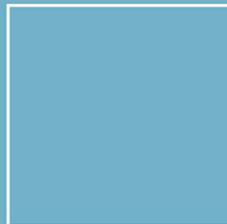
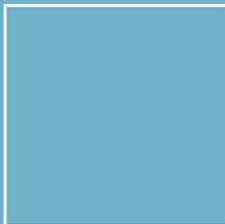


**Full Application for Drainage Infrastructure
linked to Reserved Matters Application
2021/2417:
Phases 3 and 4, Festival Park, Easton**

**Planning, Design and Access
Statement**



Issue Sheet

Report Prepared for: Persimmon Homes (Anglia)

Full Application for Drainage Infrastructure, linked to Reserved Matters Application
2021/x2417, Phases 3 &4 Festival Park Easton

Planning, Design and Access Statement

November 2021

Prepared by:

Signature:



Name: Beccy Rejzek

Title: Associate Director MRTPI

Approved by:

Signature:



Name: Ian Douglass

Title: Head of Planning MRTPI

Title: Associate Director

Date: 29 November 2021

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1 Introduction

- 1.1.1 This Planning, Design and Access Statement has been prepared by Lanpro Services Limited to support a full planning application (the 'Application') on behalf of Persimmon Homes (Anglia) for drainage infrastructure required to facilitate the development of 350 new homes on phases 3 and 4 of Festival Park Easton. A reserved matters application ref 2021/2417 was validated for the development of these two phases on 29th October 2021.
- 1.1.2 The purpose of this statement is to set out the background to the applicants' proposals and to explain the proposed design and layout of the site (the 'Site') and the key planning issues raised by the Application.
- 1.1.3 This statement should be read in conjunction with the following application documents submitted as part of this full planning application:
- Completed application form
 - Site Location Plan (EAS PL06)
 - Drainage General Arrangement (0156_C400_P1_Sheet 1)
 - Drainage General Arrangement (0156_C400A_P1_Sheet 2)
 - Drainage Constraints Plan (0156_C401_P1_Sheet 1)
 - Drainage Constraints Plan (0156_C401A_P1_Sheet 2)
 - Infiltration Zones Drawing (0156_C402_P1)
 - Drainage Drained Areas (0156_C403_P1_Sheet 1 of 2)
 - Drainage Drained Areas (0156_C404_P1_Sheet 2 of 2)
 - Drainage Basin Levels (0156_C406_P1)
 - Landscape Plan (9033 L 303 Drainage Application Phase 3 4 Landscape Plan)
 - Ecological and Green Infrastructure Management Plan
 - Hydraulic Modelling and Drainage Strategy Report 24th November 2021

2 Site Context and Location

2.1 Background Context

2.1.1 On 1st November 2016 outline planning approval (2014/2611) was granted on land to the north and south of Dereham Road Easton for:

"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."

2.1.2 A Design Code for the residential site was approved 16 December 2019 with a phasing plan showing the site split into 5 development phases.



2.1.3 Reserved matters approval for phase 1 (291 dwellings) was granted 19 March 2021 and development of this phase is now commencing. A reserved matters application for phase 2 (114 dwellings) was submitted 7 July 2021 and awaits determination. A further reserved matters application for phases 3 and 4 combined, was validated on 29th October 2021.

2.1.4 Phases 3 and 4 comprise 350 dwellings, together with associated open space, sustainable urban drainage systems, landscaping, infrastructure and earthworks. To properly address the drainage requirements for these phases using a SUDS approach, as required by the Lead Local Flood Authority (LLFA) a combination of swales, two infiltration basins and one attenuation basin are required as explained in the submitted drainage strategy report. These basins are required to be a certain size and to ensure that they do not adversely affect the residential layout of phases 3 and 4, one infiltration basin and the attenuation basin are proposed to be located outside of phases 3 and 4 on the plan shown above and on land immediately to the west of phase 3. The land is outside the boundary of the original outline permission but is land within the control of the applicants.

2.2 Site Description

- 2.2.1 The Site comprises 2.37 Ha of agricultural land located south of the existing village of Easton and immediately west of the Phase 3 development area. An existing native hedgerow separates the Site from phase 3. To the north of the Site is Four Acre Plantation, to the west is Fir Covert and to the south is The Brooms. These mixed deciduous and coniferous plantations all have existing recreational footpaths through them and surround the Site on three sides.



