

Land North of Dereham Road, Easton
Orbit Homes (2020) Ltd

August 2021



LAND NORTH OF DEREHAM ROAD, EASTON PLANNING STATEMENT



Quality Assurance

Site name: Land north of Dereham Road, Easton

Client name: Orbit Homes (2020) Ltd

Type of report: Planning Statement

Prepared by: Phoebe Heath BA Hons

Signed



Date August 2021

Reviewed by: Iain Hill BSc Hons DipTP MRTPI

Signed



Date July2021



Table of Contents

1.0	Introduction	1
2.0	Site and Surroundings	3
3.0	Planning History	5
4.0	Planning Policy	7
5.0	The Proposal	9
6.0	Planning Analysis	12
7.0	Affordable Housing Statement	19
8.0	Statement of Community Involvement	20
9.0	Planning Contributions	22
10.0	Conclusion	23

Appendix 1
PLANNING POLICY REVIEW

Appendix 2
CONSULTATION FLIER

Appendix 3
CONSULTATION WEBSITE BOARDS

1.0 Introduction

- 1.1 This Planning Statement (incorporating a Statement of Community Involvement and Affordable Housing Statement) has been prepared by Bidwells, on behalf of Orbit Homes (2020) Ltd, in support of a full planning application for 72 dwellings, alongside open space and associated infrastructure.
- 1.2 This application seeks to increase the number of units granted by the existing full planning consent (reference: 2019/1251) for 64 dwellings by the inclusion of an additional 8 dwellings to meet local demand and ensure the efficient use of the site.
- 1.3 This Supporting Statement sets out the detail of the proposed development, establishes the relevant planning policy framework against which the application is to be determined, and assesses the acceptability of the proposals in the context of that planning framework and other material considerations.
- 1.4 This Statement should be read in conjunction with the reports and plans, which are submitted as part of this application:
- Application Forms (signed and completed);
 - Covering Letter, prepared by Bidwells, August 2021;
 - CIL Additional Information Form;
 - Design and Access Statement, prepared by Feilden and Mawson, August 2021;
 - Transport Statement, prepared by AECOM, June 2019;
 - Transport Statement Addendum Note, prepared by Rossi Long, July 2021;
 - Flood Risk Assessment and Drainage Strategy, prepared by Rossi Long, July 2021;
 - Noise Assessment, prepared by AECOM, July 2021;
 - Air Quality Assessment, prepared by Redmore Environmental, July 2021;
 - Phase 1 Geo-Environmental Desk Study Report, prepared by AECOM, June 2019;
 - Geo-Environmental Report – Geotechnical Category 1, prepared by Delta-Simons, February 2019;
 - Preliminary Ecological Appraisal, prepared by Small Ecology, July 2021;
 - Arboricultural Impact Assessment, prepared by A.T.Coombes, July 2021;
 - Flood Risk and Surface Water Drainage Strategy, prepared by Rossi Long;
 - Soft Landscape Management and Maintenance Plan, prepared by ACD Environmental, July 2021; and
 - Informative Trenching, prepared by Witham Archaeology, September 2019.

Drawings/Plans

- Please refer to the Drawing Schedule, prepared by Feilden and Mawson, August 2021.

- Vehicle Tracking Layout, prepared by Rossi Long, July 2021;
- ORB23371-11 sheet 1-5 Landscape Proposals, prepared by ACD Environmental, July 2021;

The Applicant

- 1.5 Orbit was established in 1967 by two people on a park bench, contemplating how to tackle homelessness. Five decades on, Orbit are one of the largest builders of affordable homes, placing customers and communities at the heart of what they do.
- 1.6 Today, over 100,000 people live in an Orbit home and their aim is to ensure the homes they provide and the places they create are good quality, affordable and safe. Orbit also play an active part in the neighbourhoods where they work, supporting local economies and social activity within communities.

2.0 Site and Surroundings

- 2.1 The site, which extends to approximately 2.5 hectares, lies to the north-east of Easton. Easton falls within the Norwich Policy Area (NPA), and is identified as a location for Major Growth within the Adopted Development Plan. The Major Growth location of Easton/Costessey is identified as a location to provide at least 1,000 new dwellings, alongside enhanced local services, public transport, pedestrian and cycle links.
- 2.2 The full extent of the site is represented on the following plan:



Figure 1: Site Location Plan

- 2.3 To the north, the site is bordered by the Norwich Southern Bypass (A47), to the east the site is bordered by existing arable farmland. The site is bound to the south by Dereham Road with residential units beyond. These residential dwellings are a range of detached and semi-detached houses and bungalows. To the west, the site is bound by scrubland, with residential development beyond. Residential development to the west includes a relatively high-density modern development, of typically two storey detached dwellings.
- 2.4 Easton is a village located to the west of Norwich (approximately 4.6 miles). The village benefits from a range of amenities, including a Primary School, Post Office, and Easton College. Easton is also in close proximity to Costessey and Longwater Retail Park (approximately 1.3 miles), which includes a range of shops, services and amenities, including Sainsbury's Supermarket and Petrol Station, and M&S Foodhall. Longwater Retail Park also provides a range of hospitality and food establishments, such as The Copper Beach, McDonald's and KFC.

Land North of Dereham Road, Easton

- 2.5 The site falls within Flood Zone 1 and is, therefore, at low risk of fluvial flooding. Areas to the south of the site are at low, medium and high risk of surface water flooding.
- 2.6 A search of Historic England's Heritage Maps identifies that there are no heritage assets on, or adjacent to the site. However, in the wider context Costessey Lodge, to the east, is Grade II Listed. The site does not fall within, or within, close proximity to a Conservation Area.
- 2.7 Whilst there are no Tree Preservation Orders (TPOs) on the site, there is a band of TPOs to the west.
- 2.8 Existing vehicular and pedestrian access to the site is obtained via Dereham Road. In relation to public transport, two existing bus stops are situated adjacent to the site on Dereham Road; providing frequent and direct connections with Norwich City Centre.

3.0 Planning History

3.1 The site contains an existing full planning consent (reference: 2019/1251) for:

“Residential development of 64 dwellings, together with associated open space, highway and landscaping works”.



Figure 2: Proposed Masterplan of Application Reference 2019/1251

3.2 The above planning permission is live, given that Condition 1 doesn't require development to start until 8 February 2024.

3.3 The site is also bound to the east, south-east and west by a new development for 890 dwellings (Outline Reference: 2014/2611) for:

3.4 *The erection of 890 dwellings; the creation of a village heart to feature an extended primary school, a new village hall, a retail store and areas of public open space; the relocation and increased capacity of the allotments; and associated infrastructure including public open space and highway works.*

3.5 After the outline proposal gained approval in November 2016, Phase 1 of the Reserved Matters application for the above development of 291 dwellings (Phase 1) was approved in March 2021

(Reference: 2020/0962). In terms of affordable housing, a Deed of Variation has reduced the overall provision of affordable housing to 23% across the whole scheme.

- 3.6 Originally, the application site constituted part of the outline application, resulting in the scheme providing 907 dwellings. However, the application site was subsequently removed from the outline application, with the quantum of development being reduced to 890 dwellings.



Figure 3: Extract of Outline Application Reference 2014/2611 for 890 Dwellings

- 3.7 There are no other applications relevant to the site.

4.0 Planning Policy

4.1 This Section provides an overview of the planning framework within which the proposed development is to be assessed, and further identifies other material considerations relevant to the proposal. In identifying the planning framework, consideration has been given to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which states that:

4.2 *“If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Act, the determination must be made in accordance with the Plan, unless material considerations indicate otherwise.”*

Adopted Development Plan:

4.3 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), consideration is given below to the Adopted Plan for the site, which comprises:

- Joint Core Strategy for Broadland, Norwich and South Norfolk (2011);
- Development Management Policies Document (2015);
- Site Specific Allocations and Policies Document (2015); and
- Easton Neighbourhood Plan (2017).

4.4 A full Planning Policy Review is provided within **Appendix 1**.

Easton

Easton is identified as a Location for Major Growth within the Settlement Hierarchy within the Adopted Development Plan. The Major Growth location of Easton/Costessey is identified as a location to provide at least 1,000 new dwellings, alongside enhanced local services, public transport, pedestrian and cycle links.

Site Specific Allocation

The site constitutes part of the EAS 1 site allocation, as identified within the Site-Specific Allocation and Policies Document (2015) and Easton Neighbourhood Plan (2017). EAS 1 allocates a total of 52.6 hectares of land for housing and associated infrastructure, accommodating a total of 900 dwellings and supporting facilities, including land for a new village centre.



Figure 5: Easton Site Allocations Extract

Material Considerations:

The below documents will also be considered within the development proposals:

- The National Planning Policy Framework (2021);
- The Draft Greater Norwich Local Plan (Regulation 22) (2021);
- South Norfolk Place-Making Guide (2012);
- Guidelines for Recreation Provision in New Residential Developments (September 2018);
- Landscape Character Assessment (2001, updated and reviewed 2012); and
- Norfolk County Council - Parking Standards for Norfolk (2007).

