

Easton Neighbourhood Plan

2017 – 2042



September 2017

Prepared by:

Easton Neighbourhood Plan Steering Group
on behalf of Easton Parish Council with support from:



NEIGHBOURHOOD PLANNING AND PROJECT MANAGEMENT

In memory of David Cork, who sadly passed
away December 2016.

He was an active member of the Steering Group,
positive about Easton and always keen to
contribute. He will be greatly missed.

Foreword

On behalf of the Easton Parish Council and Neighbourhood Plan Steering Group welcome to the Easton Neighbourhood Plan.

A great deal of energy and hard work by many in the local community has achieved significant progress in creating the Easton Neighbourhood Plan. Once approved by the local community, in a vote, it will make a real difference long term to the future needs of Easton residents and help shape the future of our historic village for generations to come.

Neighbourhood planning was introduced by the Government's Localism Agenda to ensure that local communities are closely involved in the decisions that affect them. Through a number of workshops, newsletters, flyers and our website the local community of Easton has provided valued input into the needs and aspirations of our community. Your views have been listened to and with your help and support, we will together help to determine how our village changes over the coming years.

The Easton Neighbourhood Plan has been developed over the course of 2015 and 2016 and drafted by a Steering Group that includes Parish Council members, residents and representatives from the local community including Easton & Otley College. Support has been provided by South Norfolk Council, Department for Communities, Abzag Ltd, Locality and Groundwork UK.

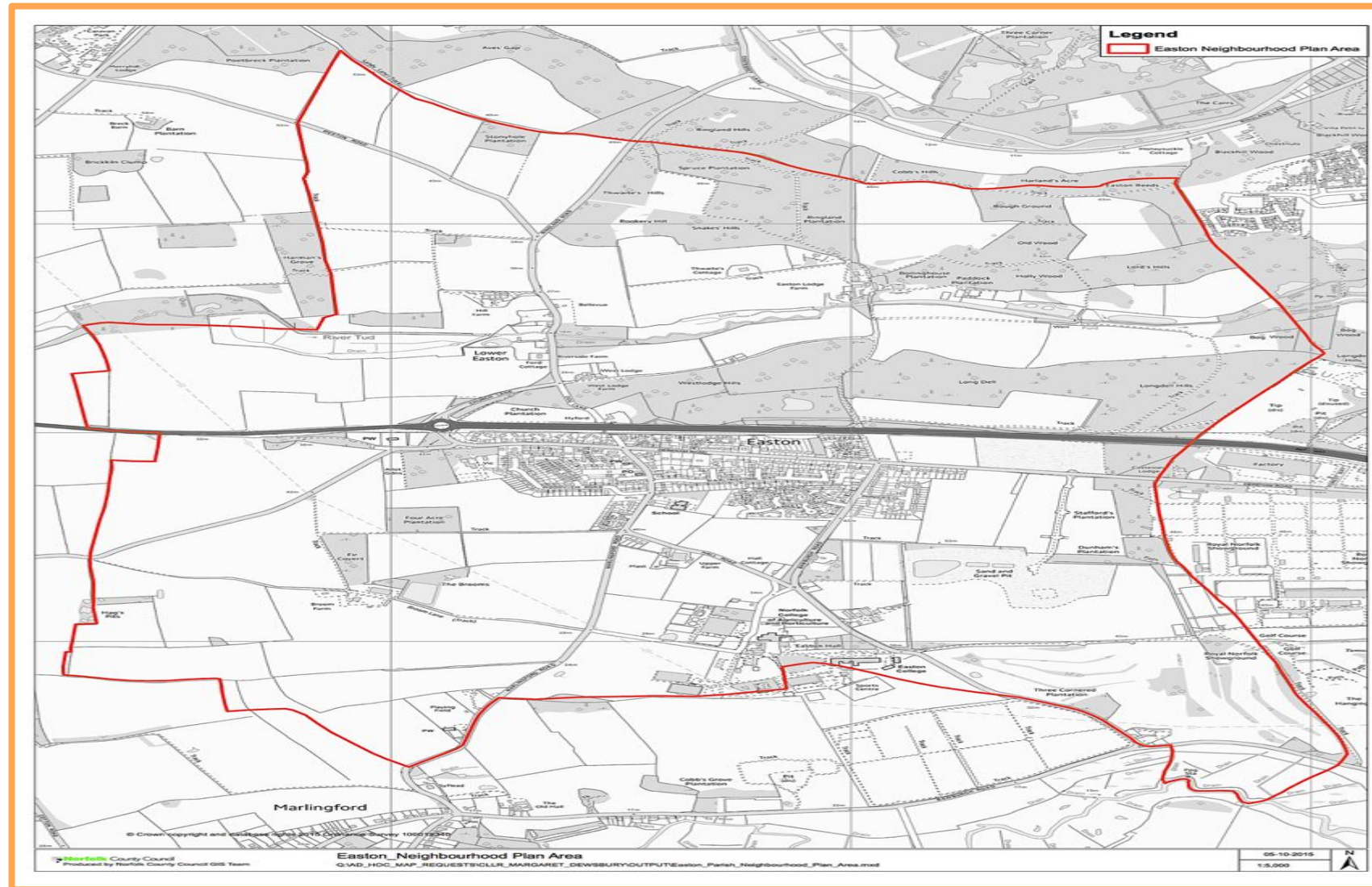
In developing the Easton Neighbourhood Plan the Steering Group has worked through a number of processes and steps. These are detailed in Section 4 of this document. Following the pre-submission consultation this document will be submitted to South Norfolk Council for their consideration prior to being subjected to an independent examination.

The Easton Neighbourhood Plan has passed its examination and with a positive vote from local residents of Easton at the referendum, highlighting the community's support, the Easton Neighbourhood Plan will be 'made'. At which point it will form part of the Local Plan and become, with South Norfolk Council's Plan, the starting point for deciding how future development should take place in Easton. This will include the type and quality of development to ensure that it meets local objectives and needs.

Easton Parish Council would like to thank all those who have worked hard in the production of this Neighbourhood Plan and the wider community for their engagement and input that has shaped and determined the Community Vision, Objectives and needs for the future.

Jonathan Bailey
Chairman
Neighbourhood Plan Steering Group

Peter Milliken
Chairman
Easton Parish Council



Map 1: Easton Parish & Neighbourhood Area

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Executive Summary

Easton has a strong community who are passionate about the village, the area and keeping what is so special to us all. The creation of the Easton Neighbourhood Plan (ENP) is to enable the local community to have a positive effect on planning in the Easton parish for the benefit of both existing and new residents.

The ENP drafted by local residents to influence the growth that is expected to come to the area in a positive way, to keep the village feel and allow Easton to be a great place for existing and new residents.

There are fourteen policies within the ENP grouped into five key themes. Each policy has emerged from a series of consultation events, finalised by the Neighbourhood Plan Steering Group and developed to protect the village or to enhance the proposed developments.

It is South Norfolk Council, through the Joint Core Strategy (JCS) and Site Specific Policies and Allocations that has identified and allocated Easton for growth, c900 new houses. Therefore, **Policy 1** seeks to protect our heritage, while **Policy 2** is about stopping Easton being swallowed up by Costessey and Norwich. **Policy 3** is looking to address issues that have arisen for the Parish Council with the ongoing management and maintenance of open space. **Policy 4** seeks to protect the Grade 1 Church of St. Peter and its setting, with **Policy 5** seeking to improve biodiversity.

Policies 6 and 7 outline the approach taken to enhance design and to facilitate the building of better homes for people to live in, while **Policy 8** seeks to maintain the local character, matching scale and density to provide a mix of housing types that meet local needs.

The way in which new development, houses and roads are screened from the existing homes is detailed in **Policies 9 and 10**.

Policy 11 seeks to provide support for the establishment of the 'new village centre' and associated provision of community facilities.

Local residents have identified increasing traffic, its impact on road safety and congestion as a problem; therefore **Policy 12** is focused on new development identifying the impact it will have and to include measures to reduce that impact. **Policy 13** seeks to encourage the use of footpaths, cycleways and public transport to improve access to key services, facilities as well as connectivity across Easton to the surrounding areas and countryside.

Policy 14 seeks to support the local economy and more local employment, which is appropriate to a rural village setting (in both scale and environmental impact).

The ENP will become part of the local planning framework. This means that planners at South Norfolk Council must take the policies in this Neighbourhood Plan into account as they make planning decisions about Easton in the future. This is a way for local voices to be heard when decisions are taken about houses, traffic, pavements, cycle routes and all the things that affect daily lives.

1.0 : Introduction

1.1 Background

In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990. Introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan to establish general planning policies for the development and use of land in a Neighbourhood Area.

This document is a Neighbourhood Development Plan, as defined in the Act, hereinafter named the “Easton Neighbourhood Plan” (ENP).

1.2 Neighbourhood Area

Easton Parish Council decided to undertake the ENP in May 2015. The ENP applies to the whole Parish of Easton in the district of South Norfolk.

Easton Parish Council agreed that the Neighbourhood Plan should cover all areas of Easton and submitted an application to the local planning authority, South Norfolk Council, to designate the entire Parish of Easton as the Neighbourhood Area.