- 2.2.2 The land is outside the boundary of the outline planning permission for 890 homes (2014/2611) but was identified within the Environmental Statement for the outline application as land within the applicants control that is available to provide mitigation in the form of terrestrial habitat for Great Crested Newts (See 6.6 Environmental Measures, ES).
- 2.2.3 Survey work in 2013 identified populations of breeding Great Crested Newts in two ponds within 500m of the outline application boundary. Although the ponds are not within the site, because this species is likely to use suitable terrestrial habitats within 500m of a breeding pond, it was identified that they were likely to occur on the outline application site outside of the breeding period. The loss of this habitat to the development was deemed to have a significant adverse effect, at least at the local level, on the newt population. Therefore, the loss of potential Great Crested Newt terrestrial habitat was proposed to be compensated for by conversion of an area of agricultural land into habitat with high suitability to support newts, through measures such as creation of species rich grassland, scrub planting and the provision of refugia and hibernacula. The Site encompasses this agricultural land, and the Application proposal is to design the infiltration and attenuation ponds to benefit Great Crested Newts and other wildlife species.

2.3 Designations

- 2.3.1 The Site is not located within a Conservation Area.
- 2.3.2 The Grade 1 listed Church of St Peter is located 460m to the north of the Site and is well screened from the Site by intervening vegetation which includes Four Acre Plantation.
- 2.3.3 The Site lies within Flood Zone 1 according to Environment Agency mapping and is at very low risk of flooding from rivers and the sea. The Site is also at very low risk of surface water flooding.
- 2.3.4 A single nationally/internationally designated site for nature conservation, the River Wensum Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC), is located approximately 1.4km north of the Site boundary but is separated from the Site by the A47 dual carriageway and the River Tud. The River Wensum is an example of an enriched, calcareous lowland river that supports an abundant and diverse invertebrate fauna including the native freshwater crayfish.
- 2.3.5 The closest non-statutory biodiversity site (Land adjoining River Tud) is 0.36km from the Site but is separated from it by the A47 dual carriageway. Other non-statutory sites within 1km of the Site are as follows:

Site Name	Description	OS Grid Reference	Distance from site
Land adjoining River Tud	Rough pasture and a large area of wet meadow. Several drainage ditches traverse the site, and these hold the main botanical interest.	TG129114	0.36km N (north of A47 dual carriageway)
Harman's Grove	Semi natural ancient woodland managed as coppice with standards and for pheasant shooting.	TG128118	0.59km N (north of A47 dual carriageway)
Holly Woods	Two areas of semi natural broad-leaved woodland, separated by a third area of semi-mature conifer plantation with occasional broadleaved species in the canopy	TG144117	0.71km N (north of A47 dual carriageway)
Lords Hill and Easton Reeds and Blackhill Wood	Broad-leaved woodland with localised planting of broad leaved and coniferous trees	TG147120	0.73km N (north of A47 dual carriageway)
Long Dale	Old gravel pits with young woodland on a light acidic soil	TG154114	0.78km NE (north of A47 dual carriageway)
Old Hall Meadow	A series of small semi-improved grassland fields with associated ponds and small blocks of scrub and trees	TG131094	0.87km S
Pasture at Easton College	Large area of water meadows with wet ditches	TG146094	0.97km S

3 Proposed Development

- 3.1.1 Full planning permission is sought for the erection of an infiltration basin and an attenuation basin together with associated underground pipework and site landscaping. The Site will be landscaped to provide wildlife habitat as shown on Landscape Plan 9033-L-302C.

3.2 Design and Layout

- 3.2.1 The total storage provided in the attenuation basin is approximately 797m³. The total depth is 1.00m and the maximum modelled water depth in the 1% AEP +40%CC event is 0.754m leaving a reasonable amount of freeboard. An overflow has been allowed for within the basin design at the very southern part of the basin which has been lowered by 100mm.
- 3.2.2 The total storage provided in the infiltration basin is approximately 2,906m³. The depth of the basin is 1.30m and the maximum modelled water depth in the 1% AEP +40%CC event is 0.891m leaving a reasonable amount of freeboard. However, an overflow has been allowed for within the basin design at the very southern part of the basin which has been lowered by 100mm.
- 3.2.3 The basins will have sediment forebays to act as pollution reduction features. A water quality calculation sheet has been provided within Appendix F of the Drainage Report to confirm the effect of the design on water entering the adoptable surface water drainage system to the south. The basins will have dense vegetation planted on the base and sides but not within the sediment forebay.
- 3.2.4 The proposed basins will be subject to a detailed design conforming to the Ciria C753 SUDS manual to provide suitable environments for wildlife to use and flourish within.

3.3 Maintenance

- 3.3.1 The attenuation basin and infiltration basins will be offered for adoption by AW. The recommended maintenance regime is set out at Section 8.2 of the Drainage Report.
- 3.3.2 The downstream ditch network that the flows from the attenuation basin will ultimately discharge along Marlingford Road and will be subject to a legal agreement between AW and the riparian ditch owner whereby the ditch will be required to be cleaned and maintained regularly, to avoid blockage of the proposed adoptable outfall.
- 3.3.3 There is an overhead power line above the attenuation basin. This power line is relatively high and should not provide any maintenance issues for the responsible maintainer of the basin.