The National Planning Policy Framework (2021)

- 4.5 In accordance with paragraph 48 the National Planning Policy Framework (NPPF) (2021), when determining applications local planning authorities may give weight to relevant policies in emerging plans according to:
- the stage of preparation of the emerging plan;
 - the extent to which there are unresolved objections to relevant policies; and
 - the degree of consistency of the relevant policies in the emerging plan to this Framework.

The Draft Greater Norwich Local Plan (2021)

- 4.6 The Greater Norwich Local Plan is in the later stages of being developed. The GNLP was submitted to the Secretary of State for examination on 30 July 2021, before a public exhibition which is estimated for November/December 2021, with adoption estimated for September 2022. On this basis, in accordance with paragraph 48 of the NPPF (2021), the Draft Greater Norwich Local Plan is a Material Consideration of significant weight.
- 4.7 Easton is identified as Urban Fringe Settlement in Policy 7.1 of the GNLP (2021), which will provide for a significant proportion of growth in Greater Norwich. The Site Specific Allocation EAS1 will be carried forward, with development expected to take place within the period up to 2038.

5.0 The Proposal

5.1 Full planning permission is sought for the development of 72 residential dwellings (Class C3). In addition, the scheme will include, public open space and associated infrastructure, notably highways and landscaping works. The precise description for which development is sought is:

“Residential development, together with associated open space, highway and landscaping works”.



Figure 4: Proposed Masterplan

Dwelling Mix

5.2 The proposed development will comprise a mix of 1, 2, 3 and 4 bedroom homes and include bungalows, flats and houses.:

	TYPE	QUANTUM
1 bedroom	Bungalow	4
	Flat	4
2 bedrooms	Bungalow	4
	House	30

3 bedrooms	House	29
4 bedrooms	House	1
Total		72

Open Space

- 5.3 Within the centre of the development, an area of public open space, comprising a Children's Play Area (LAP) totalling 827m², is proposed.

House Types

- 5.4 A range of house types have been developed, which include:



1 Bedroom Flat



2 Bedroom House



2 Bedroom Bungalow



3 Bedroom House

Access and Highways

- 5.5 The primary point of vehicular access to the site will be via Dereham Road. Visibility splays for the main access have been designed to ensure there is adequate visibility for those entering and exiting the site.
- 5.6 A further 17 dwellings will be accessed directly from five access points on Dereham Road; these access points have been designed to ensure enough turning space is provided within the curtilage of the site to ensure that vehicles exit in a forward gear.

- 5.7 The internal roads within the proposed site have been designed to ensure that Fire Tender and Refuse Vehicles can navigate through the proposed development.
- 5.8 A new shared-surface three-metre-wide footway/cycleway will be provided along the site frontage to provide connectivity to the existing village and bus stop.

Parking

- 5.9 Parking provision is proposed to be provided in line with the standards set out in the Easton Neighbourhood Plan.

TYPE OF DWELLINGS	EASTON NEIGHBOURHOOD PLAN REQUIREMENT	NUMBER OF DWELLINGS	CAR PARKING REQUIRED	CAR PARKING PROPOSED
1 bedroom	1 space/ unit	8	8	16
2 bedrooms	2 space / unit	34	68	68
3 bedrooms	2-3 spaces / unit	29	58-87	58
4+ bedrooms	3 spaces / unit	1	3	3
Visitor Spaces				6
Substation Space				1
TOTAL			137-166	152

- 5.10 An additional 6 visitor Spaces, and a substation parking space will also be provided.

6.0 Planning Analysis

- 6.1 This Section provides an assessment of the proposed development against the planning framework and material considerations identified earlier in this document and within **Appendix 1**.

Principle of Development

- 6.2 The site is allocated under Policy EAS1 of the Site-Specific Allocation and Policies Document. In addition, the site contains an existing full planning consent for the development of 64 dwellings (Ref: 2019/1251). On this basis, the principle of residential development is fully in accordance with the adopted Development Plan, and the Draft GNLP (2021).

Residential Mix and Density

- 6.3 A total of 72 dwellings are proposed, equating to a density of 28.8 dwellings per hectare. This is considered suitable and acceptable when compared against the outline consent which surrounds the site to the east and west, which has a net density of 29.1 dwellings per hectare (with a gross density of 20.2 dwellings per hectare). Similarly, this is only marginally higher than the existing full planning consent, which has a density of 26.6 dwellings per hectare.
- 6.4 The proposed mix of the affordable units has been informed through discussions with South Norfolk Council's Housing Enabling Officer, Keith Mitchell, who provided an indicative mix of dwellings based on local need.
- 6.5 Accordingly, the mix and density of the development will help meet the NPPF's objectives of optimising the potential of a site, whilst providing a quantum and mix of development that helps create a sustainable community. The mix and density of development is also in accordance with Policy 3.1 of the Adopted Development Plan and Policy 2 and 7.1 of the GNLP (2021).

Layout and Design

- 6.6 As the village of Easton consists largely of 20th century development, it has a varied style and character. On this basis, the development has been designed to provide a traditional building form with contemporary details, to create a unique development appropriate to the location. The layout and design have remained consistent with the principles of the recently consented scheme on the site, and in accordance with the 'Manual for Streets'.
- 6.7 The proposed layout seeks to create a positive relationship with surrounding properties, through the inclusion of properties fronting Dereham Road. The design of the development ensures that a good level of amenity is created for existing nearby residents and future residents of the site. Further to this, the layout creates a central social space at the heart of the proposed development, with properties around this central open space being grouped together to create a strong architectural composition.
- 6.8 Further information on the layout and design of the proposed development is included within the Design & Access Statement submitted in support of this application.

- 6.9 Accordingly, it is demonstrated that the layout and design of the proposed development is in accordance with Policies DM 3.8 and Policies 2 and 7 of the adopted Development Plan, and Policy 2 of the Draft GNLP (2021).

Open Space

- 6.10 As part of the proposal, a children's play space totalling 827m² will be provided. Through pre-application discussions with South Norfolk Council, it was confirmed through the existing planning consent (Ref: 2019/1251) that whilst children's play space provision can be provided on site, all other forms of recreational space required by policy will be provided off-site by a way of commuted sum; regulated by way of a Section 106 Agreement.
- 6.11 This has been agreed as acceptable with South Norfolk Council having regard to EAS1 site allocation and outline planning consent (Ref: 2014/2611), which includes a total provision of 5.31ha of open space, including 0.63 ha for allotments, 1.86 ha for a central village green and hall, and 2.82 ha across the outline consent. In addition to this, a further 1.9 ha of open space is provided in the form of The Four Acre Plantation.
- 6.12 It should be noted that the Parish Council have confirmed that they wish to maintain the proposed open space and children's play area.
- 6.13 Given that the proposed development includes provision for children's play equipment, and a commuted payment will be made in lieu of other recreational requirements, the proposed development is in accordance with Policy 3.15 of the Adopted Development Plan and the aims of the Easton Neighbourhood Plan 2017, alongside paragraph 96 of the NPPF (2021).

Deliverability

- 6.14 It is Orbit Homes' intention to commence construction as soon as planning consent and associated discharge of prior to commencement conditions has been achieved. Subject to planning approval, the intention is that the development will be complete by April 2025.

Noise

- 6.15 A Noise Assessment has been prepared by AECOM, which details that a baseline Noise Survey was undertaken in June 2018. Due to the ambient noise levels around site, windows of habitable rooms would be required to be closed to achieve internal noise criteria; as such alternative forms of ventilation will be required (such as acoustic trickle ventilation). For facades away from main roads, ventilation can be provided by partially open windows. Final building facade configurations will be determined during detailed design.
- 6.16 A sensitivity test has been carried out comparing the predicted noise levels for the development on its own against predicted noise levels for both the development and the adjacent land parcels of the Easton Growth Masterplan (should these developments be built and occupied at the same time). The introduction of additional building massing and bund/barriers and subsequently additional screening of road traffic noise would result in beneficial noise reductions to buildings along the east and west boundaries of the site.

- 6.17 The assessment confirms that the proposed design achieves the internal ambient noise criteria for residential amenity. Within the outdoor spaces, where the noise criteria are exceeded, this can be offset by the provision of suitable fencing around garden areas.
- 6.18 The report confirms that event noise from the Norfolk Showground will not result in any significant disturbance at the proposed development that would require any additional mitigation measures above the measures outlined to address road traffic noise.
- 6.19 On this basis, the proposed development is in accordance with Policy DM 3.13 of the Adopted Development Plan.

