along the new east-west route, away from the historic core of the village (and the primary school).

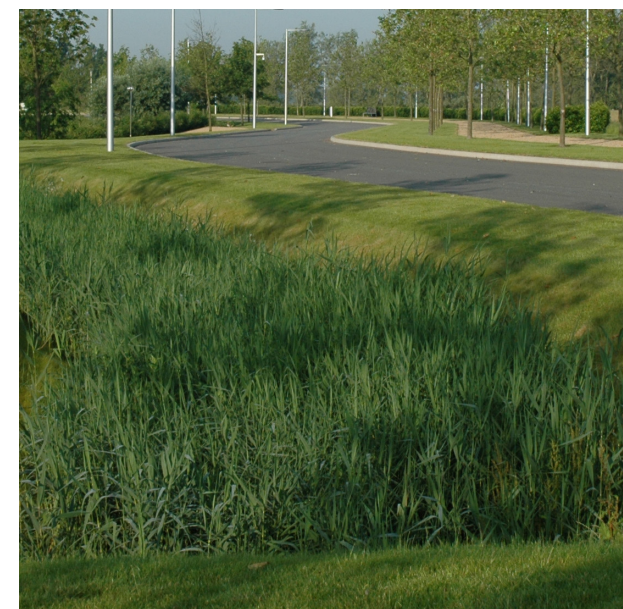
Landscape Management

The green open spaces around the site perimeter build on the existing features associated with the field boundaries. The spaces are linked together by a network of pedestrian routes located close to new dwellings and associated with elements of the sustainable drainage scheme. As part of the design process, consideration was given to the need for natural surveillance of the open spaces, to ensure harmony between the users of the green spaces and the adjacent residents. The location of the equipped play spaces was based on the identification of natural focal points within the scheme, whilst making provision for the appropriate buffer zone.