3.4 Access

- 3.4.1 Access to the Site for construction and periodic maintenance of the basins and management of the wildlife habitat will be provided at the northeast corner of the Site via the existing access track. This access connects to the public highway (Marlingford Road) via the adjacent residential site as shown on the site location plan.
- 3.4.2

4 Planning Policy Context

4.1 Primary Legislation

4.1.1 Under Section 38 of The Planning and Compulsory Purchase Act 2004 ('The 2004 Act'), the determination of planning applications must be in accordance with the adopted development plan unless material considerations indicate otherwise.

4.1.2 This chapter identifies the local planning policies that provide the framework in which this application should be determined, together with any relevant material planning considerations.

4.2 The Development Plan

4.2.1 The adopted development plan comprises:

- Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk (adopted in March 2011 with amendments adopted 10 January 2014)
- South Norfolk Local Plan (adopted 2015)
- Easton Neighbourhood Plan (ENP) (Adopted September 2017)

Joint Core Strategy (JCS)

4.2.2 The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk sets out the long-term vision and objectives for the area, including strategic policies for steering and shaping development. Its policies are now more than 5 years old and the NPPF requires Councils to review their plans at least once every 5 years to ensure that changes in local circumstances and national policy are taken into account. The joint authorities are in the process of preparing a new plan.

4.2.3 Policies from the JCS which are of relevance are:

4.2.4 Policy 1 – Addressing climate change and protecting environmental assets

4.2.5 Policy 2 – Promoting good design

4.2.6 Policy 3 – Energy and Water

4.2.7 Policy 9 – Strategy for growth in the Norwich Policy Area

4.2.8 Policy 10 – Locations for New or Expanding Communities

4.2.9 Policy 20 - Implementation

4.2.10 JCS Policies 1 and 2 highlight the need to identify the qualities of a location and that development should be designed to consider site characteristics. Development is required to preserve and enhance the characteristics of the area whilst also being environmentally positive.

4.2.11 JCS Policy 1 requires new development to be located to minimise flood risk, mitigating any such risk through design and implementation of sustainable drainage.

4.2.12 Policy 3 is relevant with regard to providing sufficient water infrastructure to meet the need arising from the development.

4.2.13 JCS policy 9 identifies Easton as a major growth location for 1000 new homes within the plan period. The policy seeks opportunities to enhance green infrastructure throughout the area.

4.2.14 JCS Policy 10 identifies Easton/Costessey as a location for at least 1000 new dwellings.

4.2.15 JCS Policy 20 lists sustainable drainage systems as infrastructure that is essential to secure sustainable development.

4.3 South Norfolk Local Plan (SNLP)

- 4.3.1 The adopted South Norfolk Local Plan (2015) comprises various documents including:
- Site Specific Allocations and Policies Document (SSAPD)
 - Development Management Policies Document
- 4.3.2 The Site is not allocated for development in the SSAPD but is located immediately adjacent to Site Allocation EAS1 for 900 dwellings immediately to the south of Easton. That site has outline planning permission (2014/2611) and this application proposal is required for the delivery of the proposed phase 3 and 4 scheme (RM application 2021/2417).
- 4.3.3 Development Management Policies of relevance to this application are:
- Policy DM 1.1 Ensuring development management contributes to achieving sustainable development in South Norfolk
 - Policy DM 1.3 The sustainable location of new development
 - Policy DM 1.4 Environmental quality and local distinctiveness
 - Policy DM3.8 Design Principles
 - Policy DM 3.13 Amenity, noise and quality of life
 - Policy DM 3.14 Pollution, health and safety
 - Policy DM 4.2 Sustainable drainage and water management
 - Policy DM 4.5 Landscape Character and River Valleys
 - Policy DM 4.8 Protection of Trees and Hedgerows
 - Policy DM 4.9 Incorporating landscape into design
 - Policy DM 4.10 Heritage Assets

4.4 Easton Neighbourhood Plan

- 4.4.1 Policies within the Neighbourhood Plan which are relevant to this application are as follows:
- Policy 1 – Heritage Protection
 - Policy 5 – Enhancing Biodiversity
 - Policy 6 – Housing and its Setting
 - Policy 8 – Housing Mix and Character

4.5 National Planning Policy

- 4.6 The National Planning Policy Framework was updated July 2021 (NPPF). It sets out the Government's planning policies and how these are expected to be applied. The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development. The three overarching objectives of sustainable development are Economic, Social and Environmental.
- 4.7 Economic objectives include ensuring that sufficient land of the right types is available in the right places and at the right time to support growth. Social objectives include supporting healthy communities by ensuring a well-designed and safe built environment, with accessible services and open spaces. Environmental considerations include protecting and enhancing the natural, built and historic environments. To achieve sustainable development, gains should be sought in relation to all three objectives through the planning system.
- 4.8 Paragraph 124 states that 'The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect

of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’.