Air Quality Assessment

- 6.20 An Air Quality Assessment has been prepared by Redmore Environmental. A dispersion modelling assessment indicated that predicted pollution levels were below the relevant criteria at all locations of development, which therefore makes the site suitable for the proposed development from an air quality perspective.
- 6.21 During the construction phase of the proposal there is the potential for air quality impacts as a result of fugitive dust emissions from the development. However, the report advises that assuming good practice dust control measures are implemented, the residual significance of potential air quality impacts from dust generated by earthworks, construction and trackout activities are predicted to be not significant.
- 6.22 The report also advises that potential impacts during the operational phase of the proposal may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site. These were assessed against the standard screening criteria which confirmed, due to the limited number of trips generated by the scheme, impacts should not be significant.
- 6.23 Based on the assessment results, air quality factors are not considered a constraint to planning consent for the proposals. On this basis, the proposed development is considered in accordance with Policy 3.13 and 3.14 of the Adopted Development Plan.

Transport and Highways

- 6.24 A Full Transport Statement was prepared by AECOM to support the previous permission on site (Ref: 2019/1251) which included subsequent discussions with Norfolk County Council Highways. A Transport Statement Addendum has since been prepared by Rossi Long Consulting Ltd. to support the development proposal which remains similar from a layout, and an access perspective from the previous permission.

Accessibility

- 6.25 Vehicular access is proposed from Dereham Road to the south of the site. The properties will be accessed via a Priority T-junction with appropriate 'Type 3' turning head facilities provided within the site. Visibility splays of at least 2.4m x 59m will be provided from the site entrance.

- 6.26 The main access road will be 'Type 3' in design, with 5.5m carriageway width and 1.5m wide footways either side. A further 'Type 6' road will be provided as will shared access private drives.
- 6.27 Footway facilities will be provided from within the site to the access junction, where a shared 3m wide foot/cycleway will be provided along the entire site frontage to connect with existing facilities. Dropped kerbs and tactile paving will be provided to facilitate suitable pedestrian crossing points.

Highway Safety

- 6.28 There have been no additional accidents which have occurred in the vicinity of the site other than those described within the Transport Statement of the previous application. There are therefore no highway safety concerns upon the development proposals in this area.

Development Traffic

- 6.29 Allowing for a pro-rata increase of 8 further dwellings, the development could generate 33 two-way trips within the AM peak, and 38 two-way trips in the PM peak. The quantum of development trips (approximately 1 trip every 2 minutes) is considered relatively small for the location of the proposed development, and not dissimilar to the figures (29 AM peak two-way movements and 34 PM peak two-way movements) to the previous permission.
- 6.30 In summary, the information within the Transport Note shows that the relatively modest increase in dwellings to those associated with the recently granted permission. Accordingly, the proposed development is not likely to cause any safety or capacity issues. On this basis, the proposal is in accordance with Policy DM3.10, DM3.11 and DM3.12 of the Adopted Development Plan, Policy 10, 12 and 13 of the Easton Neighbourhood Plan (2017) and Policy 4 of the GNLP (2021).

Ecology

- 6.31 A Preliminary Ecological Appraisal has been prepared by Small Ecology. The survey found populations of slow worms, concentrated within the western parcel of land. Breeding Birds are also present within ruderals, scrub and trees. Foraging and commuting bats may use the sites boundary features, and a potential badger set has been located through previous surveys, but it has not been found since. Precautions will be made during the build stage of the development to prevent impacts on badgers.
- 6.32 The proposed development will result in the loss of the majority of existing habitats, including hedgerow on the southern boundary. To avoid impacts, the site design should retain grassy habitats within the site, and where possible minimise breaches to the hedgerow along Dereham Road.
- 6.33 The report recommends a lighting design to prevent light pollution, which can be secured by Condition. It also recommends that site clearance works should be completed outside the bird nesting season, or only be completed following checks by an appropriately experienced ecologist.

- 6.34 Enhancements include bat and bird boxes, "hedgehog highways" networks throughout the site, and the creation of scrub mosaic and acid grassland and wildflowers along the northern bund, alongside other enhancements.
- 6.35 On this basis, the proposal is in accordance with Policy DM 1.4 of the Adopted Development Plan and Policy 5 of the Easton Neighbourhood Plan (2017).

Landscaping

- 6.36 ACD Environmental have provided Landscape Proposals, and a Soft Landscape Management and Maintenance Plan. The landscaping details include grassy habitats and meadow planting which addresses recommended ecology mitigation and enhancements.
- 6.37 Following installation and transfer, the landscape shall be the responsibility of, and maintained in perpetuity by domestic owners, Orbit Homes and their appointed Management Company, and Norfolk County Highways.
- 6.38 Trees and hedgerows will be inspected at a maximum interval of every 3 years, with signs of decline, distress or damage checked annually. Grassed areas beyond the boundaries of domestic ownership will be maintained in perpetuity by a Management Company. Wildflower grassed areas are the responsibility of domestic owners, the Management Company and the Local Planning Authority depending on transfer boundaries. The Management Company will also maintain all shrubs and trees beyond the boundaries of domestic ownership in perpetuity.
- 6.39 Routine visual inspections are to be undertaken daily or weekly of the play equipment. Inspections will record details of vandalism, use of the facility, and weather conditions.
- 6.40 On this basis, the proposal is in accordance with Policy DM1.4 and DM 3.8 of the Adopted Development Plan, and Policy 3 of the Easton Neighbourhood Plan (2017)

Contamination

- 6.41 AECOM have prepared a Phase 1 Geo-Environmental Desk Study Report, which confirms that the geo-environmental risks may be perceived as low, apart from ground gas, for which the risk to future users of the site may be moderate. The Report recommends conducting further geo-environmental investigations.
- 6.42 Following on from this, Delta-Simons have prepared a Geo-Environmental Report, which details a range of ground investigations. The Report concludes that the site does not have any clearly identified significant former industrial land uses, and there are no related key contaminants.
- 6.43 For the proposed development, no further action is required, other than the removal of potential waste/made ground in bunds/stockpiles.
- 6.44 No significant sources of ground gas have been identified on-site. Gas monitoring recorded low concentrations of ground gases and low flow. However, carbon dioxide was recorded at a concentration of 5.7% along with depleted oxygen. Therefore, further risk assessments and monitoring is recommended.

- 6.45 On this basis the proposal is in accordance with Policy 3.14 of the Adopted Development Plan, and Policy 3 of the GNLP (2021).

Flood Risk, Surface Water and Foul Drainage

- 6.46 A flood Risk Assessment and Drainage Strategy has been prepared by Rossi Long Consulting to support the application.

Flood Risk

- 6.47 The site is situated within Flood Zone 1, which is a low probability flood zone with a less than 1 in 1000 annual probability of flooding. The site is at 'low' risk of flooding from rivers. A number of flood sources have been considered on the site, which all contain 'low' or 'very low' risk of flooding on site.

Surface Water Drainage

- 6.48 The sites ground conditions are suitable for infiltration and run-off. As such, the sustainable approach to surface water run-off proposed is using infiltration techniques as part of a Sustainable Urban Drainage System (SuDS).

Foul Drainage

- 6.49 Anglian Water records indicate that a foul sewer is situated in Dereham Road at the site frontage. Anglian Water has agreed in principle to a pumped connection at AWMH 0801. Any foul sewer connection is subject to approval by Anglian Water under S106 of the Water Industry Act.
- 6.50 This strategy provides a sustainable approach to water management, in conformance with Policy 1, 3.8 and 4.2 of the Adopted Development Plan.

Arboriculture

- 6.51 An Arboricultural Impact Assessment has been prepared by A.T. Coombes Associates Ltd., to outline tree constraints that impacts the proposed development, and demonstrated how the retained trees can be protected throughout the development process.
- 6.52 Although three category C (T1-3) trees and two category C groups (G1 and G2) will be removed for development purposes, in order to mitigate this loss a minimum of 10 heavy standard root balled or containerised trees will be planted. The species include Field Maple, Flowering Crab Apple and Hornbeam, amongst other species. The additional trees will be in keeping with the new development and provide landscape benefits and new wildlife habitats. The trees will be maintained for a 5-year period.
- 6.53 From an arboricultural standpoint, all the trees to be removed are of limited quality and value, and the proposed replacement tree planting will mitigate the losses. On this basis, the proposed development is in conformance with Policy DM 4.8 of the Adopted Development Plan, Policy 5 and 6 of the Easton Neighbourhood Plan (2017), and Policy 3 of the GNLP (2021).

Archaeology

- 6.54 Informative Trenching and a programme of Archaeological Mitigatory Work was undertaken by Witham Archaeology in 2019.
- 6.55 A geophysical survey undertaken on the proposed development site in 2014 identified a number of anomalies interpreted as potentially archaeological in origin, suggesting that evidence of the prehistoric settlement activity may extend into the proposed development site.
- 6.56 Sixteen of the twenty four evaluation trenches contained features of archaeological interest. These comprised ten burnt pits, three unburnt pits, six ditches, four gullies five post-holes and three land drains. The burnt pits, characterised by scorched bases and sides and the presence of charcoal in their fills, may have been associated with the making of charcoal for iron production. One pit contained pottery sherds of 13th or 14th century AD date whilst two radiocarbon dates on charcoal obtained from the fills of another pit indicated a date in the 8th or 9th century AD. These dates suggest that charcoal making for iron production was a long-lived industry in the locality of Easton, spanning the Late Saxon and medieval periods.
- 6.57 Owing to the lack of datable artefacts, all other recorded features remain undated. The relatively low density of features and the near total absence of associated artefacts suggest that the landscape in the immediate area of the proposed development was only sporadically subject to human activity. The presence of a number of linear ditched features is indicative of landscape divisions or drainage associated with agricultural activities. The leached nature of some of the ditch fills indicated them to be of considerable antiquity and in some cases possibly prehistoric in origin. The evidence for charcoal making in the Late Saxon and medieval periods suggests that the land was possibly marginal and wooded at that time.
- 6.58 On this basis, the proposed development is in accordance with Policy 3 of the GNLP (2021).