South Norfolk Council publicised the application from Easton Parish Council, running a public consultation that closed on 28 August 2015.

The application was approved and on 2 September 2015 the entire Parish of Easton was designated as the Neighbourhood Area. See Map 2.



Map 2: Easton Designated Neighbourhood Area

1.3 Developing the Easton Neighbourhood Plan

The production of the ENP has been led by Easton Parish Council, although the hard work and effort in guiding it through the processes has been undertaken by a Steering Group, established from members of the local community and stakeholders, with consultant support from ABZAG Ltd.

Development of the ENP has been influenced through community engagement and is based on extensive research.

To encourage the local community to have a say about how Easton should be developed, a series of local consultation events and regular open Neighbourhood Plan Steering Group (NPSG) meetings have been held.

In October 2015, an initial consultation event was held to launch and introduce neighbourhood planning to the local community. As part of this event local residents were asked what they liked and disliked about Easton, how they would want to see it change, and what they thought could help to improve the area.

Further consultation events were held in November 2015 and January 2016 to agree the Community Vision and Objectives. Priorities and policies started to emerge with views being expressed on a whole range of ideas.



1.4 The Context

The ENP must comply with the following basic conditions:-

- a) have regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;

- b) the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- c) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). The local strategic context is, therefore, set by the Joint Core Strategy for Broadland, Norwich and South Norfolk Council's Core Strategy;
- d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
- e) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

1.5 Plan Period, Monitoring and Review

The ENP has a plan period of twenty-five years, from 2017 to 2042. The plan period is in recognition of the scale of development anticipated and to ensure that the Plan continues to influence and to shape that development.

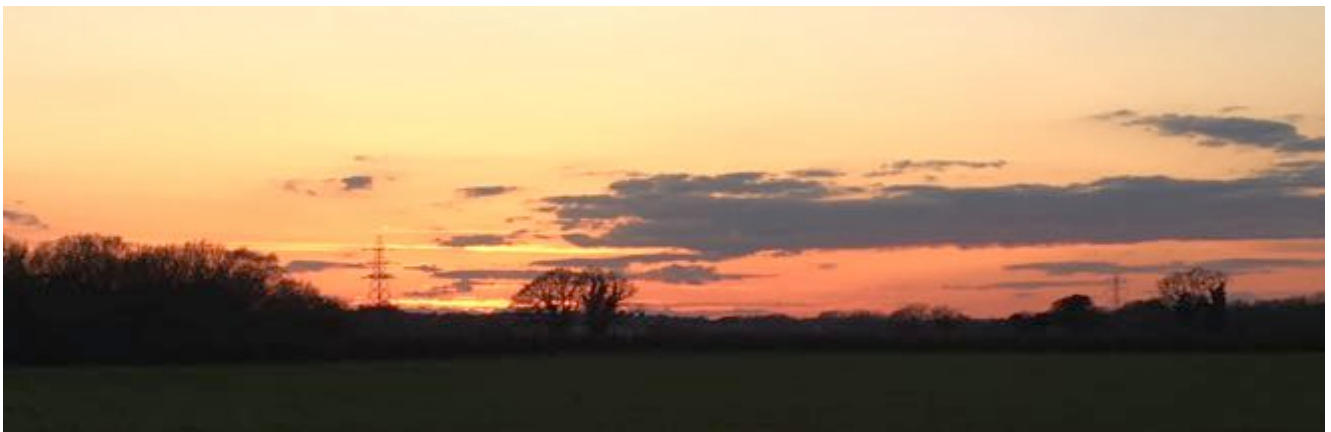
It is also recognised that the ENP is a response to the needs and aspirations of the local community as understood today and that current challenges and concerns are likely to change over the plan period. Easton Parish Council, as the Qualifying Body, will therefore be responsible for maintaining and periodically revisiting the ENP to ensure relevance and to monitor delivery.

1.6 Glossary & Abbreviations

A glossary of the planning terms can be found in Appendix 2 and Appendix 3 lists the abbreviations used throughout this document.

1.7 Reference Documents

A list of the various reference documents referred to in this document can be found in Appendix 4.



2.0: Sustainable Growth & Strategic Policy Context

2.1 Sustainable Growth

The National Planning Policy Framework (NPPF) is about positive growth and development that is sustainable. This is measured by three dimensions that define 'sustainable' in planning terms.

1. **Economic** – contribute to building a strong, responsive and competitive economy;
2. **Environmental** – contribute to protecting and enhancing the natural, built and historic environment; and
3. **Social** - supporting strong, vibrant and healthy communities.

The community of Easton understands that there is a need to accommodate housing growth and it is accepted, reluctantly, development will come and that will increase pressure on the infrastructure and local facilities.

The ENP is not anti-development. A key function of the ENP is to influence development proposals, and on this basis, look to positively engage with the statutory planning process to guide future development.

As growth comes it must create developments of quality that contribute to the character of Easton and provide additional local benefits. It must be more than an exercise in meeting housing supply 'numbers' through the addition of characterless estates that destroy the rural village feel of Easton.

Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education; library provision, fire hydrant provision, open space, etc.). These can be delivered either through the payment of Community Infrastructure Levy (CIL), planning obligations (via S106 agreements and/or S278 agreements), or use of planning conditions.

2.2 Building for Life

To drive good design and to demonstrate the quality of their schemes in Easton, developers will be encouraged to follow the principles of '**Building for Life**'. This is an industry standard quality assessment for well-designed homes and neighbourhoods endorsed by Government.



Now in its third edition, **Building for Life** is about guiding better planning of new development through urban design that is safe and provides everything that should be expected for a new community.

Urban design, sometimes overlooked through a focus on buildings and their interiors, is about the spaces in between and around new homes that are vital to the quality of a place, its attractiveness, functionality and feeling of safety.



Design criteria, under 12-points and a question and answer checklist is used to measure the quality of new development. All 12 design criteria should be readily achievable and would enable a developer to be accredited with the Building for Life quality mark.

The quality of any new development is scored using a simple 'traffic light' system:

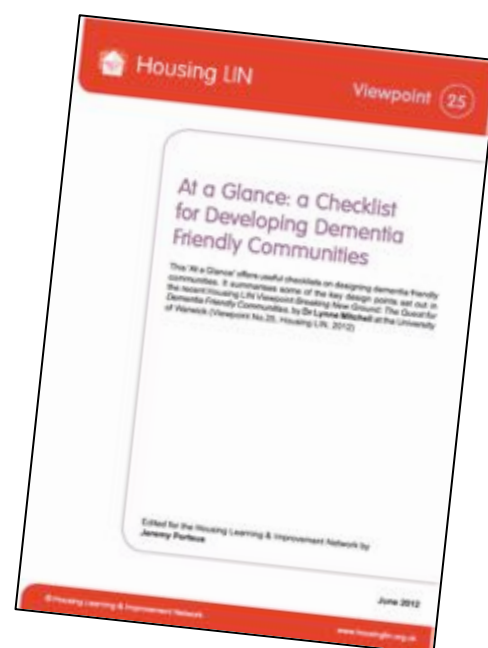
- **Red – to be avoided. Should be seen as unacceptable and not to be accepted as of planning approval quality;**
- **Amber – minimise the number of 'amber' achieved. Seen as partial success with room for improvement or mitigating circumstances; and**
- **Green – secure as many of the 12 criteria as 'green' as possible. Seen as excellent and/or exemplary.**

The ENP considers that development in Easton should be exemplary and ideally secure 12 out of 12 'Greens'. An explanation of how developers will be expected to use this in relation to Easton is set out in Appendix 5.

2.3 Developing Dementia Friendly Communities

Baseline data collected for the Sustainability Appraisal (SA) Scoping Report, which sits alongside the ENP, identifies that by 2030 across Norfolk there is predicted to be an increase of over 86% in people suffering from dementia¹.

With new development coming to Easton it is an opportunity for those developments to lead the way by incorporating simple but effective principles into their designs that will help to deliver dementia friendly communities.



¹ [Source: NCC Health and Wellbeing Profile July 2012: estimate based on 2011 figures – from POPPI dementia estimates (as at June 2012)]

'At a Glance: a Checklist for Developing Dementia Friendly Communities' is a document that offers useful checks and guidance on designing dementia friendly communities. It summarises some of the key design points set out in the Housing LIN Viewpoint *Breaking New Ground: The Quest for Dementia Friendly Communities*, by Dr Lynne Mitchell at the University of Warwick (Viewpoint No.25, Housing LIN, 2012).

Recognising how people and their lifestyles change over time, including the need for their homes to be able to adapt with them, it is felt that these simple principles could have a significant impact on health and wellbeing of residents through the assistance of basic lifestyle needs.

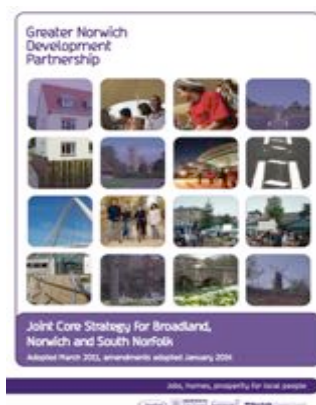
Using this guidance and as the building industry better understands how to apply the relatively simple principles identified (a number of which are already elements of **Building for Life**) the ENP encourages the use of these principles within the design of new developments in Easton.