- 4.9 Paragraph 174 (d) sets out that planning decisions should contribute to and enhance the local natural environment by minimising impacts on and providing net gains for biodiversity.
- 4.10 Paragraph 175 advises that when determining planning applications if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or as a last resort, compensated for, then planning permission should be refused.”
- 4.11 Sustainable drainage systems should be incorporated in accordance with Paragraph 165.
- 4.12 ‘Significant adverse impacts’ on amenity should be avoided in accordance with Paragraph 185.
- 4.13 Also of relevance to the determination of this application as a material consideration (but not part of the development plan) is the South Norfolk Place Making Guide 2012, adopted as Supplementary Planning Guidance.

5 Planning Assessment and Environmental Impact Assessment

- 5.1.1 This section assesses the scheme against the relevant planning policies identified in section four.
- 5.1.2 Because the outline planning permission 2014/2611 was subject to an Environmental Impact Assessment under the EIA Regulations, the environmental effects of the Application proposal have also been considered to ascertain whether taken together with the residential development they would result in likely significant environmental impacts over and above those assessed at the outline application stage and whether the conclusions of or effects identified in the Environmental Statement submitted with application 2014/2611 would be affected as a result of the Application.

5.2 Principle of Development

- 5.2.1 Easton is identified as a major growth location for new homes under Policy 9 of the adopted JCS and outline planning permission has been granted for 890 dwellings plus associated community facilities and infrastructure under planning permission 2014/2611. The current application site is immediately adjacent to phases 3 and 4 and was identified within the outline application as land in the control of the applicants to be used as ecological mitigation land to provide compensatory terrestrial habitat for Great Crested Newts. It does not form part of the outline permission but is linked to it via the implementation of planning condition 31. Public footpath routes linking into the development run through the woodland belts surrounding the Site and along the northern edge of the Site. The use of the Site in association with the residential development is therefore established with new wildlife landscaping and planting of the agricultural field envisaged by the outline permission.
- 5.2.2 The Application for attenuation and infiltration ponds within this area proposes the two ponds set within an area of long meadow grassland and native wetland tree and scrub planting. The basins themselves will be planted with SUDS meadow grassland and wetland tree planting which will assimilate them into the landscape of the Site and ensure that they contribute to and enhance the wildlife value of the Site as habitat for Great Crested Newts and other native species. It is therefore considered that the principle of locating the ponds on this site accords with the ecological mitigation objectives for the land as envisaged by outline permission 2014/2611. The proposal therefore complies with policy DM1.3 of the South Norfolk Local Plan which seeks to ensure the sustainable location of new development.

5.3 Design

- 5.3.1 JCS Policy 2 seeks to promote good design, Policy DM1.4 promotes environmental quality and distinctiveness and Policy DM3.8 sets out design principles applying to all development. The ENP also seeks to promote good design through its policy 6, Housing and its Setting and Policy 8, Housing Mix and Character.
- 5.3.2 The Application proposals have been designed to fully integrate the two drainage ponds into a landscaped setting designed to benefit wildlife (see section 5.4 below). Planting is proposed within the basins themselves and upon the slopes to ensure this. No above ground infrastructure is proposed. All pipework connecting the basins to phases 3 and 4 will be underground.
- 5.3.3 Locating these two basins outside of phases 3 and 4 has enabled the layout for these phases to be designed less densely and to avoid the character of the area being dominated by the three large basins required to serve these phases. It has also enabled more useable areas of open space to be provided including a 'kickabout area'
- 5.3.4 The submitted reserved matters application incorporates one drainage basin within the red line and includes a total of 350 dwellings. This is below the envisaged 375 units for these

phases in the interest of providing an appropriate density and form of development within the site in accordance with the approved design code. The accommodation of two additional drainage basins within the red line would compromise the layout and reduce housing numbers to an unacceptably low level, impacting upon site viability and the delivery of needed market and affordable homes. Therefore, the provision of two of the drainage basins immediately adjacent to the reserved matters site, where they can be designed to provide new habitat to support ecological objectives, is a sensible approach which provides benefits both in terms of site layout and ecology.

5.3.5 The proposals are therefore considered to comply with the relevant design policies.

5.4 Ecology

5.4.1 Policy DM1.4 seeks net environmental improvement and proposals should avoid environmental harm or adequately mitigate and compensate for the adverse environmental effects of development. Reasonable opportunities should be taken to enhance biodiversity to achieve a net gain for nature. DM 4.8 seeks to protect existing trees and hedgerows. The ENP Policy 5 requires that green infrastructure proposals improve biodiversity and connections to the village. Policy 6 seeks improvements to biodiversity.