7.0 Affordable Housing Statement

- 7.1 The proposal seeks consent for 72 dwellings. Whilst Policy 4 of the Joint Core Strategy requires major development to provide 33% affordable housing, the Council's Strategic Housing Market Assessment recommends 28% and we understand this figure is being used by the Council for development control purposes.
- 7.2 The proposal consists of 20 affordable units (28%), 12 of which will be affordable rent and 8 shared ownership.
- 7.3 The mix of the proposed units has been informed by discussions with Keith Mitchell.
- 7.4 As part of their role as an affordable housing operator and provider, Orbit will retain and manage the affordable dwellings.

8.0 Statement of Community Involvement

- 8.1 Notwithstanding the COVID-19 pandemic, Orbit Homes have engaged with the local community prior to the submission of the application.

Public Consultation

- 8.2 Orbit Homes arranged for a leaflet drop of 200 fliers to nearby properties along Dereham Road, Bawburgh Road, Parker's Close, and Carnival Close, advising of the opportunity to review the emerging development proposals via a consultation website. The flier was also passed on to Easton Parish Council to be advertised on their social media platforms. The consultation website was registered live on 12th July, offering residents an opportunity to undertake a virtual tour of the proposals, and to issue feedback and ask questions of the project team.
- 8.3 A Copy of the Consultation Flier, and the Consultation Boards shown on the consultation website are shown within **Appendix 2 and 3** respectively.

Summary of Feedback Received

- 8.4 The consultation website was viewed by a total of 76 people, with 6 consultation responses received via the consultation website in the period to 18th July 2021. Of these responses, 3 were supportive of the proposals, either fully or with some reservations. The remaining 3 were opposed to, or felt unsure of the development.
- 8.5 Those respondents who commented positively on the proposals, stated that the reasons were:
- Open space, including the incorporation of play space;
 - Green buffer to the north;
 - Affordable homes for local people;
 - Accessible bungalows;
 - Connectivity of the development to the existing village; and
 - The location of a bus stop at the entrance of the development.
- 8.6 The main reasons for negative comments included:
- The capacity of existing services including the school;
 - Privacy of existing homeowners;
 - Pavement Parking;
 - The ability of Orbit to remove problem tenants;
 - Assurance on how the properties will be allocated, and whether this will be for local people.
- 8.7 A number of suggestions for amendments were made, which included:
- Detached housing along the site entrance; and

- A pedestrian crossing point close to the westbound bus stop.

8.8 Any further responses received will continue to be reviewed, and any further amendments to the proposals will be captured during the planning application's statutory consultation period.

9.0 Planning Contributions

- 9.1 The development will be subject to the Community Infrastructure Levy (CIL) and the appropriate forms have been submitted with the application. CIL is anticipated to cover the strategic infrastructure requirements generated by the proposed development.
- 9.2 During pre-application discussions with South Norfolk Council and Norfolk County Council on the existing planning consent (Ref: 2019/1251), it has been established that a number of local and site-specific planning contributions may be required as part of a Section 106 agreement. Whilst the requirements of any Section 106 Agreement will be discussed and agreed with the Council during the determination period, it is envisaged that the Heads of Terms will relate to:
- Affordable housing provision; and
 - Open space provision.
- 9.3 The Applicant's solicitors will co-ordinate the preparation of the Section 106 Agreement with South Norfolk Council.

10.0 Conclusion

- 10.1 In conclusion, the site constitutes part of the wider site-specific allocation for EAS1, which allocated a total of 52.6 hectares of land for housing, alongside supporting infrastructure and facilities. The site also contains an existing planning consent for 64 dwellings (Ref: 2019/1251). Accordingly, the principle of residential development on the site is established, and this Statement has demonstrated that the proposal is fully in accordance with the wider site allocation.
- 10.2 This Statement also demonstrates that there are no site-specific constraints which would preclude development on the site. On this basis, the proposed development is in accordance with the Adopted Development Plan and the NPPF, and should be approved without delay.
- 10.3 Development on this site will provide a variety of benefits, including:
- Bringing forward an existing site-specific allocation;
 - Make the most efficient use of land;
 - Provision of 72 high quality, well designed, dwellings;
 - Providing a mix of housing, including affordable, which meets local demand and creates a sustainable community;
 - Creation of a high-quality development, including central children's play area;
 - Incorporating measures to promote enhanced highway safety and pedestrian connectivity within the locality;
 - Not giving rise to an increased risk of flooding or create issues relating to drainage capacity;
 - Provide easy access to a range of key facilities in the locality; and
 - Provide measures to deliver environmental improvements on site.
- 10.4 On this basis, it is respectfully requested that planning permission for the proposed development is granted.

APPENDIX 1

PLANNING POLICY REVIEW

This Section provides an overview of the planning framework within which the proposed development is to be assessed, and further identifies other material considerations relevant to the proposal. In identifying the planning framework, consideration has been given to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which states that:

“If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Act, the determination must be made in accordance with the Plan, unless material considerations indicate otherwise”.

Adopted Development Plan

In accordance with Section 38(6) of the consideration is given below to the Adopted Plan for the site, which comprises:

- Joint Core Strategy for Broadland, Norwich and South Norfolk (2011);
- Development Management Policies Document (2015);
- Site Specific Allocations and Policies Document (2015); and
- Easton Neighbourhood Plan (2017).

Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted 2011, amendments 2014)

The Joint Core Strategy sets out the long-term vision and objectives for the area, along with identifying broad locations for new housing and employment growth, alongside changes to transport infrastructure. The following policies within the Joint Core Strategy are relevant to this proposal:

Policy 1: Addressing Climate Change and Protecting Environmental Assets

All development will be located and designed to use resources efficiently, minimise greenhouse gas emissions and be adapted to a changing climate and more extreme weather.

Policy 2: Promoting Good Design

All development will be designed to the highest possible standards, creating a strong sense of place.

Policy 3: Energy and Water

Requires development to minimise reliance on non-renewable high carbon energy sources.

Policy 4: Housing Delivery

Housing Delivery – allocations will be made to ensure at least 36,820 new homes can be delivered between 2008 and 2026.

Affordable housing - will be sought on sites of 5 or more. For 5-9 dwellings, 20% with tenure to be agreed on a site by site basis; on sites of 10-15 dwellings, 30% with tenure to be agreed; and on sites for 16 dwellings or more, 33% with approximately 85% social rented and 15% intermediate tenures.

The proportion of affordable housing sought may be reduced and the balance of tenures amended where it can be demonstrated that site characteristics, including infrastructure provision, together with the requirement for affordable housing would render the site unviable in prevailing market conditions, taking account of the availability of public subsidy to support affordable housing.

Policy 7: Supporting Communities

Development will be expected to maintain or enhance quality of life and the wellbeing of communities, whilst promoting equality and diversity.

Policy 9: Strategy for Growth in the Norwich Policy Area

Costessey falls within the Norwich Policy Area, which is recognised as being a main focus for major growth and development. Easton and Costessey are outlined to deliver 1,000 dwellings in the plan period.

Development Management Policies Document (2015)

The Development Management Policies Document sets out detailed planning policies which determine how the Council carries out its development management responsibilities to promote sustainable development and how it will determine planning applications. The following policies are considered relevant to this proposal:

Policy DM 1.1: Ensuring Development Management Contributes to Achieving Sustainable Development in South Norfolk

Ensuring development management contributes to achieving sustainable development in South Norfolk.

Policy DM 1.2: Requirement for Infrastructure through Planning Obligations

Requirement for infrastructure through planning obligations.

Policy DM 1.3: The Sustainable Location of New Development

The sustainable location of new development – permission for development in the countryside outside of defined development boundaries of Settlements will only be granted if: specific development management policies allow for development outside of development boundaries; or otherwise demonstrates overriding benefits in terms of economic, social and environmental dimensions.

Policy DM 1.4: Environmental Quality and Local Distinctiveness

Sets out the importance of achieving high quality and positive environmental improvement from all development.

Policy DM 3.1: Meeting Housing Requirements and Needs

Meeting housing requirements and needs – contribute to a range of dwelling type and bed spaces.