2.4 Wider Spatial & Strategic Policy Context

The adopted Local Plan covering the Easton Neighbourhood Area currently comprises the:

- Joint Core Strategy for Broadland, Norwich and South Norfolk²;
- Development Management Policies Document³; and
- Site Specific Allocations and Policies Document⁴.

2.5 Joint Core Strategy and Norwich Policy Area



The Joint Core Strategy (JCS), prepared by the councils of Broadland, Norwich and South Norfolk, working together with Norfolk County Council, sets out the long-term vision and objectives to meet the growth challenges for Norwich and the surrounding area.

The JCS sets out strategy to achieve 37,000 additional homes and creating 27,000 new jobs by 2026.

Easton is identified in the JCS as one of a number of settlements that is in the Norwich Policy Area (NPA) and identified as a 'growth area'. See Map 3.

² Adopted March 2011, amendments adopted January 2014

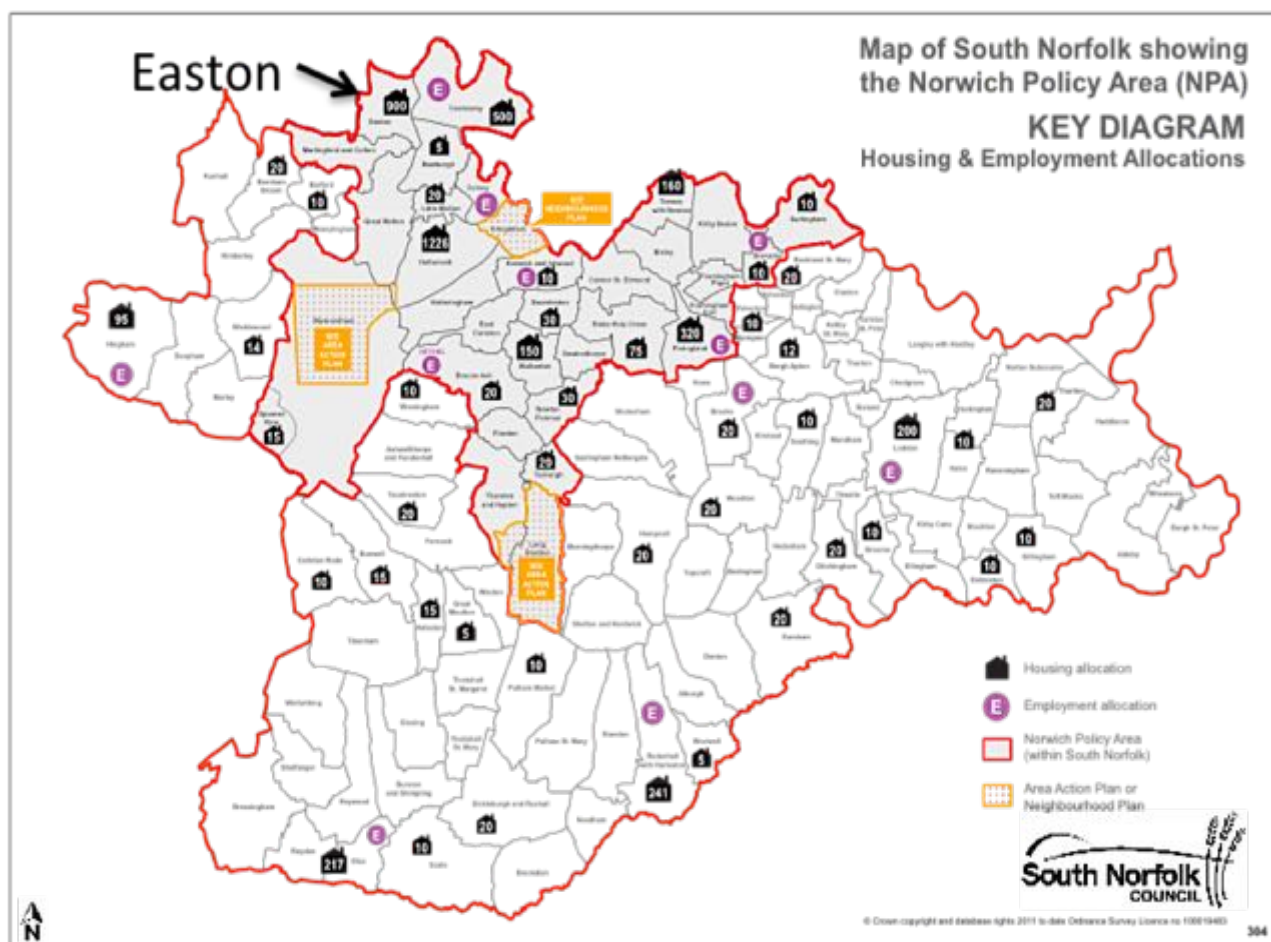
³ Adopted October 2015

⁴ Adopted October 2015

Policies in the JCS distribute growth; more specifically, JCS Policy 10 identifies locations in the NPA for major new or expanded communities and provides outline requirements specific to each location.

Easton and Costessey collectively have been allocated at least 1,000 new dwellings to 2026.

Map 3: Illustrating the NPA with Easton's location



The NPA identifies an additional 1,800 dwellings that the JCS does not attribute to a particular settlement. Easton and Costessey are noted as areas that could accommodate some of these dwellings.

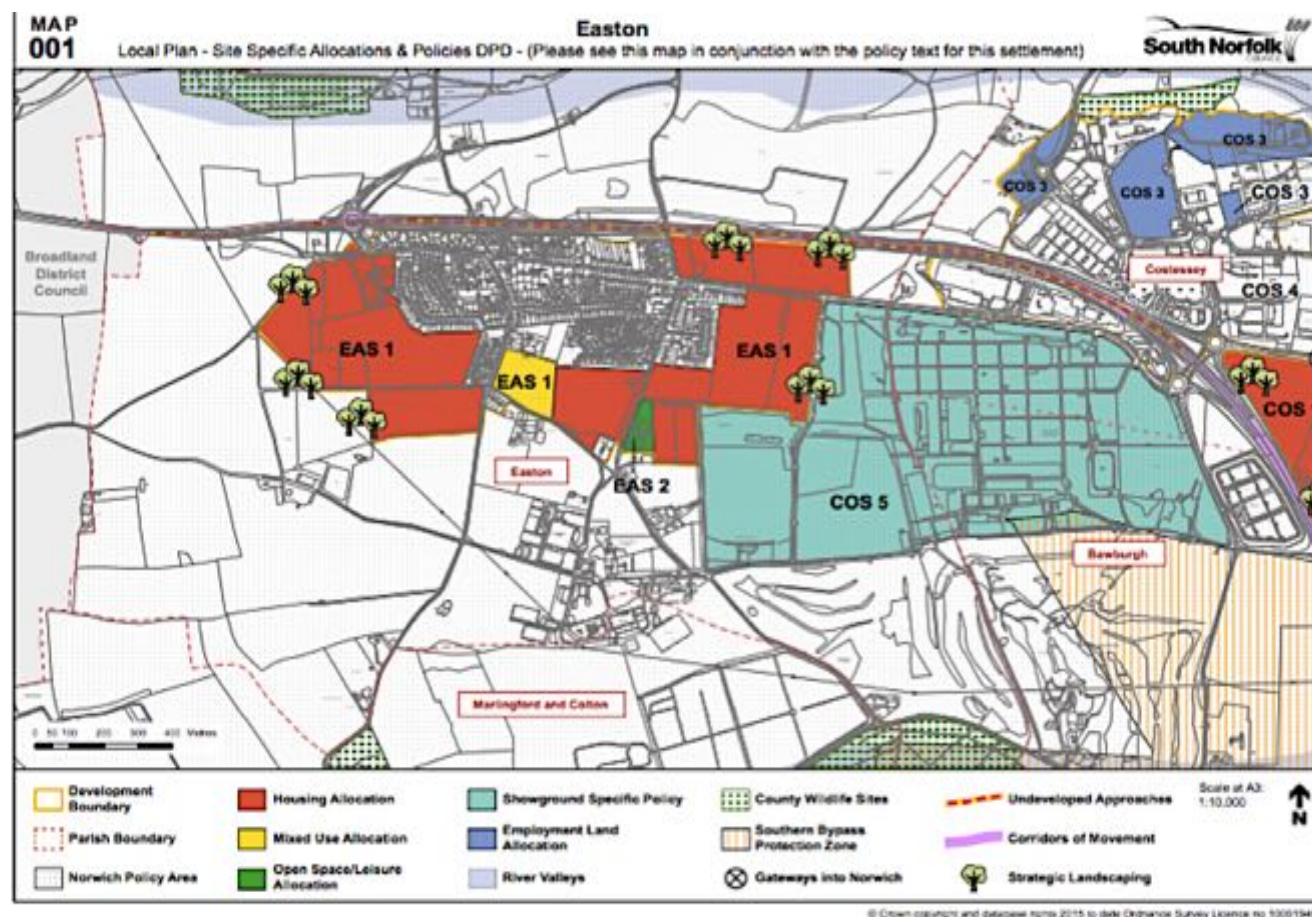
2.6 Development Management Policies Document

The Development Management Policies Document sets out local policies that are to be applied throughout the South Norfolk Planning Authority area (excluding the Broads Authority Executive Area) for the management of development. It details requirements to promote sustainable development and to achieve high standards of development.