5.4.2 The proposals have been designed with environmental improvement and biodiversity gain as a key aim. The existing agricultural field has limited ecological value and the intention is to landscape the two drainage basins and the surrounding site to benefit wildlife and particularly great crested newts by providing new foraging and breeding habitat. This landscaping (and its future management and maintenance) may be secured by a standard planning condition. Native wildflower planting and meadow grass species are proposed alongside native wetland tree and scrub planting. Three hibernacula will be provided within the Site and the land will be fenced off from the residential area to limit disturbance to wildlife. The proposals provide dual benefits in terms of managing surface water run-off and mitigating flood risk for phase 3 and 4 whilst at the same time creating new beneficial ecological habitat for Great Crested Newts and other species. The requirements of policy DM1.4 and ENP 5 and 6 are met along with relevant paragraphs of the NPPF. Existing hedgerows and woodland surrounding the Site will be retained and the proposals also comply with DM4.8.

EIA

5.4.3 The Environmental Impact Assessment for the residential site assessed the effects of the development on various receptors identified as having the potential to be significantly affected and/or for wildlife legislation to be contravened. None of the potential effects on receptors, which included Great Crested Newts, were concluded as being significant in either the short or long term and it was concluded that the scheme would not contravene legal requirements relating to legally protected or controlled species.

5.4.4 Several environmental measures designed to avoid or minimise effects on biodiversity and provide biodiversity enhancements were set out and were to be further detailed through the submission of a Site Environmental Management Plan (required under condition 31). These included provision of additional terrestrial habitat for Great Crested Newts on the Application Site, which was outside the outline application boundary but within land controlled by the applicants.

5.4.5 The Application proposal provides the ecological habitat envisaged within the EIA and does not increase environmental effects upon Great Crested Newts. Furthermore, it is now possible to mitigate for Great Crested Newts under the District Licensing regime which was not available at the time the outline permission was granted. A District level licensing scheme operates in Norfolk to better protect Great Crested Newt (GCN) populations and a license application will be made in association with planning permission 2014/2611. With a license in place, the ecological land will serve to provide additional biodiversity provision for Great Crested Newts and other species.

5.5 Landscape and Visual Effects

- 5.5.1 The Site currently comprises agricultural land surrounded on three sides by woodland belts and to the east by the consented residential land with a native hedgerow separating the two areas. Existing recreational footpaths run through the surrounding woodland belts and along the northern edge of the Site providing views into it. A new path is proposed running north-south to the east of the eastern boundary hedge which will also provide some glimpsed views into the Site from the residential area. The proposed change in the use of the Site from agricultural land to an ecological area containing the attenuation and infiltration ponds will change the landscape character of the Site from a farmed field to a more natural habitat. This change is considered to be positive. The pond areas will be planted with SUDS meadow grassland and native wetland tree and scrub planting and will blend into the ecological area which will comprise meadow grassland and shrub planting. The proposals therefore comply with Policy DM4.5 which seeks for all development to respect, conserve and where possible, enhance the landscape character of its immediate and wider environment.

EIA

- 5.5.2 The EIA concluded that the only significant negative visual effects predicted to occur from the residential development are during the construction phase and are of a temporary nature. Overall the landscape and visual impacts of the new development were predicted to be positive once new proposed planting has matured. Drainage infrastructure was originally proposed wholly within the residential site and the landscape impacts of this were assessed. The relocation of two drainage basins onto the Application site is not considered to result in any increase in negative visual effects or any cumulative increase in effects.

5.6 Flood Risk, Drainage and Water Resources

- 5.6.1 The proposals comply with Policy DM4.2 which requires that sustainable drainage measures must be fully integrated within design to manage any surface water arising from development proposals, and to minimise the risk of flooding. It also requires that the drainage system will make a positive contribution to amenity and biodiversity.
- 5.6.2 The proposed attenuation and infiltration basins are an integral part of the comprehensive drainage strategy proposed for phases 3 and 4 of 2014/2611. The submitted Hydraulic Modelling and Drainage Strategy Report demonstrates that phases 3 and 4 of the residential site are at risk of flooding from the overland flow paths emanating from the housing estate and surface water sewer network to the north/northeast of the Site and also from Marlingford Road. However, this risk is considered to be low. The drainage strategy proposes sustainable flood risk mitigation measures and mitigation measures to direct surface water flood risk away from properties and into the proposed drainage network. Two infiltration basins and one attenuation basin are required to manage the surface water run-off from the development in a sustainable manner to meet LLFA requirements. One infiltration basin has been accommodated within the residential area to the north of Four Acre Plantation. The other infiltration basin and attenuation basin are proposed within the Site. The drainage strategy report demonstrates that the Site is suitable to accommodate the basins from a flood risk and drainage perspective and that the overhead cables do not present a constraint to their development.
- 5.6.3 As explained at 5.2 and 5.3 above, the proposals also make a positive contribution to the visual amenity and biodiversity value of the Site. They therefore comply with policy DM4.2.