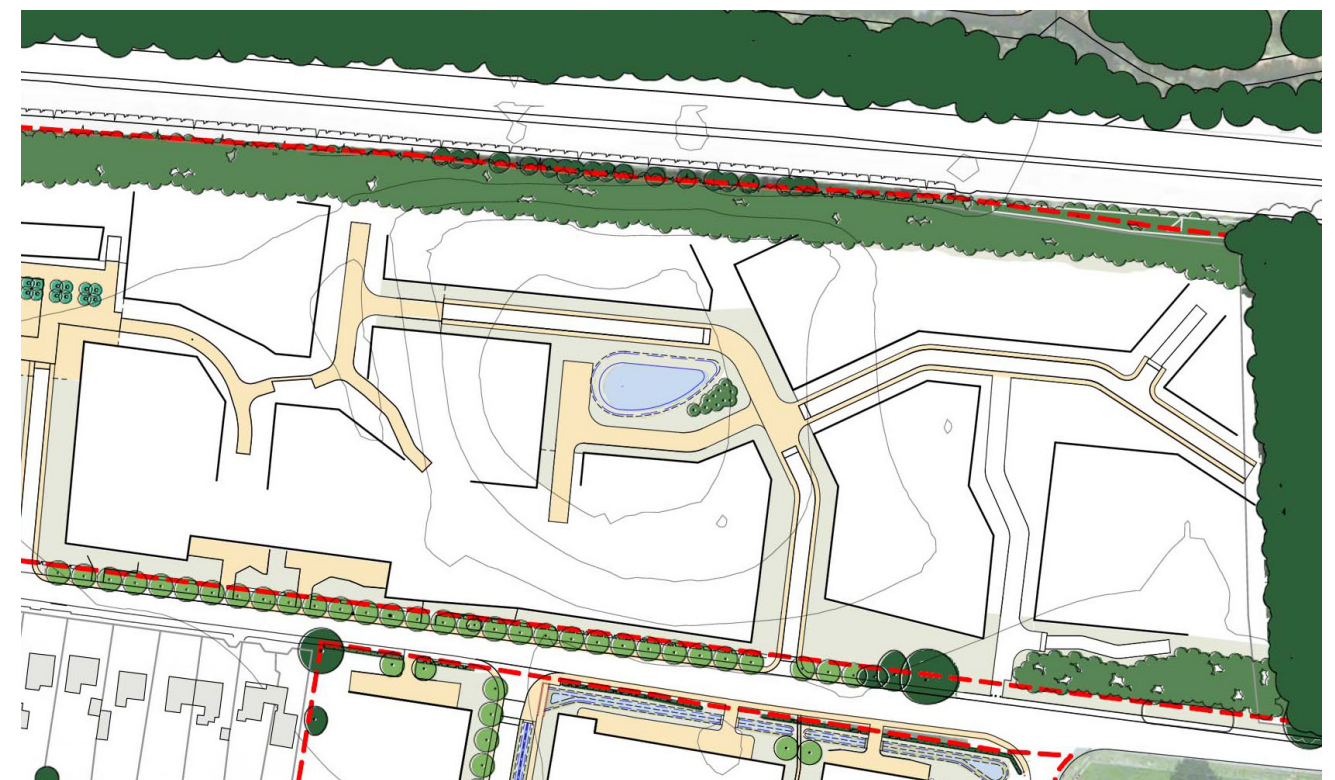
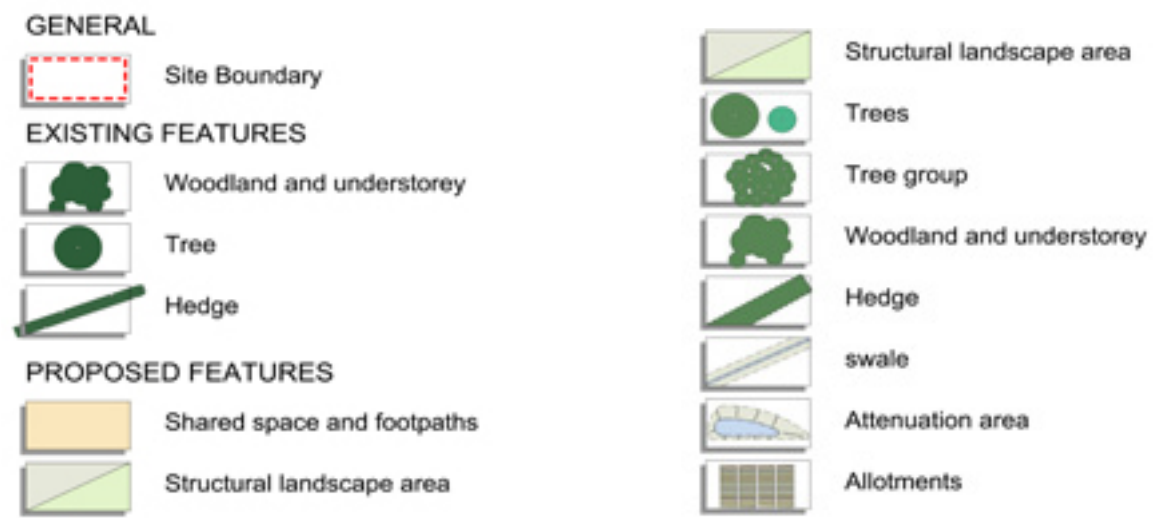
The framework for the open space network, connection with potential desire lines across the site design of public spaces and long term management have all been the subject of discussion with SNC. The potential for adoption was discussed but will be unlikely as SuDS Approval Body (SAB) is not going to be appointed until spring 2015. The preference is for adoption by a management company, who would work to a management plan for the range of features being offered as part of the development.

The key elements include:

- The range of habitats associated with the various components of the sustainable drainage scheme (swales; infiltration beds, lagoons, below ground attenuation creates etc)
- Native vegetation associated with the acoustic bund together with inspections of the fence associated to the bund
- Amenity grassland and meadows for recreation
- Management of the existing field hedgerows and other ecological features in line with proposed ecology mitigation measures
- Formal features such as equipped play spaces, where regular safety and maintenance inspections are required









Biodiversity and Ecology

Hedgerows & Woodland

The hedgerows indicated as ‘important ‘ have been largely been retained by these development proposals, with breaks in the hedgerow only being created to either provide access to the proposed relocated allotments, or into the new ‘village heart’.

Where sections of the hedgerow have been removed, these have been ‘translocated’, with large areas of new hedgerow being provided throughout the proposed development.

Reptiles

It has been agreed with South Norfolk Council and Norfolk County Council that the three slowworms are to be relocated to Costessey Country Park, with a S106 contribution.

Great Crested Newts

The proposed development will be undertaken under a Natural England European protected species mitigation license. During construction, temporary newt-proof fencing will be erected around the development boundary to prevent newts from entering the site, and a trapping exercise undertaken in those areas highlighted within the report which contain potential refugia and hibernacula.