Policy DM 3.8: Design Principles Applying to all Development

Permission will be granted for development that has been designed to conform to the following criteria:

- The scale, height, massing, form and appearance of development;
- The development is created with high standards of design, building materials, finishes and landscaping;
- Access is provided by routes and public spaces that meet different requirements of accessibility;
- A clear distinction is made between public and private spaces within the site;
- Visually attractive frontages and hard & soft boundary treatments are created to adjoining streets and public areas;

- Buildings and spaces are orientated to: gain benefit from sunlight and passive solar energy and wherever possible designed around a Sustainable Drainage system;
- The entire development is designed to reduce any actual or perceived opportunities for anti-social activity on the site and in the surrounding area;
- Landscaping of the development is designed to retain important existing natural features; and
- Convenient, safe and visually attractive areas are created for servicing buildings and parking of vehicles and cycles without dominating the development or surroundings.

Policy DM 3.10: Promotion of Sustainable Transport

Proposals should support sustainable transport and development objectives, utilise all opportunities to integrate with local sustainable transport networks, be designed to reduce the need to travel, and to maximise the use of sustainable forms of transport appropriate to the location.

Policy DM 3.11: Road Safety and the Free Flow of Traffic

Development will not be permitted that endangers highway safety or the satisfactory functioning of the highway network.

Policy DM 3.12: Provision of Vehicle Parking

Appropriate parking provision will be determined in accordance with the Parking Standards SPD adopted by the Council.

Policy DM 3.13: Amenity, Noise and Quality of Life

Proposals should ensure a reasonable standard of amenity. In particular, regard will be paid to avoiding:

- Overlooking and loss of private residential amenity space;
- Loss of daylight and overshadowing; and
- Introduction of incompatible neighbouring uses in terms of noise, odour, vibration, air, dusts, insects, and light pollution.

Policy DM 3.14: Pollution, Health and Safety

All development should minimise and where possible reduce the adverse impact of all forms of emissions and other forms of pollution, and ensure that there is no deterioration in water quality or water courses. When assessed individually or cumulatively, development proposals should ensure that there will be no unacceptable impacts on: air quality; surface and ground water quality; land quality and condition; and, health and safety of the public.

Policy DM 3.15: Outdoor Play Facilities and Recreational Space

New developments will be required to provide outdoor play facilities and recreational open space.

Policy DM 3.16: Improving the level of Local Community Facilities

New or replacement community facilities and services will be permitted within development boundaries. Proposals located in the Countryside must demonstrate evidence of: the need for new facilities, good accessibility to the community to be served, and that no alternative sites are available within settlements with a development boundary.

Policy DM 4.2: Sustainable Drainage and Water Management

Sustainable drainage measures are expected to be integrated in design to manage surface water and minimise risk of flooding.

Policy DM 4.3: Facilities for the Collection of Recycling and Waste

Proposals should ensure that sufficient facilities are available for each property to simply store and dispose of their recycling and waste.

Policy DM 4.5: Landscape Character Areas and River Valleys

Development should respect, conserve and where possible, enhance the landscape character of its immediate and wider environment. Development proposals that would cause significant adverse impact on the distinctive landscape characteristics of an area will be refused.

Policy DM 4.8: Protection of Trees and Hedgerows

The Council will promote the retention and conservation of significant trees, woodlands and traditional orchards and will serve Tree Preservation Orders where necessary.

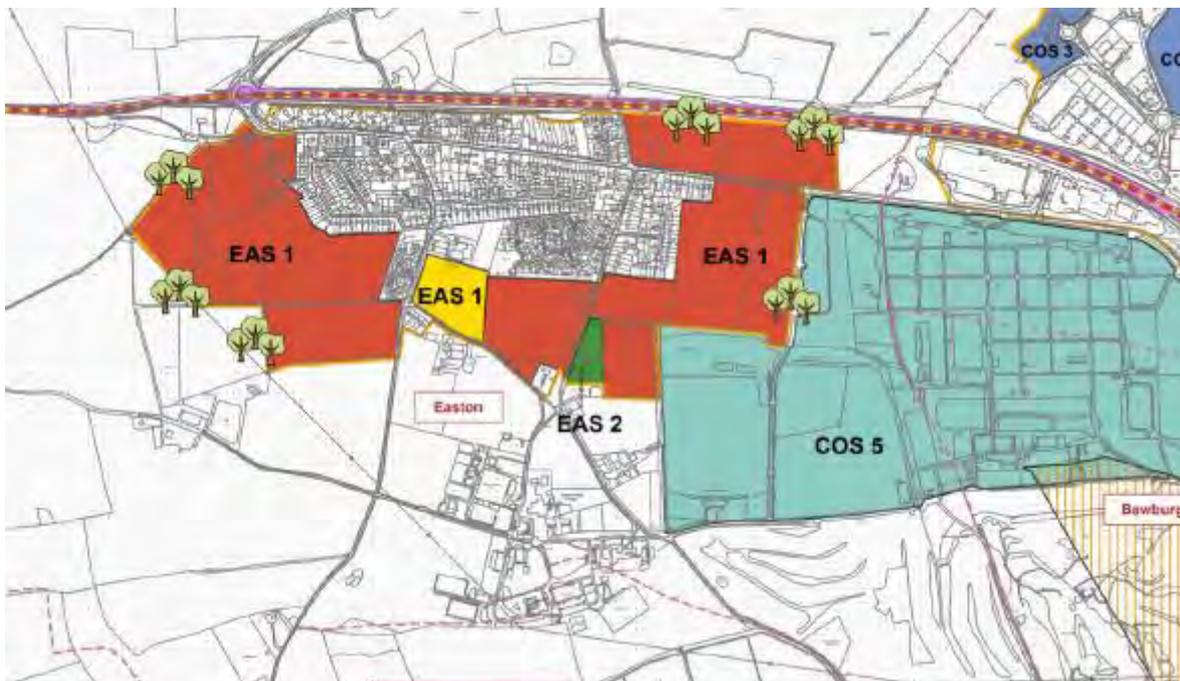
Policy DM4.9: Incorporating Landscape into Design

Proposals must demonstrate a high quality of landscape design, implementation and management as an integral part of the new development.

Policy DM 4.10: Heritage Assets

Development proposals must have regard to the historic environment and take account of the contribution which heritage assets make to the significance of an area and its sense of place, as defined by reference to the national and local evidence base relating to heritage.

Site Specific Allocations and Policies Document (2015)



Extract from Site Specific Allocations Document

The site constitutes part of the EAS 1 site allocation, as identified within the Site-Specific Allocation and Policies Document (2015). EAS 1 allocates a total of 52.6 hectares of land for housing and associated infrastructure, accommodating a total of 900 dwellings and supporting facilities, including land for a new village centre.

Easton Neighbourhood Plan (2017)

Policy 1: Heritage Protection

Proposals should preserve the local heritage of Listed Buildings and their setting, or any features of special architectural or historic interest which they possess.

Policy 2: Preserve 'Village Feel'

Proposals should respect and retain the integrity of Easton as a distinct settlement. Proposals should safeguard the separation between Easton and Costessey, preventing coalescence.

Policy 3: Open Space Management

Where new developments provide green infrastructure, developers will be required to demonstrate an effective and sustainable management programme for those areas.

Policy 4: Church of St. Peter

Integrity and setting of the Church of St. Peter will be safeguarded.

Policy 5: Enhancing Biodiversity

Where green infrastructure is provided within new development, it should improve biodiversity and connections with existing open spaces in and around Easton.

Policy 6: Housing and It's Setting

New development should preserve and enhance the village by:

- Protecting natural assets, enhancing the natural environment and biodiversity;
- Respecting and protecting designated and non-designated heritage assets and their setting;
- Where appropriate, incorporating adequate landscaping to mitigate the visual impact of development to ensure proposals are sympathetic to the existing rural village context and responding to the wider countryside setting;
- Seek to retain mature or important trees and existing hedgerows. Development that damages or results in the loss of ancient trees or those of good arboricultural/amenity value will not be supported unless it is appropriately justified;
- Proposals for 10 or more dwellings must be accompanied by a Flood Risk Assessment; and
- Enhancing the safety and security of the community, through reducing the fear of crime and promoting sense of wellbeing.

Policy 7: Housing Design

New development should preserve and enhance the character of the village by:

- Encouraging utilisation and/or generation of renewable energy, alongside methods to reduce energy demands;

- Street lighting should be of low energy consumption, minimise light pollution whilst maintaining highway safety;
- Provide vehicular parking in accordance with the following standards:

NO. BEDROOMS	MINIMUM NUMBER OF PARKING SPACES
1 bedroom	1
2 bedrooms	2
3 bedrooms	2-3
4+ bedrooms	3

- Providing off-road parking adjacent to, or in front of new developments, or in other adjacent locations which would be accessible to the occupiers and would be consistent with good standards of urban design. Where garages are provided to meet the parking requirements, they should be provided within the curtilage of each dwelling; and
- Designing layouts that provide accessible screened storage space for refuse and recycling within the curtilage of each dwelling.