EIA

- 5.6.4 The EIA assessed the potential impacts of the residential development on the surface water environment, including surface water quality and flood risk. Mitigation measures to be implemented through a Construction Environmental Management Plan were proposed to ensure no significant effects on the surface water environment during the construction period. No significant residual operational impacts were anticipated as a result of the development after mitigation measures secured at the outline stage are adhered to. The Application proposal will assist in managing surface water arising from the residential

development and will not result in any additional environmental effects in respect of flood risk, drainage and water resources.

5.7 Air Quality

- 5.7.1 Policy DM3.14 seeks for all development to minimise and where possible reduce the adverse impact of all forms of emissions and other forms of pollution including air pollution. There will be no increase in emissions as a result of the Application proposals and the development is considered to comply with the above policy. A construction management plan can be secured by condition to manage any dust/soiling resulting from construction.

EIA

- 5.7.2 The EIA for the residential development found the existing air quality near the development to be good with all of the air quality criteria set to protect human health achieved. During the course of development, it was predicted that dust would be released with a high risk for dust soiling and a medium risk for human health, due to the large size of the development. Mitigation measures to be required through a Construction Environmental Management Plan were recommended to reduce any impacts to negligible. Increases in air pollutant concentrations as a result of additional traffic associated with the development were predicted to be very small and air quality would still achieve the criteria set to protect human health.
- 5.7.3 The Application for the drainage basins will not result in any additional significant impacts upon air quality. The requirement for drainage infrastructure was anticipated under the outline application and was assessed through the EIA. The current proposal shifts an element of the drainage infrastructure onto adjacent land. Construction will still take place as originally anticipated alongside development of phases 3 and 4 and no additional significant impacts will arise.

5.8 Noise and Vibration

- 5.8.1 Policy DM3.14 seeks for all development to minimise and where possible reduce the adverse impact of all forms of emissions and other forms of pollution including noise pollution. No noise impacts are predicted as a result of the Application proposals, other than during the construction phase and the development is considered to comply with the above policy.

EIA

- 5.8.2 The EIA identified that the dominant source of noise for the residential site is road traffic noise from the A47 and also Dereham Road. Mitigation measures in the form of suitable glazing and ventilation, plus consideration to site layout and orientation of dwellings were recommended. Some temporary construction noise impacts were predicted. However, construction noise and vibration, mitigated through Best Practicable Means (as defined by Section 72 of the Control of Pollution Act 1974) and careful management, would be anticipated to result in temporary, short-term impacts, of Negligible to Minor Adverse significance.
- 5.8.3 Through the use of appropriate noise control measures to achieve the specified operational noise limits, it is considered that noise and vibration effects of operational building services and plant noise can be limited to an effect of Negligible significance.
- 5.8.4 Effects from operational traffic were expected to be limited to Negligible significance.
- 5.8.5 The proposed drainage basins will not result in any significant environmental effects in terms of noise and vibration. No cumulative impacts are anticipated as the construction of drainage infrastructure was always anticipated as a requirement of the residential permission.

5.9 Cultural Heritage and Archaeology

- 5.9.1 Policy DM4.10 Heritage Assets requires all development proposals to 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.
- 5.9.2 The Site is not located within a Conservation Area. The Grade 1 listed Church of St Peter is located 460 m to the north of the Site and is well screened from the Site by intervening vegetation which includes Four Acre Plantation. The proposal is not considered to have any adverse impacts upon above ground heritage assets.
- 5.9.3 Archaeological evaluation of the residential development site including desk-based assessment, geo-physical survey and trial trenching was carried out at the outline application stage. A condition (34) was recommended by Norfolk Historic Environment Service and was attached to the outline permission requiring:

"(A) No development shall take place within any phase until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing for the phase to which the works relate having due regard to the information contained within the submitted archaeological desk-based assessment, geophysical survey and additional field evaluation by trial trenching. The scheme shall include an assessment of significance and research questions; and

- 1. The programme and methodology of site investigation and recording,*
- 2. The programme for post investigation assessment,*
- 3. Provision to be made for analysis of the site investigation and recording,*
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation,*
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation,*
- 6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation,*

(B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

(C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured. The Historic Environment Service will provide a brief for these works on request."

The Desk Based Assessment showed that there are no archaeological records for the Application Site. It is suggested that a similar condition is applied to any planning permission granted for the Site to ensure that the proposals are compliant with Policy DM4.10.