It has been agreed that any Great Crest Newts trapped during this exercise will be translocated to a new receptor site to the south west of the site.

Bats

The proposed development has retained and reinforced bat corridors from Diocesan House to protect bat foraging and commuting habitats.

Inclusive Access

The layout has been designed to be pedestrian friendly and easy to navigate. All dwellings will be subject to building regulations and will comply with Part M to provide safe access and use. Including level threshold and DDA compliant access to bin stores.

Bin and Cycle Stores

External storage and amenity space: Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

All dwellings will have provision for three 240 litre wheelie bins to accommodate general waste, recycling and garden waste if required as per South Norfolk District Council recycling policy. Each house will have access to the rear garden via an external path and gate with a dedicated hard landscaping area within each garden for the storage of bins to eliminate the bin from the street scene. Terraced houses can either have designated collection areas to the rear, or an access via a ginnel or an undercroft to reduce the distance between collection and storage.

Apartments or FOGs may have integrated storage areas for cycles and bins on the ground floor.

Dwellings will potentially have additional storage space in the rafters space of garages and the loft spaces of dwellings providing further storage space. Any dwelling extended into the loft space will have additional storage space within the floor plan.

All houses will have gardens to accommodate garden storage units or a shed for secure storage. A number of dwellings will have utility rooms providing additional storage space.

Sustainability

The proposal will exceed the minimum Building Regulations Part L1A requirements.

The energy demands for the proposed development were generated using dwelling models that were input into NHER Plan Assessor software.

The calculations carried out show it should be possible to meet the planning policy target via the use of any of solar PV, ground source heat pumps (GSHP), or solar thermal panels. Either of the two solar technologies are practical methods to meet the planning requirement.

A communal heating system has been discounted due to the likelihood of high losses and therefore high costs of energy for occupants due to the uniformity of the customer type (residential).

Individual biomass boiler systems have been discounted due to impracticalities surrounding the operation and fuel deliveries of this system as well as due to the air quality issues that are likely to be raised by a large number of small scale biomass boilers in a locality.

The proposed energy strategy is to install solar hot water panels on the dwellings to meet the planning policy requirement that 10% of the site energy demands from decentralised and zero or low carbon technology.

It is expected that different plots on the site may be brought forward by different developers. It is therefore expected that some may opt for a different technical solution based on costs at the time. The option to use solar PV panels either instead of, or as well as, solar thermal panels would also be a reasonable approach to take.

For further detail please see ‘Energy Strategy’ report for further detail.

Access

[Does the scheme have good access to public transport to help reduce car dependency?](#)

Easton village is currently well served by bus services to Norwich and other areas in Norfolk. All key facilities are accessible by sustainable modes and existing facilities.

Pedestrian and Cycle Access

The development proposals aim to promote sustainable modes of travel by creating permeability between the existing village and the new development and connecting with the existing pedestrian and cycle links available. The development will be accessible by foot and cycle at all access points to the development site.

On site footways will primarily run adjacent to the through route and will link to the existing external footway network wherever possible providing connections onto footways along Marlingford Road, Dereham Road and Bawburgh Road. New footways will also be provided along the site frontage on Dereham Road to the east of the development site, along Hall Road and at the accesses into the development on Marlingford Road and Bawburgh Road.

A pedestrian island along Dereham Road between the two north eastern land parcels is proposed which will help to deliver north-south pedestrian movement.

Public Transport

The development proposals include a type two (road) through route which will be suitable for bus use. The bus services would be able to enter the site from the western corner near the church, and route through the development, crossing Marlingford Road and Bawburgh Road, exiting on the eastern site onto Dereham Road (and vice versa). It is likely that the majority of the site will have good access to a number of bus services and will be within 400 metres of a bus stop. The existing X1 and 4 bus services will still continue to travel along Dereham Road, although diversion of some existing or new services through the site will be justifiable when the development is realised.

Vehicular Access

The access strategy has sought to avoid placing use of Marlingford Road and Bawburgh Road, which run north-south through the village. The proposed development will be served by a new through route which broadly runs east-west which seeks to direct any new traffic away from Marlingford Road and Bawburgh Road. The two principal points of access are from Dereham Road to the east and Church Lane to the west of Easton.