2.7 Site Specific Allocations and Policies Document

In October 2015 South Norfolk Council adopted the Site Specific Allocations and Policies Document. This document sets out where development should take place across South Norfolk.

Easton is located within the NPA, is identified as a location within the JCS for major new or expanded communities and with Costessey has been allocated at least 1,000 new dwellings.



Map 4: Local Plan - Site Specific Allocations & Policies DPD MAP 001
[Source: Site Specific Allocations and Policies Document: Section 1 Major Growth Locations]

Site Specific Allocations and Policies Document identifies two specific allocations for Easton, shown on Map 4, **EAS1** (Land South and East of Easton; 52.6 hectares of land for housing and associated infrastructure) and **EAS2** (Easton Gymnastics club facility; 1.4 hectares of land is allocated for a new Gymnastics Centre – now constructed and successfully operating as a gym club).

Development proposals have been put forward by the Easton Landowners Consortium Joint Venture LLP (Planning Application no. 2014_2611) for the development of EAS1 and outline planning permission obtain for 890 new dwellings, extension of the primary school, new village hall, retails store, allotments and public open space.

2.8 Spatial Vision

Spatial Planning Objectives provide the framework to monitor the success of the plan. The objectives contained in the JCS are set out below and each one has been considered in relationship to Easton.

JCS – Spatial Vision	
Communities will be safer, healthier, more prosperous, sustainable and inclusive. High quality homes will meet people’s needs and aspirations in attractive and sustainable places. People will have access to good quality jobs, essential services and community facilities, with less need to use the car.	
Objective 1 To minimise the contributors to climate change and address its impact.	Adapt to the impact of climate change and reduce the output of ‘greenhouse’ gases Easton will only support designs of the highest standard and have a sustainable approach, promoting zero and low carbon developments that utilise water efficiency measures and technological advances.
Objective 2 To allocate enough land for housing, and affordable housing, in the most sustainable settlements.	The strategic policy allocation for Easton (EAS1) will bring considerable growth to the village. In real terms an increase of 150% in the number of houses in the village. Although a Local Housing Needs Survey has not been undertaken it is expected that the local housing needs for Easton will be met, and will contribute to the wider District requirements through an appropriate mix, size, type and tenure (including affordable housing).
Objective 3 To promote economic growth, diversity and provide a wide range of jobs.	Economic growth is supported within Easton, although with the close proximity of Longwater Industrial and Retail Park it is unlikely to be viable for much growth within the parish. To promote sustainable transport and employment movement a safe A47 pedestrian and cycle crossing as a linkage - from/to Easton - from/to Longwater Park and on to Costessey is seen as paramount in achieving this objective for Easton.
Objective 4 To promote regeneration and reduce deprivation.	A key aim of the ENP is the enhancement of local facilities, through any new development, to bring benefit for local residents and to create a safe, healthy and sustainable community. The new ‘village centre’ is seen as key in achieving this and enabling the new and existing settlements to be integrated into one community.
Objective 5 To allow people to develop to their full potential by providing educational facilities to support the needs of a growing population.	The Easton & Otley College is an acclaimed educational and sports facility across the District. Easton has only one school and with large-scale growth expected, Local Authorities and Agencies need to work together to ensure the school also grows to accommodate the expected growth and local requirement in a timely manner. Within the JCS the need to improve, expand and enhance the provision of educational facilities has been identified to develop local skills to create additional employment opportunities, improving prosperity and wellbeing.

<p>Objective 6</p> <p>To make sure people have ready access to services.</p>	<p>Across Easton the support for local facilities, services and retail will remain, as does the desire for improved public transport services. Investment in improving facilities for recreational use, for all age groups, will continue, including improved linkages to Longwater Retail Park and Easton & Otley College.</p>
<p>Objective 7</p> <p>To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact.</p>	<p>As Easton grows more will need to be done to mitigate against traffic transiting through Easton, to alleviate congestion and to ensure road safety. Any new development should optimise how it makes use of the road network to take traffic away from Easton. Improvements to footpaths, cycle networks and public transport will encourage greater use of sustainable transport modes. With proposals being drawn up for the Western Link Road - to join the Northern Distributor Road (NDR) – this is likely to change patterns of movement and have a significant impact locally.</p>
<p>Objective 8</p> <p>To positively protect and enhance the individual character and culture of the area.</p>	<p>The key characters of Easton - both in open green space and built form - should be protected, maintained and supported in new developments.</p>
<p>Objective 9</p> <p>To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural conservation value.</p>	<p>Easton has a 'village feel' and this special quality needs protecting, as this is why the local community chose to live here. New developments will be expected to respect the setting of the six listed buildings and preserve or enhance the character and appearance of the village whilst enhancing the green infrastructure with linkages between habitats. Especially of note is the open countryside and setting of the Church of St. Peter [Grade 1], which should be protected.</p>
<p>Objective 10</p> <p>To be a place where people feel safe.</p>	<p>With its village feel, Easton has a real sense of community and belonging. Design concepts will be encouraged that make roads, cycleways, footpaths and new developments safer for all residents.</p>
<p>Objective 11</p> <p>To encourage the development of healthy and active lifestyles.</p>	<p>Protecting the open green space and improving the recreational and sports facilities for all age groups will promote wellbeing while assisting with the integration between new and existing communities. The new 'village centre' is seen as a community benefit that will significant contributor in achieving this.</p>
<p>Objective 12</p> <p>To involve as many people as possible in new planning policy.</p>	<p>With the high levels of growth planned for Easton more and more of the local community have engaged in the planning process and expressed their views. Residents have been encouraged to 'have their say' and express their own aspirations of the future through the neighbourhood planning process and consultation events.</p>

3.0 : About Easton: The Local Context

The settlement of Easton is situated west of Norwich between two main rivers, the River Yare to the south and the River Tudd to the north. Easton originated as a linear village along a street and was a post-medieval settlement clustered on a crossroads east of the Church of St Peter (Grade I).

The earliest records identify a seventh century settlement called Estunae or East town that is recorded in the Domesday Book. Later being known as Eastone by Honingham and then Easton.

In 1348 the 'Black-death' plague killed nearly half of the population, with those remaining moving away, mostly closer to the River Tudd. This part of Easton still remains today and is known as Lower Easton.

The Church of St Peter is situated at the west of the village. It can be dated back to the twelfth century and in the fourteenth Century Easton produced a famous scholar Adam de Easton who became a Roman Cardinal and is the Cardinal shown in the village sign. The Church lost its tower in 1786 and looks a little strange to those who do not know it.

In the early nineteenth century the villagers had to walk to the village pump to get water. The water pump is now the site of the village sign.

The Dog Public House stands on the Dereham Road (the old A47) and was built in 1611 as a coaching inn providing refreshments for travellers between Norwich and Kings Lynn. It is understood the pub closed in 2000. It now operates as a bed and breakfast.

What is now the Rembrandt, a fish and chip shop and restaurant, was originally built in 1938 as a bakery in the centre of the village. Over the years it has been a large grocery shop, café and a first class restaurant before becoming an excellent fish and chip shop, with a restaurant and bar serving the best fish-meals in the traditional way.

Today Easton is largely a late twentieth century village, having seen growth in the 1960's and 1970's. Development is mainly to the south of the A47 and surrounded by ancient woodland, open countryside and farmland. To the north of the A47, known as Lower Easton, there are some dispersed settlements in undulating landscape with dense woodland.

The key characteristics of Easton have been identified in the South Norfolk Place Making Guide SPD (2012), these are:-

- A plateau stretching south from the A47. River valleys to the north with dense woodland and undulating landscape.
- There is some surviving ancient woodland south of Easton.

- Amalgamated field pattern east and northeast of Easton has removed the historic settlement pattern. The landscape to the south of Easton has variable field sizes.
- Mature trees and hedgerows are a feature in the modern village of Easton.
- A47 provides a good access from south of Norwich, through Easton to Dereham. Lack of major roads, north to south, helps to retain the natural character of countryside but there is heavy traffic on narrow roads through historic parts of Easton up through Ringland Hill.
- Accessible large commercial and retail area (Longwater Industrial and Retail Park) at junction of the A47 by-pass with Dereham Road.

St. Peter's Church of England Primary Academy was built in 1974 and has an 'outstanding' Ofsted Report. It was built to replace the original village school, built in 1857 on Marlingford Road, which only had one classroom. The original school still remains on Marlingford Road and is now a private house.

After the food rationing of the World War II, the Loveday Report of 1945 suggested that every county should have a college to produce trained farm workers. Land in Easton was bought in 1949 to facilitate this.

The Norfolk School of Agriculture was formed and in 1951 the first students arrived, with the college being officially opened in 1953. This has grown over the years and is now called Easton & Otley College, providing further education in the agricultural, veterinary and the sporting sector, employing c400 staff (many who live in Easton).

There is a small village hall, built c1968 in Marlingford Road, it is also home to the village Post Office since 2002 which opens for two days a week.