Policy 8: Housing Mix & Character

New developments must preserve and enhance the character of the village by:

- Recognising and reinforcing the village’s character in relation to height, scale, density, spacing, layout orientation and building materials;
- Reinforcing existing residential densities, with a maximum height of 2.5 storeys;
- Providing a mix of housing types to include one and two bedroom properties, and to meet local needs identified in the SHMA; and
- Demonstrating how they will integrate into and enhance the existing village and built form.

Policy 2: Privacy of Existing Homes

Where new development adjoins existing dwellings, the new dwellings should be of a similar scale and proportion to the existing dwellings, with the layout and design of the dwellings being designed to retain the privacy of existing residents.

The development of Policy EAS1 should address its relationship with existing dwellings and should provide a high-quality environment that safeguards the amenities of existing residential properties. Where it is consistent with good urban design that respects the built form of the village, its development should be screened from existing dwellings through the use of landscape buffers.

Policy 10: New Development Roads

The design, layout and building of new roads should be to Norfolk County Council Highway Authority’s adoptable standards.

Policy 12: Traffic Impact

Developments of 10 or more dwellings, or new commercial/recreational development should:

- Quantify the level of traffic movements they are likely to generate and its accumulative effect with other developments; and
- Assess the potential impact of this traffic and include measures to mitigate any negative impacts on road safety, pedestrians, safe road crossings, cyclists, parking and congestion.

Policy 13: Connectivity & Sustainable Transport

Where appropriate, all new development should create opportunities to enhance and encourage the use of sustainable transport modes through the provision of footpaths, cycleways and public transport improvements.

Material Considerations

The National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied.

At the heart of the NPPF lies the presumption in favour of sustainable development, Paragraph 11 of the NPPF states that for decision taking, this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - The application of policies within the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - 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.

The need to promote healthy and safe communities is set out within Section 8 of the NPPF. Paragraph 92 sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe communities, which: promote social interaction; are safe and accessible; and, enable and support healthy lifestyles.

Furthermore, paragraph 96 recognises that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities, and can deliver wider benefits for nature and support efforts to address climate change. Paragraph 100 stipulates that planning decisions should protect and enhance public rights of way and accesses.

Promoting an effective use of land in meeting the need for homes and users, whilst safeguarding and improving the environment; and ensuring healthy living conditions, is set out in paragraph 119.

Leading on from this, paragraph 124 sets out the approach for achieving appropriate densities of development. In particular, decisions should support development that makes efficient use of land, taking into account: the identified need for different types of housing and other forms of development; local market conditions and viability; the availability and capacity of infrastructure and services; the desirability of maintaining an area's prevailing character and setting; and, the importance of securing well-designed, attractive, and healthy places. Paragraph 125 recognises that where there is an existing shortage of land for meeting an identified housing need, it is important that planning decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.

Good design is recognised as being a key aspect of sustainable development, as it helps to create better places in which to live and work, as well as making development acceptable to communities. Both planning policies, and decisions, should ensure that developments:

- Will function well and add to the overall quality of the area;
- Are visually attractive as a result of good architecture;
- Are sympathetic to local character and history;
- Establish or maintain a strong sense of place;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and
- Create places that are safe, inclusive, and accessible (Paragraph 130).

Paragraph 132 identifies that design quality should be considered throughout the evolution and assessment of individual proposals, and should be informed by early discussions between applicants, the Local Planning Authority, and the local community.

In regard to planning for climate change, paragraph 154 recognises that new developments should be planned for in ways that: avoid increased vulnerability to the range of impacts arising from climate change; and, can help to reduce greenhouse gas emissions, such as through its location, orientation and design. In determining applications, paragraph 157 stipulates that Local Planning Authorities should expect new development to: comply with any development plan policies on local requirements for decentralised energy supply; and, take account of landform, layout, building orientation, massing, and landscaping, to minimise energy consumption.

Both planning policies and decisions should contribute to, and enhance the natural and local environment within Paragraph 174, through: protecting and enhancing valued landscapes; recognising the intrinsic character and beauty of the countryside; maintaining the character of the undeveloped coast; minimising impacts on providing net gains for biodiversity; preventing new and existing development from contributing to, or being put at risk from unacceptable levels of soil, air, water or noise pollution, or land instability; and, remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 180 sets out that to protect and enhance biodiversity and geodiversity, planning authorities should apply the following principles when determining planning applications: if significant harm to biodiversity from a development cannot be avoided (through locating on a different site), adequately mitigated, or as a last resort, compensated for, then planning permission should be refused; development resulting in the loss or deterioration of irreplaceable habitats; and development whose primary objective is to conserve or enhance biodiversity should be supported.

The Draft Greater Norwich Local Plan (Regulation 22) (2021)

The Greater Norwich Local Plan is in the later stages of being developed. The GNLPP was submitted to the Secretary of State for examination on 30 July 2021, before a public exhibition which is estimated for November/December 2021, with adoption estimated for September 2022.

Policy 1: The Sustainable Growth Strategy

Provision will be made for a minimum of 49,492 new homes within the Policy area.

Policy 2: Sustainable Communities

Development must be high quality, contributing to delivering inclusive growth in mixed, resilient and sustainable communities, to enhancing the environment, and to mitigating and adapting to climate change, assisting in meeting national greenhouse gas emissions targets. Development proposals are required as appropriate to:

- Ensure safe, convenient and sustainable access to on site and local services and facilities;
- Make provision for delivery of new and changing technologies;
- Contribute to multi-functional green infrastructure links;
- Make efficient use of land with densities dependent on-site characteristics, with higher densities and car free housing in the most sustainably accessible locations in Norwich. Indicative minimum net densities are 25 dwellings per hectare across the plan area and 40 in Norwich;
- Respect, protect and enhance local character and aesthetic quality;
- Provide safe and suitable access for all users;
- Create inclusive, resilient and safe communities;
- Be resource efficient, support sustainable waste management, reduce overheating, protect air quality, minimise pollution and take account of ground conditions;
- Support efficient water management; and
- Minimise energy demand through the design and orientation of development and maximise the use of sustainable energy, local energy networks and battery storage to assist growth delivery.

Policy 3: Environmental Protection and Enhancement

The Built and Historic Environment

Development proposals are required to conserve and enhance the built environment through:

- Being designed to create a distinct sense of place and enhance local character; and
- Avoid harm to designated and non-designated heritage assets and historic character, unless there are overriding benefits.

The Natural Environment

Development proposals will be required to conserve and enhance the natural environment through:

- being designed to respect and retain, and add to, natural assets; and
- avoiding harm to designated and non-designated assets of the natural environment unless there are overriding benefits.

In addition, development will deliver net biodiversity gain through the provision of on-site or off-site natural features, creating new or enhancing existing green infrastructure networks that have regard to and help to achieve the local green infrastructure strategies. It will need to be demonstrated that the gain to biodiversity is a significant enhancement (at least a 10% gain) on the existing situation

All residential development will address the potential visitor pressure, caused by residents of the development, that would detrimentally impact on sites protected under the Habitats Regulations Directive through the payment of a contribution towards the cost of mitigation measures at the protected sites and the provision or enhancement of adequate green infrastructure.

Policy 4: Strategic Infrastructure

A considerable shift towards non-car models will be promoted in the Norwich urban area over the plan period. High density growth will be focussed in locations with good access to improved sustainable transport networks and interchanges in Norwich, creating a virtuous cycle where clean transport is prioritised, less use is made of cars and space is used more efficiently and attractively.

Alongside other measures, this will be achieved by the implementation of the Transport for Norwich Strategy, including significant improvements to the bus, cycling and walking networks to promote modal shift and changing attitudes to travel.

Policy 5: Homes

New homes should provide for a good quality of life in mixed and inclusive communities and major development proposals should provide adaptable homes to meet varied and changing needs.

Major residential development proposals will provide at least 33% affordable housing on-site; a mix of affordable housing sizes, types, and tenures in agreement with the local authority, taking into account of the most up-to-date local evidence of housing need; affordable housing for a equivalent quality to the market homes on site.

All housing development proposals must meet the Government's Nationally Described Space Standard for internal space or any successor.

Policy 7.1: The Norwich Urban Area Including the Fringe Parishes

Easton is identified as a Fringe Parish, with 1,406 total deliverable housing commitments within the plan period up to 2038.

The Fringe Parishes will provide for a significant proportion of the total growth in Greater Norwich. Development will provide a range of sites for different types of housing, employment and community uses that are accessible and integrate well with the existing communities. It will provide necessary infrastructure, with a focus on public transport, walking and cycling, as well as social and green infrastructure.

Growth will include:

- Development of strategic and smaller scale urban extensions at existing locations committed for housing and employment uses;
- Significant new development proposals;
- Development at the University of East Anglia to cater for up to 5,000 additional students by 2038 through intensification of uses within the campus and its limited expansion;
- Development sites in the Sites document which will support neighbourhood-based renewal on brownfield sites, with densities highest in the most accessible locations; and
- Enhancements to the green infrastructure network which will include links to and within the Wensum, Yare, Tud and Tas Valleys, Marriott's Way and from Mousehold through the north-east growth triangle, along with local networks.