The full through route will only be available for buses, pedestrian and cyclists; this will be enforced by a bus-only access west of Bawburgh Road. This provision will help reduce rat running around the village, prioritise sustainable modes of transport and will help manage the highway network usage. In the short term, until the site has been fully constructed, the access will operate without the bus only access and will be used by all modes of transport.

The development will be accessible by vehicle at all other new access points and are detailed below;

- Western access from Church Lane;
- Marlingford Road (East and West);
- Hall Road (entry to the middle parcel of land containing the village hall);
- Bawburgh Road (East (west to include a bus gate)); and
- Dereham Road (South and two accesses to the North for the north-eastern plot).

Transport Improvements

A number of improvements are proposed to help deliver safe direct access to the development, these include;

- A Travel Plan which will be delivered in partnership with Norfolk County Council and monitored on a regular basis to help reduce traffic demands from the proposals.
- A pedestrian island on Dereham Road between the two eastern land parcels.
- A bus gate at the western access off Bawburgh Road, which will prohibit vehicular access from the western plot on Bawburgh Road to reduce traffic along Bawburgh Road and promote sustainable access.
- Improvements to the vertical alignment south of the site access to Bawburgh Road will improve existing

forward visibility and road safety.

- Extending the existing 30 mph zones in Easton village on Dereham Road and Bawburgh Road to the extents of the development site, and through the development, creating a more urban entry to Easton on these approaches will assist in reducing traffic speeds through the village.
- Road widening on Dereham Road south of the Easton Roundabout with the A47 to provide a right turn pocket for vehicles turning right onto Church Lane will improve road safety.
- Pedestrian facilities along site frontage to Hall Road, Marlingford Road, Bawburgh Road and Dereham Road will improve existing conditions and provide connection to the proposed development.
- A pedestrian crossing facility would be provided on Dereham Road near to the Southern dumbbell roundabout of the Longwater junction would assist pedestrians in crossing Dereham Road when walking to and from the Longwater Interchange.
- The proposed realignment of Marlingford Road at the junction with Hall Road, moving it west to create a staggered junction for Marlingford Road will reduce vehicle speeds for traffic entering Easton from the South.
- Proposed pedestrian and cycle improvements through Longwater Interchange and controlled crossing facilities at William Frost Way will help provide connection to existing services for existing and future residents of Easton.
- Creation of permeable network of pedestrian and cycle routes through the development site will support a safe environment to encourage sustainable modes for local trips.
- At Longwater Interchange, a Longwater and Easton Transport Strategy has been identifying a long term solution which is being pursued by NCC and the Highways Agency. Funding is being sought for a long term solution for the interchange.

Flood and Drainage

The site sits within Flood Zone 1 where the annual probability of flooding is less than 0.1%, this is the preferred flood zone for all new development. Flood risk from rivers is therefore unlikely. There is an existing surface water sewer running through the central land parcel. This serves the adjacent College Heights development off Bawburgh Road and has been adopted by Anglian Water.

The masterplan has been designed to contain the surface water main within proposed highway. Therefore if the existing system is subject to flooding, any flood water will be contained within the highway and not affect adjacent development. A surface water drainage strategy has been prepared and forms part of the flood risk assessment. Please refer to Flood Risk Assessment for further detail.

Utilities

All the major utility providers have been consulted to determine available capacity and to determine any network enhancements that may be required.

Mains Water Supply

Anglian Water has been consulted by way of a Pre-Development Enquiry. The Anglian Water Pre-Development Enquiry Report, Ref: 1005/SP259(001), advises that there is sufficient water resource capacity to supply the development site.

Foul Water Sewerage Services

Anglian Water also advises in the Pre-Development Report that there is sewer infrastructure adjacent to the site that can be used to serve the development proposals. However, the Anglian Water Pre-Development Addendum Report highlights 3 sections of existing sewer between the proposed development site and the Whitlingham Sewage Treatment Works that will require upgrading. The Whitlingham Sewage Treatment Works will have capacity to accept the flows from the development site.

Surface Water Drainage

There is an existing surface water sewer running through the central land parcel that serves the adjacent College Heights development. This has limited capacity. While this public surface water sewer crosses the site, the Floods and Water Management Act requires that

a sustainable drainage design should be the preferred method of disposing of surface water. The Surface water drainage design is described in detail in the Flood Risk Assessment document.

Electricity

UK Power Networks has indicated that an electrical supply can be provided to the site at the developers expense.