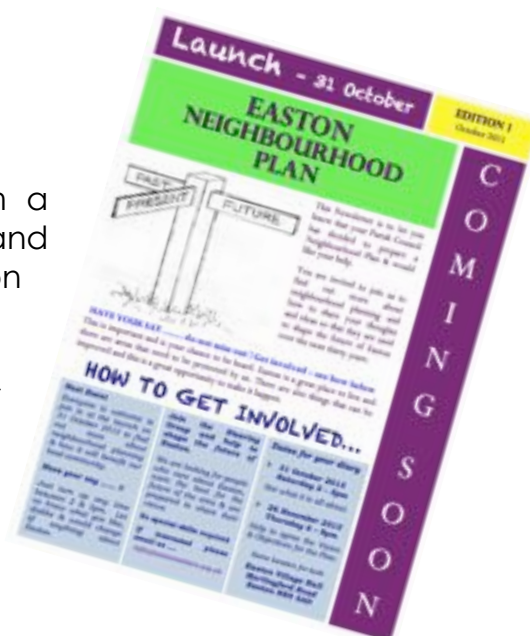
There is a well used children's play area called Jubilee Playing Field. The Parish Council also own a large piece of land between the Dereham Road and the A47 that was intended for a larger village hall and playing field, although these plans have been superseded by the proposed new village centre and hall adjacent to the school.

4.0 : Process & Key Steps

4.1 Formation of the Neighbourhood Plan Steering Group

The Parish Council asked for volunteers to form a Neighbourhood Plan Steering Group to oversee and participate in the production of the Easton Neighbourhood Plan.

Volunteers were requested in the first newsletter that was delivered to every house and business in Easton and at the community consultation event on 31 October 2015.



4.2 Steering Group Membership

The Steering Group, formed in December 2015, comprises 12 residents of Easton who represent different sections of the community. Four of the members are also Parish Council Members. Further details are given below:

Mr. J. Bailey (Chairman)	Resident and Parish Councillor
Mr. D. Cork (Vice Chair)	Resident and Easton Bowls Club
Mr. M. Alcock	Resident (Youth Football Coach and Easton St. Peters Junior Football Team)
Mr. M. Bowman	Resident
Mr. M. Caton	Resident and Parish Councillor
Mr. M. Cordy	Resident
Mr. M. Cossey	Resident (Adult Football Club)
Mrs. J. Hudson	Resident and Vice Chair of Easton Parish Council
Mr. I. Mackay	Resident
Mr. P. Milliken	Resident and Chairman of Easton Parish Council
Mr. P. Naylor	Resident
Mr. C. Nix	Resident (Easton and Otley College, a member of the development consortium)
Mr. S. Vincent	ABZAG Consultant



4.3 Developing the Plan

To develop a better understanding of what local residents consider was important and to gather evidence to support the ENP, the Steering Group engaged with the wider community and held a number of local community consultation events.

To ensure the consultation process was inclusive as possible the Steering Group also wrote to key stakeholders, set up a dedicated website: eastonmatters.org.uk, held regular open meetings and published articles in the local parish magazine “The Grapevine” to provide information and encourage feedback.

Email updates were also sent to local residents, stakeholders and interested parties who had provided their details.

The Community Vision and Objectives were drafted and shared at a local community consultation event, with the emerging policies being discussed, tested and revised in consultation with local residents in January 2016.

The Steering Group clustered the policies into five key themes and drafted the Neighbourhood Plan to align with desired outcomes in order to achieve the Community Vision and Objectives.



The structure of the ENP sets out:

- Sustainable Growth & Strategic Policy Context;
- About Easton – Local Context;
- Process & Key Steps;
- Community Vision & Objectives; and
- Policies that provide guidance and a framework for new development to contribute to the Community Vision and Objectives for the next twenty-five years.

A SA Scoping Report that contains statistical evidence, baselines data and a range of information to help identify issues for Easton has been prepared and is subject to a separate consultation with the Statutory Bodies.

4.4 Consultation and Submission

The pre-submission consultation of the draft ENP closed on 2nd December 2016. Following which, the ENP was updated to incorporate comments received from local residents and stakeholders.

The ENP and supporting documents were submitted to South Norfolk Council in February 2017 for a six-week publicity period before undergoing an independent examination in June 2017.

4.5 Examination

The role of the independent examiner (Andrew Ashcroft) was to consider whether the proposed ENP meets the 'Basic Conditions' as set out by law (the examiner is not permitted to explore other considerations).

More specifically, the examiner considered whether:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

The Examination Report (12 June 2017) concluded that the ENP did meet the Basic Conditions and should proceed to a local referendum.

4.6 Referendum & Adoption

Following the successful examination outcome, the ENP will proceed to a local referendum, likely September 2017, where residents of Easton, who are registered voters, will be asked whether they want South Norfolk Council to use the ENP to help it decide planning applications in the Easton parish (the Neighbourhood Plan Area).

Provided a favourable response is received the ENP will become part of the statutory 'development plan' for the area and, together with the Local Plan, become the starting point for determining planning applications in Easton.



5.0 : Community Vision and Objectives

The community of Easton has been involved in shaping the ENP. In October 2015, an initial Community Workshop was held to launch the neighbourhood plan process and to ask residents what they 'liked best', 'least liked' and what (if anything) they would 'change' to make Easton a better place.

A further Community Workshop was held in at the end of November 2015 to help develop the Vision and Objectives for the Neighbourhood Plan. Following this consultation the ideas were formalised into a Community Vision statement and six Objectives.

The Community Vision and Objectives were shared with local residents and stakeholders at the third consultation event in January 2016. Details of the consultation events are available in the Consultation Statement report.



5.1 Community Vision

“To allow Easton to develop gradually and grow in a way that retains its natural beauty and character of a rural village to improve the quality of life for all generations.”

5.2 Objectives

1. To preserve the character of Easton, including the spatial balance between the rural and built environment, historical assets, character and ethos whilst improving design based on styles in keeping with the locality.
2. To support housing tailored to the needs and context of Easton which is affordable and made available to 'local people' first, where development is sensitive; in keeping whilst protecting and enriching the landscape and built setting.
3. To protect the countryside and farmland surrounding our village; promoting green space, woodland and support nature conservation.
4. To develop and improve local community facilities and services (such as Community Centre, Village Hall, other recreation, education, library provision and medical) for all age groups.
5. To reduce the negative impact (speed, safety and volume) of traffic on all our roads and support enhanced public transport infrastructure.
6. To involve local people on an on-going basis in the process of plan making, monitoring and delivery of development.



6.0: Neighbourhood Plan Policies

To achieve the Community Vision and Objectives of the ENP a suite of planning policies have been drafted.

The emerging policies have been developed during the preparation of the ENP from the consultation feedback and using evidence of local issues and characteristics.

The policies have been written to ensure that new development enhances the setting and character of Easton, to promote a sense of community and provide for the social and economic needs of the residents.

Decision-makers and applicants must read the policies as a **whole** when judging if any development proposal would be acceptable.

The policies are grouped into five themes:

To aid interpretation, the themes and policies are supported by contextual narrative, the local community's views on that subject together with evidence, plans and strategies that support their approach. A statement of intent accompanies each policy to guide the intended outcome.

Each of the policies has been framed in the context of the NPPF and the JCS.

Whilst the ENP is first and foremost a land-use document, the local community has, during consultation events, identified a number of issues falling outside the remit of the planning system. These have been passed to Easton Parish Council to resolve and take the necessary actions.

Theme 1: **Landscape & Environment**

Theme 2: **Housing**

Theme 3: **Community Facilities**

Theme 4: **Transport & Infrastructure**

Theme 5: **Local Economy**

Theme 1:**Landscape & Environment****Justification and Evidence**

Easton is a rural area surrounded by open countryside and farmland. Concern has been raised by residents about the impact of large-scale development on the village of Easton and its setting.



To the east of the village, the Royal Norfolk Showground forms a significant break in development between Easton and Costessey. This enables Easton to remain as a distinct village and prevents it joining up with Costessey thus becoming a further suburb of Norwich City.

Residents of Easton want to retain the village 'look and feel' that Easton has and would see the loss of any part of the Royal Norfolk Showground to development as detrimental to Easton's village setting.

Through the neighbourhood planning community consultation events residents identified open green space as an important element in maintaining the 'village feel'. Preferring to see the future management and maintenance of these areas by the local community, through the Easton Parish Council.

Residents also said they would like to see, wherever possible, the retention of existing hedgerows as these provide important wildlife habitats. These will be key in enhancing biodiversity by providing 'green finger' linkages for the indigenous wildlife to move between green areas.

South of the village the landscape is noticeably more rural in character, while to the west the Church of St. Peter looks over a relatively open landscape.

The Church of St. Peter (Grade 1) is of significant heritage value and stands at the western end of the village.

The Church is built mainly of flint, rendered in part, with stone dressings. Restored in the 1880s, it dates from the late 12th century with additions made in the 13th and 15th centuries.



Its setting has been impacted by the A47 and construction of a large roundabout at the western end of the A47 Southern Bypass.

Local residents have expressed concern that future development could further

reduce the quality of the Church setting and harm this important heritage site.