South Norfolk Place-Making Guide (2012)

The guide sets out the policy context and generic design guidance relevant to all development in South Norfolk, including advice on the character of each area. The guide stipulates that good design is a priority for everyone who is responsible for shaping and maintaining the built environment.

Guidelines for Recreation Provision in New Residential Developments (September 2018)

The guidelines provide guidance for the provision, adoption and future maintenance of outdoor recreational facilities directly needed as a result of new residential development across South Norfolk. This includes provision for children's play space, as well as formal and informal recreational open space for older children and adults, in support of Development Management Policy DM 3.15.

Developments over 15 residential units or more will be expected to provide play and recreation space, and information recreational space, in accordance with the guidelines.

The Council will normally expect on-site delivery of all children's play space. Off-site delivery of children's play space, and commuted sums for the same, will only be agreed by the Council in exceptional circumstances where on-site delivery provides to be impractical or unreasonable.

South Norfolk Council Standards:

RECREATIONAL OPEN SPACE CLASSIFICATION	STANDARDS – M ² PER 1,000 POPULATION (HA PER 1,000 POPULATION)
Children's Play space (Including a minimum Activity Zone of 400m ²)	6,000 m ² (0.6ha)
Older Children & Adult Recreation Space:	a) 3,000 m ² (0.3 ha)
a) Open Space; and	b) 16,000 m ² (1.6 ha)
b) Playing Pitches and Courts.	
Informal Recreation Space	24,000 m ² (2.4 ha)
Total	49,000 m² (4.9 ha)

South Norfolk Occupancy Multiplier:

NUMBER OF BEDROOMS	OCCUPANCY PER DWELLING
1 bedroom	1.5
2 bedrooms	2
3 bedrooms	2.5
4 bedrooms	3
5 bedrooms	3.5

South Norfolk Occupancy Multiplier Per Person:

RECREATIONAL OPEN SPACE CLASSIFICATION	AMOUNT (M ² PER 1,000 POPULATION)	AMOUNT (HA PER 1,000)	AMOUNT (M ² PER PERSON)
Children's Play Space (Including a minimum	6,000	0.6	6

Activity Zone of 400m ²)			
Older Children & Adult Recreation Space:	a) 3,000	0.3	3
c) Open Space; and d) Playing Pitches and Courts.	b) 16,000	1.6	16
Informal Recreation Space	24,000	2.4	24

Open Space Requirements by Dwelling Size:

NUMBER OF BEDROOMS	EQUIPPED CHILDREN'S PLAYSAPCE (M ²)	OLDER CHILDREN AND ADULT'S RECREATION SOACE (M2) (A) AND (B)		INFORMAL RECREATION SPACE (M ²)
1 bedroom	9	4.5	24	36
2 bedrooms	12	6	32	48
3 bedrooms	15	7.5	40	60
4 bedrooms	18	9	48	72
5 bedrooms	21	10.5	56	84

Summary Equipment & Maintenance Costs (Per 1,000 Population):

Maintenance contributions will be required for all sites, whether the recreational open space is provided on-site, at an off-site location, or by off-site contributions.

RECREATIONAL OPEN SPACE CLASSIFICATION	AMOUNT (M ² PER 1,000 POPULATION)	EQUIPMENT COST (£)	MAINTENANCE COST (£) PER ANNUM	COMMUTED 10-YEAR MAINTENANCE COST (£)
Children's Play space (Including a minimum Activity Zone of 400m ²)	6,000	118,130	32,668	326,680
Older Children & Adult Recreation Space: a) Open Space; and b) Playing Pitches and Courts.	a) 3,000	57,780	13,720	137,200
	b) 16,000	184,516	19,358	193,580
Informal Recreation Space	24,000	121,616	68,329	683,290

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Landscape Character Assessment (2001, updated and reviewed 2012)

The site falls within the Easton Fringe Farmland Character Area, which falls entirely within the NPA. Key characteristics of this area include:

- Undulating landscape sloping towards a distinct ridge top;
- Sand and gravel geology which has led in the past to use of the land for mineral extraction;
- Highly developed ridge top with a strong urban fringe character;
- Recreational uses;
- Attractive arable and pastoral farmland;
- Absence of significant wooded areas; and
- Major transportation route and gateway into South Norfolk.

Sensitivities and vulnerabilities for development in this area include:

- Balance of developed area to rural context;
- Need to consider the views from the surrounding landscape;
- Need to preserve good quality rural views from the ridge top to the surrounding countryside;
- Gateway location that emphasises the importance of this area; and
- Need to preserve a distinction and a clear identity between Norwich City and Easton.

Landscape Strategy

The overall strategy for this character area is to conserve and protect the remaining farmland, and enhance the areas that have been developed, particularly to improve the landscape quality of this area as an important gateway into South Norfolk and Norwich. This could include:

- Need woodland creation to screen and promote positive views of existing and proposed development;
- Development of a land use strategy to prevent incremental and ad-hoc erosion of remaining quality;
- Promoting greater awareness of the location as the entry into South Norfolk; and
- Identification of damaged land and forward planning for its future.

Norfolk County Council - Parking Standards for Norfolk (2007)

LAND USE	CYCLE PARKING	CAR PARKING
Class C3 – Dwelling Houses		
The car parking standards set out a maximum per unit. Over a LPA area the average parking provision will reflect car ownership. The accessibility of a site will be determined from a site specific	None for individual houses with garages or rear gardens for a garden shed. For flats and developments with communal parking:- Residents:	General requirement: 1 space for a 1 bed unit. 2 spaces for a 2 or 3 bed roomed unit. 3 spaces for a 4 or more bed roomed unit.

Land North of Dereham Road, Easton

assessment of access to employment and services by walking, cycling and public transport. This will be used to determine the appropriate local parking provision.	1 space/unit Visitors: 1 space/ 4 units	
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APPENDIX 2 CONSULTATION FLIER

Land to the North of Dereham Road, Easton

Proposed Residential Development



Parishioner's are invited to a virtual consultation event to view and comment on proposals for a residential development at Land North of Dereham Road, Easton.

The virtual consultation website can be accessed by going to:

<https://www.ingletonwood.co.uk/land-at-dereham-road.php>

Or scan the code above.



Concept Design of proposed development

The virtual consultation can be accessed from Monday 12th July to Sunday 18th July

If you require a paper copy of the consultation material please email derehamroadeaston@bidwells.co.uk

Parishioner's may be aware that Orbit Housing are preparing proposals for a housing scheme comprising approximately 72 dwellings. This virtual consultation event is being held to present proposals and obtain feedback before a planning application is submitted.

The affordable homes will be prioritised for people with a local connection who are in housing need.

Go to: <https://www.ingletonwood.co.uk/land-at-dereham-road.php> to view and comment on the proposals.

Orbit Homes

Customer Services: 0800 678 1221.

<https://www.orbithomes.org.uk/>



APPENDIX 3 CONSULTATION WEBSITE BOARDS

Introduction and Background



Welcome

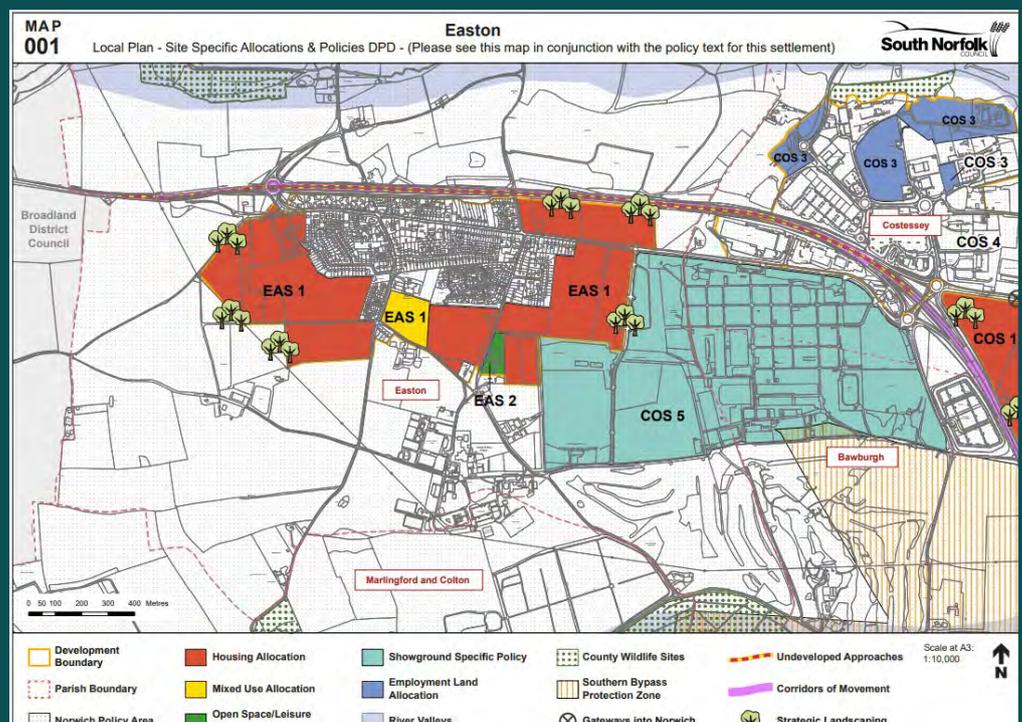
Thank you for attending our public consultation event in relation to the proposed residential development of 72 dwellings on land north of Dereham Road, Easton.