Gas

Gas mains are present in the north east land parcel and a gas supply can be provided to the site at the developers expense. Reinforcement of the existing infrastructure will be required in order to supply the development site.

Telecoms

BT is able to provide telephone lines to the development site. Broadband services are available in the area and BT Openreach can supply Fibre Optics to the area following an assessment process.

Noise

Calculations and noise modelling have shown that a suitable scheme of glazing and ventilation, as well as the consideration of layout, property design, orientation and internal layout in order to further reduce noise levels at the most exposed boundaries on site, will ensure that internal noise levels in the new dwellings will be within the normal planning criteria of BS 8233 / WHO guidelines. More details are presented in the Environmental Statement Chapter for Noise and Vibration.

Use of an acoustic barrier (up to 3m height) between the A47 and proposed buildings can provide some reduction in noise levels at ground floor level, however this is also likely to be ineffective at providing acoustic protection at first floor height and above. Careful attenuation to building footprint and internal layouts is the only realistic way to achieve the internal ambient noise level criteria for dwellings located within 100m from the edge of the A47 and/or Dereham Road.

The precise details of mitigation will need to be finalised at the detailed design stage, once details of building design and layouts are known. Careful attention should also be paid to the phasing of the site and that the noise exposure of the buildings constructed in the early

phases is assessed and adequate mitigation provided as these may be initially exposed to higher noise levels compared to the final build out situation, when other intervening later phase buildings may provide screening.

It is considered that if the recommendations within the Environmental Statement Chapter for Noise and Vibration are incorporated into the design of the development and dwelling facades, the impact of environmental noise on future residents will be deemed to meet the requirements of planning criteria and will ensure that the noise environment, both internally and externally, will not adversely affect the amenity of future residents. The site is therefore considered suitable for the development scheme submitted from a noise perspective.



Perspective view of eastern entrance

Implementation

Following approval of the Outline Planning Application the development will look to move forward as soon as possible with a Design Code to ensure continuity of design and the Reserved Matters Planning Application for individual phases.

Construction is intended to be carried out in multiple phases. A phasing diagram is attached opposite, indicating the likely size and number of dwellings to be constructed. It is not known at this stage the sequence of construction phase, as this will be formulated on the viability assessment, Section 106 commitments and the economic climate.

Prior to the commencement of any construction activities a Construction Management Plan (CMP) will be developed in consultation with the Local Authority and neighbouring properties. The CMP will encompass the following:

- Condition surveys of existing roads and points of access
- Determination of any live services that may be serving neighbouring properties
- Site Security: fencing, site compound and buildings; access control
- Working Hours
- Material Delivery and Storage
- Air Pollution and Dust: monitored and if necessary mitigated if appropriate;
- Noise and Vibration: mitigated using appropriate measures;
- Construction lighting: kept to a minimum but necessary for security and winter working;
- Site Compound and Accommodation
- Health and Safety: compliance with all current statutory and best practice guidance
- Site Waste Management Plan



Phasing diagram

Summary

This design and access statement has demonstrated a co-ordinated response to site analysis, design opportunities and constraints and has illustrated how the site could be brought forward with a high quality development which responds to Easton's rural context.

The proposal has been designed in consultation with South Norfolk Planning, Design and Conservation Officers and Consultees. The public have been consulted over the proposals and comments received during the consultation period have been responded to in the design development of the proposed masterplan.

The proposed masterplan will provide:

- A new village hall and a new village heart
- New village shop
- Land to provide extension to existing school
- New gateway entrance into the village from the east
- Buffer planting zone for existing residents with rear gardens bounding the site
- Nearly double the size of allotments provision
- Vehicular access to future Easton Gymnasium Club site
- Provision for significant amount of open space and play areas
- Permeable and safe access paths for cyclists and pedestrians through the site
- Improved and safe pedestrian/cycle paths to the college for recreation facilities
- Improved access to countryside and woodland walks
- Sensitive design around the Grade I Listed St Peter's Church
- A total of 907 dwellings to meet local need

- Affordable homes
- A mix of houses types and tenures to suit the local demand
- An increase in the number of trees on site
- Ecological mitigation measures for loss of habitat areas and contribution to County Wildlife Site
- Mitigation measures to control noise

The proposals contained in the Design and Access Statement deliver much needed housing in a sustainable location in line with the SNC preferred site for development allocation. This opportunity will create high quality desirable housing to complement and enhance the existing village.