The importance of the setting is noted in in South Norfolk Council's Development Management Committee Report¹ dated 3 June 2015.

The report also notes English Heritage's concern that development could result in harm to the Grade I listed Church of St. Peter².

Norfolk County Council (NCC) has identified Easton as having only one Public Right of Way (PRoW), one 'soft road' (Broome Lane) and no registered commons or village greens. NCC state that access to the countryside is negligible and improving the situation should be a priority.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues that the policies in this theme seek to address:

- Maintain woodland areas & link where possible with footpaths & cycleways: 100% agree
- Protect open green spaces & encourage biodiversity: 100% agree
- Open space areas on new developments are to be sustainably managed: 100% agree
- Protect existing & plant new hedgerows that encourage wildlife: 100% agree
- 'Buffer zones' on new developments should be managed by the community: 100% agree
- NCC: "one of the poorest parishes in South Norfolk for PRoW, and reinforcing a reliance on cars."

¹ Pages 17 to 67.

² Page 41.

³ Page 60 and 61.

The following plans, documents and strategies support Policies 1, 2, 3, 4 & 5:

- National Planning Policy Framework
- Joint Core Strategy for Broadland, Norwich & South Norfolk (January 2014)
- Development Management Policies Document (October 2015)
- Site Specific Allocations and Policies Document (2015)
- Policy EAS1: Land south and east of Easton (2015)
- South Norfolk Place Making Guide SPD (2012)
- Development Management Committee Report (2015)
- Easton Parish Plan (2005)
- ENP Sustainability Appraisal (October 2016)

Intent of Policy 1:

Recognising the importance of Easton's heritage this policy aims to protect and enhance our heritage for future generations. Seeking to prevent development negatively impacting on these heritage assets and their settings.

Policy 1: Heritage Protection

Development proposals should preserve the local heritage of listed buildings and their setting or any features of special architectural or historic interest which they possess.

Where appropriate these listed buildings should be enhanced and their setting preserved as part of any adjacent or associated development.

Policy 1 contributes to the Spatial Planning Objectives 8 & 9 and supports ENP Objectives 1, 2, & 5.

The Policy should be read in conjunction with Section 12 of the NPPF which addresses national policy with regard to heritage assets.

Intent of Policy 2:

This policy seeks to keep Easton as a separate village, in its appearance, character and with its own identity. It aims to stop Easton joining up with Costessey and becoming a suburb of Norwich.

Policy 2: Preserve 'Village Feel'

New development should respect and retain the integrity of Easton as a distinct settlement.

New development proposals should safeguard the separation between Easton and Costessey and avoid coalescence between the two settlements.

Policy 2 contributes to the Spatial Planning Objectives 8 & 9, and supports ENP Objectives 1, 2, 3 & 4.



Intent of Policy 3:

This policy seeks to ensure appropriate steps are taken to ensure open spaces (play areas, etc...) are managed and maintained in a sustainable way.

Policy 3: Open Space Management

Where new developments provide elements of green infrastructure (such as open green space, recreational areas, allotments) the Developer will be required to demonstrate an effective and sustainable management programme for those areas.

Policy 3 contributes to the Spatial Planning Objectives 1, 8, 9 & 11, and supports ENP Objectives 1, & 2.

There are a variety of ways in which management regimes can be applied to open spaces in the Neighbourhood Plan area. The three most obvious are:-

- a) an effective transition to the Parish Council ownership with a commuted sum equivalent to at least ten years projected maintenance costs, or
- b) an effective transition to Local Authority ownership with a commuted sum and including a suitable long-term maintenance agreement; or
- c) an appropriate legally binding arrangement for management by an established management company with a viable and sustainable business case and operating model.

Other options may come forward during the Plan period. The Parish Council's strong preference is for the first option.

Intent of Policy 4:

The Church of St. Peter (Grade 1 listed) is an important part of Easton's built heritage and its setting should be protected.

Policy 4: Church of St. Peter

The integrity and setting of the Church of St. Peter will be safeguarded.

Any development proposals in the immediate vicinity of the Church should demonstrate that they have been designed so that they do not generate substantial harm to the setting of the building. Development proposals should ensure that their arrangement of open space and landscaping are designed in a fashion that would protect and enhance the setting of the Church.

Policy 4 contributes to the Spatial Planning Objectives 1, 8, 9 & 10 and supports ENP Objectives 1, 2, 3 & 5.



Intent of Policy 5:

This policy is seeking to improve access to the countryside and woodlands whilst enhancing the rural setting and providing habitats for wildlife.

Policy 5: Enhancing Bio-Diversity

Where green infrastructure is provided as part of any new development it should improve biodiversity and connections with existing open spaces in and around Easton.

Policy 5 contributes to Spatial Planning Objectives 1, 8, 9 & 11 and supports ENP Objectives 1, 2 & 3.

Theme 2: Housing

Justification and Evidence

Where new development comes to Easton it is expected to be of a quality that enhances the village.

Using 'Building for Life' principles developers should be able to demonstrate how, through good design, any proposed development will follow key design principles to respect scale, form, material finishes and the vernacular character of existing buildings. Recognising the historic village character and incorporating trees to provide a natural backdrop to break up the built form.

Housing needs of the local community should be considered in development proposals. As illustrated in the Sustainability Appraisal (SA) Scoping Report prepared alongside the ENP, baseline data identifies that the population of Easton is ageing. The population of Easton has increased by over 32% between the 2001 and 2011 Census, with a 76% increase in residents aged 65 and over through the same period.

This also highlighted a high vehicle dependency for residents of Easton to travel to work and affordability of homes.

Any new housing developments should therefore provide for a mix of housing types and make provision for older persons' housing. This could be achieved through bungalows and/or homes that are flexible to cope with changing needs of their occupants.

'First-time buyers' struggle to find homes in Easton due to size and affordability of the existing housing stock. 'Starter homes' and homes that are affordable to young people seeking to get on to the property ladder should also be included in the mix of housing types on new developments.

By adopting good design principles new development should provide sufficient external amenity space, refuse, recycling storage facilities and off-road parking.

The appearance and location of such features should be considered early in the design process to ensure that they are well integrated into development proposals, form part of a cohesive and visually appealing environment, whilst being directly linked and associated with the dwellings they support.

Map 5: Extract from Design & Access Statement Document (Page 61): Buxton Close & Woodview Road



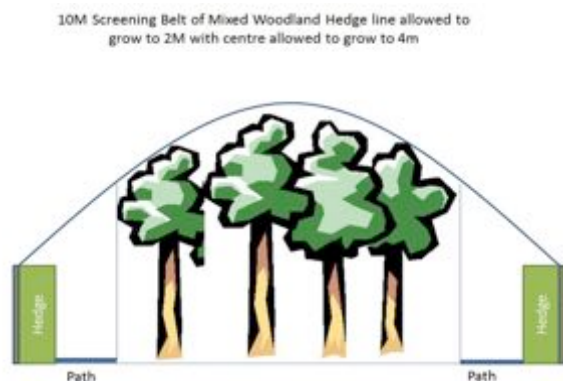
Adjoining Residential Boundaries: the principle of boundary treatments and a 'buffer' zone (screening using trees, shrubs and hedges) has already been established. In principle, it has been agreed with the Development Consortium and Local Planning Authority. A 'buffer'

zone has subsequently been included within the Design & Access Statement Document (December 2014)³, see Map 5 and Map 6.

Map 6: Extract from Design & Access Statement Document (Page 61): Parker's Close.



Below is an artist's impression of how a 'buffer' could look.



Whilst the picture below shows how an



actual example of a 'buffer' works, this one is at Thorpe End Garden Village, northeast of Norwich, and is used by local residents for woodland walks.

In addition, the approach of having new development of a similar scale and proportion to that of the adjoining existing residential areas has been set as a 'design principle', see Appendix 6. The proposed layouts have been amended to facilitate this with bungalows and chalet bungalows along these boundaries.

The increasing risk of flooding, as a result of the large-scale development, was raised through the Pre-Submission Consultation by residents, adjoining Parish Council and Norfolk County Council; who specifically requested the inclusion of additional measures within Policy 6.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues that the policies in this theme seek to address:

- New streetlights to be low impact & auto detect when to turn on/off: 100% agree
- All new developments to have a 'green zone' buffer of at least 10metres from existing properties: 97% agree
- New houses to have at least 2 parking spaces & 1 space per further bedroom: 96% agree
- Parking to be provided adjacent to or in front of all new dwellings: 96% agree
- Design layouts to provide storage for 3 wheelie bins for each new home: 96% agree
- NCC: "one of the poorest parishes in South Norfolk for PRow, and reinforcing a reliance on cars."

The following plans, documents and strategies support Policies 6, 7, 8 & 9:

- National Planning Policy Framework
- Joint Core Strategy for Broadland, Norwich & South Norfolk (January 2014)
- Development Management Policies Document (October 2015)
- South Norfolk Place Making Guide SPD (2012)
- Design & Access Statement 2014_2611 (2014)
- Easton Parish Plan (2005)
- ENP Sustainability Appraisal (October 2016)
- Building for Life 12 (2015)
- Central Norfolk Strategic Housing Market Assessment (2012)

Intent of Policy 6:

The aim of this policy is to ensure new development is respectful to the existing village and maintains it's rural feel. Seeking to ensure landscaping appropriate to the village is provided and existing hedgerows and trees are not needlessly lost.