EIA

- 5.9.4 The EIA reviewed the heritage potential of the residential development site. It concluded that the construction phase of the proposed development will potentially have an effect on non-designated below ground archaeological assets, if such remains are present. In order to mitigate against this, a programme of archaeological excavation was implemented prior to the construction phase.
- 5.9.5 Following implementation of the scheme of mitigation the EIA concluded there will be a neutral residual effect on the archaeological resource since all potential effects will have been mitigated before the construction phase. Condition 34 was imposed to secure the mitigation.

- 5.9.6 The Application proposals are not considered to result in significant adverse effects on cultural heritage and archaeology either individually or cumulatively. Mitigation can be secured in the form of a similar condition to condition 34 as set out above.

5.10 Population and Community/Socio Economics

- 5.10.1 Policy DM3.13 requires that development should ensure a reasonable standard of amenity reflecting the character of the local area. Particular regard will be had to guarding against the introduction of incompatible neighbouring uses in terms of noise, odour, vibration, air, dust, insects, artificial light pollution and other such nuisances.
- 5.10.2 The Application proposals will not result in any significant adverse impacts on air quality, including dust or the noise environment as explained at 5.6 and 5.7 above. No adverse impacts in respect of odour, vibration, insects or light pollution will occur. The proposed basins are separated from residential properties by an existing hedgerow and will contain only surface water run off on a periodic basis. No lighting is proposed. The basins and their surroundings will be landscaped to create a visually attractive wildlife area. The proposals therefore comply with DM3.13.

EIA

- 5.10.3 The EIA noted that when completed the proposed residential development, is likely to increase the population of the area by approximately 2,268 people, an increase of 150% relative to the 2011 population of Easton. The impact of this increase on Easton and the surrounding area as a whole, on the public and community services used by the existing populations constitutes an impact within the scope of the ES.
- 5.10.4 There are a variety of potential impacts resulting from the increased population stemming from the proposed development, some of which were addressed elsewhere in the ES, in respect of traffic and transport and visual amenity.
- 5.10.5 The EIA concluded that whilst the residential development will have an impact on all existing services and facilities, those primarily warranting mitigation through on-site provision are open space and recreation, retail provision, community halls and education. Financial contributions for library provision and healthcare were to be secured through CIL.
- 5.10.6 The Application proposals for the drainage basins and wildlife area will not result in any increase in the population of Easton and will not have any significant adverse impact upon community facilities provision. The provision of drainage basins outside of the residential area will enable formal and informal amenity space provision across the whole residential site to exceed the 4.53ha required by the S106. In total, 5.192ha excluding the allotments has been provided. Within Phases 3 and 4 this has enabled a 'kickabout area' to be provided.
- 5.10.7 Impacts in respect of traffic, noise and visual amenity are considered elsewhere within this section and are also concluded not to be significant, either individually or cumulatively.

5.11 Traffic and Transport

- 5.11.1 Policy DM3.10 seeks to promote sustainable transport and DM 3.11 requires proposals to be designed to ensure road safety and functioning of the road network. The proposals will require access during the construction and landscaping phase and once operational, will require periodic access for maintenance of the drainage basins and management of the wildlife habitat. Access is available for construction and occasional maintenance vehicles via the existing access track at the northern end of the Site. Existing recreational footpath routes will be retained as shown on the landscape plan.
- 5.11.2 The proposals are therefore compliant with policies DM3.10 and DM3.11.

EIA

The EIA for the residential development concluded that the proposed scheme is not predicted to have any significant transport related environmental impacts during the construction phase. It showed that the proposed scheme is predicted to have a Moderate

to Major Adverse impact in terms of Severance at two links along Dereham Road and one link on Bawburgh Road and a Major Adverse impact in terms of Driver Delay at the Northern Dumbbell Roundabout at Longwater Interchange. In terms of Pedestrian Delay and Pedestrian / Cycle Amenity it showed that the proposed scheme is expected to have Minor to Major Adverse impacts at two links along Dereham Road and one link along Bawburgh Road. The residential scheme is also expected to have a Moderate Adverse and Minor Beneficial impact upon Accidents and Safety at a number of junctions located on the local highway network in the vicinity of the site.

5.11.3 To address these impacts, a number of mitigation measures were proposed to reduce the impact of the development and where proposed these generally result in Minor Beneficial impact.

5.11.4 The Application scheme's impact upon traffic and transport is negligible. There will be no significant adverse effects arising from the development and no cumulative impact because the requirement for drainage infrastructure was considered under the outline application and EIA and the current Application merely seeks to relocate certain elements.

5.12 Ground Conditions

5.12.1 Policy DM3.14 requires that 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.

5.12.2 Infiltration testing has been undertaken on the Site as detailed within the Drainage Strategy report and demonstrates that the Site is suitable to accommodate the infiltration and attenuation ponds.

5.12.3 The report also demonstrates how the basins will incorporate measures to ensure that any pollutants contained within the surface water run-off are prevented from entering the basins. This will ensure that the water within the basins provides a healthy environment for wildlife. The proposals are therefore compliant with the requirements of DM3.14.