Planning Background

The application site forms part of the wider allocation 'Policy EAS1 Land South and East of Easton' which was identified in the South Norfolk Site Specific Allocations and Policies Document (2015) for approximately 900 dwellings and supporting facilities, including a new village centre. This allocation is also recognised within the adopted Easton Neighbourhood Plan (2017).

Orbit secured Full Planning Permission (Application Reference: 2019/1251) in February 2021 for "Residential development of 64 dwellings, together with associated open space, highway and landscaping works".

Policies Map



Orbit are revising this scheme and seeking an increase in the number of units by 8 to maximise the opportunities afforded by the site.

We hope that you find this event informative and useful, and we look forward to hearing from you.

Site and Surroundings



Your place
to thrive

The site, which extends to approximately 2.5 hectares, comprises arable land and lies to the north-east of Easton. To the north, the site is bordered by the Norwich Southern Bypass (A47), to the east the site is bordered by existing arable farmland. The site is bound to the south by Dereham Road with residential units beyond.

The full extent of the site is represented on the following plan:



Listed Buildings

A search of Historic England's Heritage Maps identifies that there are no heritage assets on, or adjacent to the site. The site does not fall within, or within, close proximity to a Conservation Area.

Tree Preservation Order

Whilst there are no Tree Preservation Orders (TPOs) on the site, there is a band of TPOs to the west.

Access

Existing vehicular and pedestrian access to the site is obtained via Dereham Road. In relation to public transport, two existing bus stops are situated adjacent to the site on Dereham Road; providing frequent and direct connections to Norwich City Centre.

Proposed Development



Sketch Masterplan

Number of Units

Since the approval of the Full Planning Permission (Application Reference: 2019/1251), Orbit are seeking to increase the number of units from 64 to 72 dwellings with associated car parking. The tenure split provides:

- 27 Shared Ownership Units
- 45 Social Rented Units

The development will provide a mixture of 1, 2, 3 and 4 bedroom properties.

The affordable rented homes will be prioritised for people with a local connection who are in housing need. A local lettings cascade will apply and give residents in Easton the opportunity to rent or part purchase a home.

Open Space and Landscape Provision

A large area of open space including a children's play area will be located towards the centre of the site.

Additional areas of open space and landscaping will be provided throughout the site including a landscaped buffer along the northern boundary.

Access

A new vehicular access will be provided off Dereham Road. Footways will be provided on both sides of the access road onto the site.

In addition a foot and cycle path will be provided along the sites western boundary to provide connectivity to the existing village and bus stop.

Parking Provision

Car parking provision is in line with Norfolk County Council's guidance 'Parking Standards for Norfolk 2007'. The scheme will provide approximately:

- 141 Private Parking Spaces
- 4 Visitor Spaces

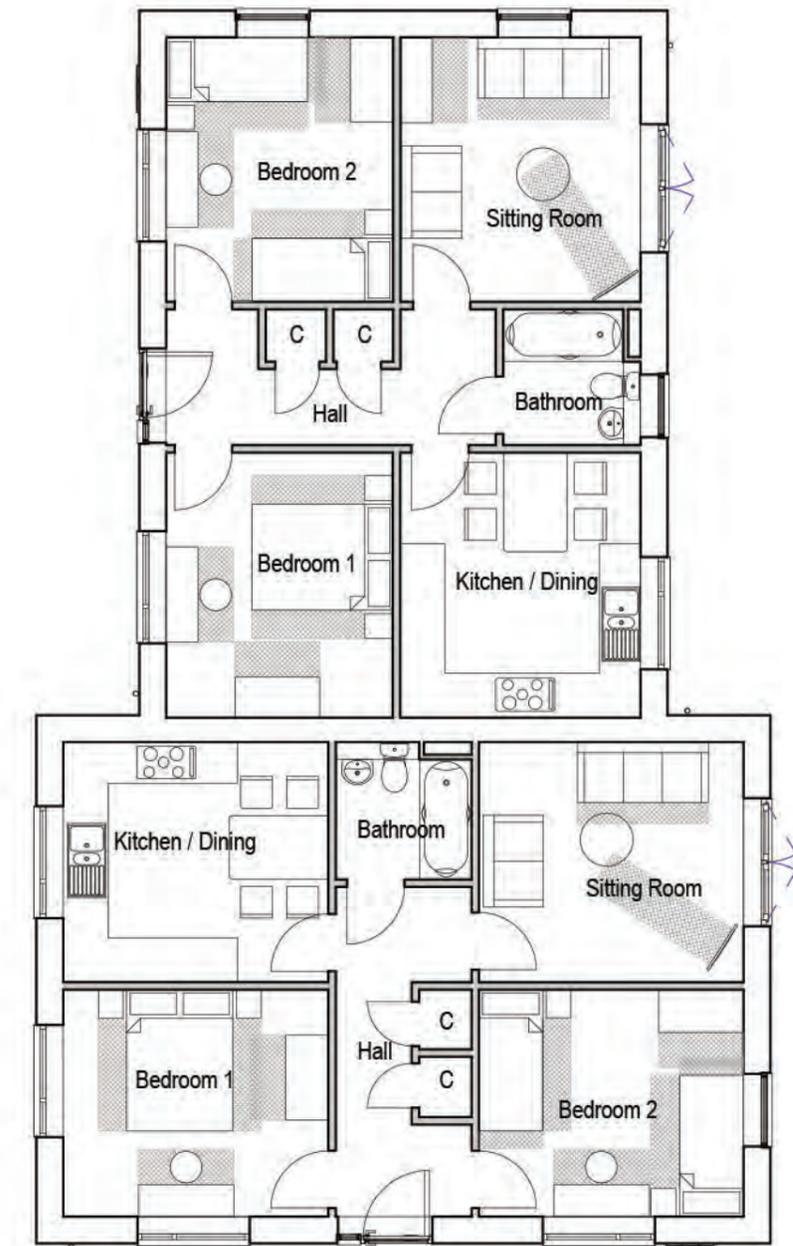
Drainage/ Flood Risk Assessment

The Environment Agency flood maps indicate the site is located within Flood Zone 1 and is therefore at low risk from fluvial (rivers) flooding.

The proposals will incorporate Sustainable Drainage Systems (SuDS), comprising swales, permeable paving, filter drains and infiltration/attenuation features ensuring that the proposed development does not create an increased risk of surface water flooding, both within the site and to the surrounding area.



Front Elevation
1 : 50



Ground Floor Plan
1 : 100

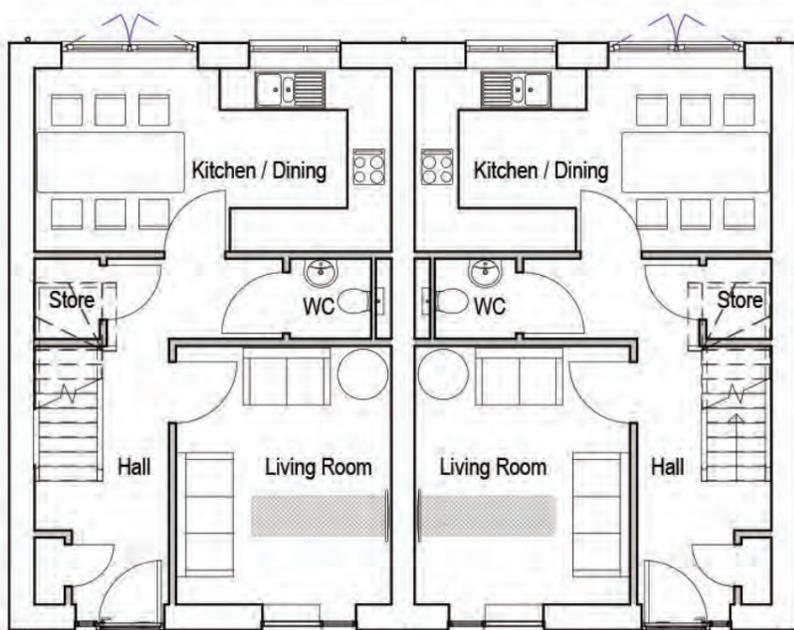
Example of Bungalow and Perspective



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Front Elevation
1 : 50



Ground Floor Plan
1 : 100



First Floor Plan
1 : 100

Example of 3 Bed House





Front Elevation

1 : 50



Ground Floor Plan

1 : 100



First Floor Plan

1 : 100

Example of 2 Bed House



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