Policy 6 applies both to any infill developments that may come forward within the village of Easton and the strategic development of EAS1, as identified in the South Norfolk Site Specific Allocations and Policies Document 2015. The various criteria of Policy 6 identify the issues that should be addressed by each and every residential development. In relation to criterion 4 the provision of off-site planting may be acceptable in appropriate locations. This decision will be informed by the associated arboricultural

statement and the professional assessment of the application by South Norfolk Council.

Policy 6: Housing & It's Setting

New development, including infill development and residential extensions, should preserve and enhance the village of Easton by:

- 1) Protecting natural assets, enhancing the natural environment and biodiversity.**
- 2) Respecting and protecting designated and non-designated heritage assets and their settings.**
- 3) 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.**
- 4) Seeking to retain mature or important trees and existing hedgerows. Development that damages or results in the loss of ancient trees, or trees of good arboricultural and/or amenity value, will not be supported unless justified by a professional tree survey and arboricultural statement. Where removal of a tree(s) of recognised importance can be justified, a replacement(s) of similar amenity value should be planted within Easton.**
- 5) Developments of 10 or more houses must be accompanied by a flood risk assessment that considers surface water flooding and, where appropriate, mitigation measures. Proposals for development (both new and significant alteration to an existing**

building) that are likely to significantly increase the risk of flooding (including fluvial, surface water, groundwater, sewers or artificial sources) will not be supported.

- 6) Enhancing the safety and security of our community, reducing the fear of crime and promoting people's sense of well being.

Policy 6 contributes to Spatial Planning Objectives 1, 2, 4, 8, 9, 10 & 11 and supports ENP Objectives 1, 2 & 3.

Intent of Policy 7:

This policy seeks to improve the design of new houses through the use of 'green' energy, provision of off-street parking, adequate space to store wheelie bins and reduce the impact of street lights. It aims to provide better quality houses for residents to live in.

Policy 7: Housing Design

New development, including infill development, should preserve and enhance the village of Easton by:

- 1) Encouraging the utilisation and/or generation of renewable energy plus methods to reduce energy demands and conservation in all new builds.
- 2) Where street lighting is incorporated in any development it should be of low energy consumption, minimise light pollution whilst maintaining highway safety through the appropriate timing of street lighting,

- 3) Providing 'off road' parking based on the following standards:

Number of Bedrooms	Minimum number of car parking spaces to be provided
1	1
2	2
3	2-3
4 or more	3

- 4) Providing off-road car parking adjacent to or in front of new dwellings or in other adjacent locations that would be accessible to the occupiers of those houses and would be consistent with good standards of urban design. Where garages are provided to meet the standards identified in criterion 3 of this policy they should be located within the curtilage of each dwelling concerned.
- 5) Designing layouts that provide accessible screened storage space for refuse and recycling within each property's curtilage.

Policy 7 contributes to Spatial Planning Objectives 1, 2, 8, 10 & 11 and supports ENP Objectives 1 & 5.



Intent of Policy 8:

This policy seeks to provide guidance on density, scale, height and layout of new development. Aiming for a mix of housing types that meets local needs and integrates with the existing village.

Policy 8: Housing Mix & Character

Design proposals for new development should preserve and enhance the village of Easton by:

- 1) Recognising and reinforcing the village character in relation to height, scale, density, spacing, layout orientation, features and building materials.**
- 2) Reflecting existing residential densities in locality of the proposed development and should be a maximum height of 2.5 storeys or equivalent thereof.**
- 3) Providing a mix of housing types to include one and two bedroom dwellings and to meet local needs identified by the Central Norfolk Strategic Housing Market Assessment (2012) or the most up to date objective assessment of housing need.**
- 4) Demonstrating how they will integrate into and enhance the existing village and built form.**

Policy 8 contributes to Spatial Planning Objectives 2, 4, 8, 9, 10 & 11 and supports ENP Objectives 1 & 2.

Intent of Policy 9:

The aim of this policy is to ensure new houses in Easton will not overwhelm the existing homes and ensure a degree of privacy can be enjoyed. The second part of Policy 9 refers specifically to the development of the EAS1 strategic housing site. Given the scale of that development there are likely to be opportunities to address the residential amenity of existing properties through the use of landscape buffers.

Policy 9: Privacy of Existing Homes

Where new development adjoins existing dwelling(s) the proposed new dwelling(s) should be of a similar scale and proportion to existing dwellings with the layout and design of the properties being arranged in a way that would retain the privacy of existing residents.

The development of the strategic residential allocation 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 9 contributes to Spatial Planning Objectives 2, 8 & 9 and supports ENP Objectives 1, & 2.



Intent of Policy 10:

This policy seeks to ensure all new roads are built to the highways adoptable standard, will be set back and screened from existing homes.

Policy 10: New Development Roads

The design, layout and building of new roads should be to Norfolk County Council Highways Authority adoptable standard and minimise the disturbance to the occupiers of existing dwellings. This includes avoiding new roads that immediately abut existing dwellings and gardens.

Policy 10 contributes to Spatial Planning Objectives 2, 7, 8, 9, & 10 and supports ENP Objectives 1 & 5.

The Policy particularly sets out the need for new development roads to have a sensitive relationship with existing residential development.

Theme 3: Community Facilities

Justification and Evidence

Community facilities within the village of Easton are limited. Having so few quality community facilities in the village is one benefit that growth and development can address. Community facilities are an important focus for the village to encourage wellbeing and social cohesion.

Proposals for high quality community facilities in the village of Easton that encourage day-to-day social interaction or community-based events will be supported.



Easton has a play area at Jubilee Playing Fields. This is a multi-use games play area as an area the young can meet and socialise.

There is a relatively large piece of open land off the Dereham Road that is used predominately by dog walkers. The area is not suitable for ball games due to its close proximity to the busy main A47 road.



While recognising that excellent specialist leisure facilities, such as an all weather pitch, tennis courts, etc.. are available for residents to use at Easton & Otley College, although there is no safe access route for pedestrians and cyclist.

Residents are anxious to see facilities located within the village itself.

With such considerable growth planned for Easton it is appropriate that due consideration is given to the local community's leisure and recreational requirements, both formal and informal.

Access and good connectivity to any new facilities will promote healthy lifestyles and wellbeing of local residents while reducing the need to use motor vehicles to access areas and facilities further afield.

Through the neighbourhood planning consultation events residents voiced concern about facilities having insufficient 'on-site' parking. Citing experiences that this encouraged pavement and verge parking resulting in road safety issues,

damage to verges and frustration to local residents in the immediate area.

With the growth of the village the community supports the provision of additional facilities located at a new village centre that is easily accessible and of a size to facilitate a range of indoor and outdoor activities.



Facilities to include a new purpose-built village hall that is large enough to support multi-use activities, and an outdoor sports recreation space to provide formal sports facilities within the village. One aspiration is an all weather surface capable of multi sports usage.

Map 7: Proposed Village Centre (Extract from Design & Access Statement Document)



Provision has been made to expand the existing primary school, St. Peter's Church of England Primary Academy on Marlingford Road. It is expected to increase to a '420 pupil' school with funding of £2.5m identified as being required in 2019/20 from the Joint Five Year Infrastructure Investment Plan for Greater Norwich Growth Broad (GNGB).

With the school expansion may come opportunities to enhance and/or create additional community facilities that can be shared.

The Site Specific and Policies Document detailing Policy EAS1 lists in outlines the delivery of enhanced facilities, these are:-

- Provision of a new village centre in the vicinity of the indicative site shown on Map 7, to include a new village hall, village green/focal recreation space, post office/small scale convenience goods retail opportunity (approx. 250m2 net), shared parking provision with primary school;
- Expanded primary school provision in agreement with the Education Authority.

Within the S106 Agreement 2014_2611, page 31, dated November 2016 South Norfolk have committed to ".....the construction of the village hall by the Council (South Norfolk Council) wholly at the cost of the Council (South Norfolk Council) for the use as a community facility for residents of the Development and the surrounding area."

There are 39 allotments located to the west of the village. 3 full size and 36 half size plots. Additional new provision and relocation of the existing allotments is proposed as part of the new development proposals for the area.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues that the policies in this theme seek to address:

- A new Village Hall big enough to accommodate multi-use activities: 89% agree
- Support provision of outdoor sports facilities in Easton village: 83% agree
- New community facilities to have sufficient parking to prevent pavement parking & traffic issues: 100% agree

The following plans, documents and strategies support Policy 11:

- National Planning Policy Framework
- Joint Core Strategy for Broadland, Norwich & South Norfolk (January 2014)
- Development Management Policies Document (October 2015)
- Site Specific Allocations and Policies Document (2015)
- Policy EAS1: Land south and east of Easton (2015)
- South Norfolk Place Making Guide SPD (2012)
- S106 Agreement 2014_2611 (2016)
- Easton Parish Plan (2005)
- ENP Sustainability Appraisal Report (2016)

Intent of Policy 11:

The aim of this policy is to provide support for the 'new village centre' with additional community facilities and amenities, both indoor and outdoor, which improves village life for residents of all ages.