5.12.4 EIA

5.12.5 The EIA presented an assessment of the potential effects of the residential scheme on geology, soils and contaminated land. Consideration was given to the subject areas of geology and geomorphology, minerals, soils and contamination. Potential effects were discussed, and mitigation measures presented as appropriate.

5.12.6 Many of the identified impacts were related to the method of construction and many of them can be avoided or minimised by the adoption of high standards of health, safety, management and hygiene on-site during the works. The EIA recommended all works should be undertaken in accordance with good practice to prevent pollution. Good site practices will minimise dust generation and management of operations to keep clean operations separate from dirty ones and will thus minimise the potential for the spread of contamination. A condition requiring a Construction Environmental Management Plan was attached to the outline permission and a similar condition can be attached to any planning permission granted for the Site.

5.12.7 No significant environmental effects in terms of geology, soils or contaminated land are considered to arise from the Application for the drainage basins. Ground conditions are suitable for the proposed infrastructure and pollution measures will ensure that the water within the drainage basins is of good quality for wildlife.

5.13 Agriculture

EIA

5.13.1 The EIA for the residential site noted the Agricultural Land Classification maps identified the residential site as Grade 3 agricultural land. Site investigation suggested Grade 3b (moderate) which is not deemed to be the best and most versatile land as described by the National Planning Policy Framework.

- 5.13.2 The EIA concluded that no significant weight should be afforded to the loss of agricultural land in this circumstance and the proposed development did not have a significantly detrimental effect on agriculture at a local or wider level.
- 5.13.3 The Application Site is also Grade 3 agricultural land according to the Natural England Agricultural Land Classification maps. The Site was proposed to provide ecological mitigation land under the outline planning permission and there was, therefore, a requirement for it to be managed as such rather than retaining it in agricultural use. Therefore, the Application for the drainage basins within the land as an integral part of the wildlife area, does not result in any additional significant environmental impacts, because the agricultural use of the Site has always been assumed to be lost as a result of the residential development.

5.14 Climate Change and Renewable Energy

- 5.14.1 JCS Policy 1 seeks to ensure that all new development proposals are designed to address climate change and promote sustainability. With this in mind, it requires all development to be located and designed to use resources efficiently, minimise greenhouse gas emissions and be adapted to a changing climate and more extreme weather.
- 5.14.2 The Application proposals provide attenuation and infiltration ponds comprising part of a Sustainable Urban Drainage System (SUDS) for the residential site, to ensure that surface water run-off, including allowances for climate change, can be properly managed in a sustainable manner. The change in use of the Site from agricultural to wildflower meadow grassland and wetland shrub and tree planting will also help the land to absorb water and reduce run off from its agricultural use. The Application is therefore considered to comply with the requirements of JCS Policy 1.
- EIA
- 5.14.3 The residential development was previously assessed on its environmental impact and how it could affect Climate Change. The feasibility of implementing measures to reduce the negative impacts of the residential development was considered in an Energy Statement accompanying the outline planning application for the residential development and some of the more viable solutions were highlighted. The study looked at the benefits of sustainable design and construction and considered the various options of renewable technologies for the development.
- 5.14.4 The Application will assist the residential development in dealing with climate change through managing surface water run-off in a sustainable manner. The proposals therefore have a beneficial effect in terms of climate change impacts.

6 Summary and Conclusions

- 6.1.1 The Application seeks full planning permission for the erection of an infiltration basin and an attenuation basin together with associated underground pipework and site landscaping. The drainage basins are required as part of the proposed SUDS drainage strategy to serve phases 3 and 4 of outline permission 2014/2611.
- 6.1.2 The proposals have been designed with environmental improvement and biodiversity gain as a key aim. The existing agricultural field has limited ecological value and the intention is to landscape the two drainage basins and the surrounding site to benefit wildlife and particularly great crested newts by providing new foraging and breeding habitat. Native wildflower planting and meadow grass species are proposed alongside native wetland tree and scrub planting. Three hibernacula will be provided within the Site. The proposals provide dual benefits in terms of managing surface water run-off and mitigating flood risk for phase 3 and 4 whilst at the same time creating new beneficial ecological habitat for Great Crested Newts and other species.
- 6.1.3 Locating these two basins outside of phases 3 and 4 has enabled the layout for these phases to be designed less densely and to avoid the character of the area being dominated by the three large basins required to serve these phases. It has also enabled more useable areas of open space to be provided. Across the whole residential development 5.192ha of formal and informal amenity space, excluding the allotments has been provided. This is in excess of the 4.53ha required by the S106 agreement.
- 6.1.4 The proposal complies with relevant national and development plan policies and does not result in any adverse environmental effects when considered alone, or in combination with the residential development approved under outline permission 2014/2611.