Policy 11: New Village Centre

Proposals for the provision of a new village centre that has the potential to include additional benefit of co-ordination of facilities will be supported.

Particular support will be given for proposals that incorporate:-

- **a village hall (with associated parking to prevent pavement parking and other road safety issues);**
- **suitable for multi-use indoor activities;**
- **the provision of outdoor sports and formal recreational facilities; and**
- **with easy access from all parts of Easton.**

Policy 11 contributes to Spatial Planning Objectives 4, 5 & 11 and supports ENP Objectives 4, 5 & 6.

Theme 4:**Transport & Infrastructure****Justification and Evidence**

Easton lies some 12 kilometres (8 miles) southwest of Norwich. Considering Easton's proximity to Norwich City it is surprising that only 7% of residents use public transport to travel to work, while 76% use a car or van.

Evidence from the 2011 Census illustrates a very high car dependency in Easton, with 53% of households having access to 2 or more cars, see Table 1. This is significantly higher when compared to South Norfolk and the East of England at 46% and 39% respectively.

The western section of the Southern Bypass (A47) bisects Easton, separating Easton and Lower Easton.

Lower Easton is seeing a considerable increase in 'rat-running', as vehicles seek to avoid congestion on the Outer Ring Road to Taverham and northern areas of Norwich.



The large roundabout at the western end of the Southern By-pass is noted as being dangerous by local residents due to the volume of traffic and the high approach speeds of vehicles.



Table1: Vehicle Ownership

Households with	Easton	South Norfolk	East of England	England
any car or van	94%	88%	82%	74%
zero cars or vans	6%	12%	18%	26%
one car or van	42%	42%	43%	42%
two cars or vans	41%	34%	29%	25%
three cars or vans	9%	9%	7%	5%
four or more cars or vans	3%	3%	3%	2%

Source: 2011 Census

As a result of such high levels of vehicle ownership in Easton this has lead to parking problems in the newer residential areas, where inadequate parking provision has been allocated.

The concept of 'walkable neighbourhoods' to break the over dependency on motor vehicles also supports the objective of sustainability. To break this dependency, public transport improvements are required, to improve connectivity to local facilities – many of which are beyond the parish boundary and located in Costessey – for pedestrians and cyclists.

Sustainability is a very important part of the ENP, hence positioning development close to major transport routes or enhanced road networks that will take traffic away from Easton are favoured rather than developments requiring traffic to transit through Easton to reach locations beyond the parish boundaries.

Large volumes of traffic transit through Easton to reach the villages of Bawburgh, Marlingford, Colton and beyond. This has raised concerns from local residents about road safety, especially around the school on Marlingford Road, who would like to see action to mitigate the problems deteriorating further as result of growth.



The Site Specific Allocations and Policies Document (October 2015) that identifies and defines EAS1, lists the requirement for 'Safe and convenient pedestrian and cycle links to key locations, including

Longwater Industrial and Retail Park, Costessey Medical Centre, doctors surgery, Ormiston Victory Academy, Costessey Park and Ride site and Easton College.'⁴

Public transport enhancements for the area, in accordance with the latest version of the Norwich Area Transportation Strategy (NATS) implementation plan, include improved access to facilities in Costessey with the implementation of the Dereham Road Bus Rapid Transit, (BRT)

The provision of sustainable transport modes that enable connectivity through footpath and cycleway access to local facilities is welcomed. Early delivery would help to reduce the dependency on motor vehicles.



Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues that the policies in this theme seek to address:

- Developer must show how new development will not adversely affect traffic on existing roads: 100% agree

⁴ Number 17 in the list of requirements.

- Developer must show how new development will make existing roads safer: 100% agree
- Install speed reduction measures & pedestrian crossing outside school: 88% agree
- Improve cycleways & footpaths including new path/cycleway to Easton & Otley College: 80% agree
- Design new developments in a way that encourages cycling & walking: 80% agree
- NCC: “one of the poorest parishes in South Norfolk for PRoW, and reinforcing a reliance on cars.”



The following plans, documents and strategies support Policies 12 & 13:

- National Planning Policy Framework
- Joint Core Strategy for Broadland, Norwich & South Norfolk (January 2014)

- Development Management Policies Document (October 2015)
- Site Specific Allocations and Policies Document (October 2015)
- South Norfolk Place Making Guide SPD (2012)
- Easton Parish Plan (2005)
- ENP Sustainability Appraisal Report (2016)

Intent of Policy 12:

This policy is focused on practical solutions to improve road safety throughout Easton by seeking to reduce the negative impacts of traffic, speed and congestion.

Policy 12: Traffic Impact

Proposals for housing development of ten or more dwellings and for new commercial or recreational development should:

- 1) quantify the level of traffic movements they are likely to generate and its accumulative effect with other developments in Easton and the adjoining area; and
- 2) 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 within Easton.

Policy 12 contributes to Spatial Planning Objectives 1, 2, 3, 6, 7, 8, 9, 10 & 11 and supports ENP Objective 5.



Intent of Policy 13:

The aim of this policy is to ensure new footpaths and cycleways link with existing areas. While seeking additional routes to the school, village centre, Church, Easton & Otley College and Longwater Business and Retail Park

Policy 13 contributes to Spatial Planning Objectives 1, 2, 3, 6, 7, 10 & 11 and supports ENP Objectives 4 & 5.

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. These will provide access and connectivity to existing areas and, in particular and where practicable, to the proposed Village Centre, Church, Easton & Otley College and Longwater Business & Retail Park.

Theme 5: Local Economy

Justification and Evidence

The NPPF states that neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places and public houses.



A thriving local economy is a key element in achieving a sustainable and balanced community. Easton has a number of employment opportunities; including educational, services, retail and a restaurant.



Residents raised, through the consultation events, their support for encouraging further provision of suitable space for small businesses that are appropriate and sustainable for Easton.

The concept of 'walkable neighbourhoods' was suggested as a

sustainable way of promoting local business, providing additional local jobs and reducing the need and reliance on motorised vehicles to access services and jobs.

Through the neighbourhood planning consultation events residents of Easton have raised concerns, and are worried, about the impact that the proposed Food Hub may have on the village of Easton.

The proposed Food Hub is included in Policy 5 of the JCS, with the guidance and criteria for the delivery of the Food Hub detailed in the document 'Guidance for the delivery of a Food and Agriculture Hub for Broadland and South Norfolk SPD' which was adopted by South Norfolk July 2014.

Map 8: Indicative Layout of Food Hub (Extract from www.horninghamthorpe.co.uk website).



Broadland District Council is seeking to facilitate the creation of the Food Hub through a Local Development Order. See Map 8 for an example of what it may look like.

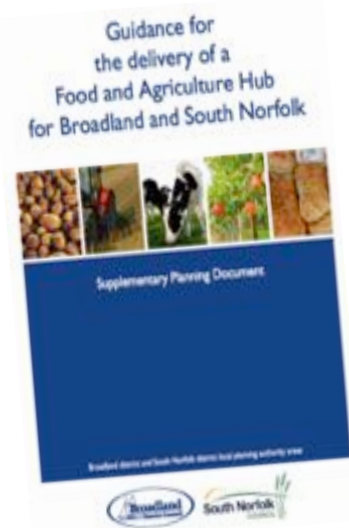
While the initial proposed site, to the west of Easton, is not in the parish and outside Easton's Neighbourhood Area it is likely that, unless its delivery is carefully managed – as detailed in the SPD – it will have a significant impact on the quality of village life in Easton and on the Church of St. Peter (Grade I listed).

Local residents see it as being particularly important that the Food Hub has its own access from the A47, rather than allowing cars and HGVs to access through residential roads of Easton with the road safety issues this would create.

As the Neighbourhood Plan is unable to have a specific policy relating to the

proposed Food Hub (as it is outside the Easton Parish boundary and Neighbourhood Area) it is expected that local views will be respected and delivery of the Food Hub will follow the criteria detailed in the SPD document

'Guidance for the delivery of a Food and Agriculture Hub for Broadland and South Norfolk'.



Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues that the policy in this theme seek to address:

- Support small-scale employment appropriate to a rural village contributing to social fabric of village: 71% agree
- Support longer opening hours for a Post Office in Easton: 84% agree
- The proposed Food Hub was identified as a key concern through community feedback at consultation events.



The following plans, documents and strategies support Policy 14:

- National Planning Policy Framework
- Joint Core Strategy for Broadland, Norwich & South Norfolk (2014)
- Guidance for the delivery of a Food and Agriculture Hub for Broadland and South Norfolk SPD (2014)
- Development Management Policies (2015)
- South Norfolk Place Making Guide (2012)
- Easton Parish Plan (2005)
- ENP Sustainability Appraisal Report (2016)

Intent of Policy 14:

This policy seeks to encourage the creation of local employment that is appropriate in size and impact to Easton to strengthen the local economy and improve the sustainability of village life.

Policy 14 contributes to Spatial Planning Objectives 1, 3 & 6 and supports ENP Objectives 4 & 5.

Policy 14:

Small-scale Employment Opportunities

Proposals for new commercial and office units will be supported subject to the following criteria:

- Their size and design respect the immediate surroundings in which they are located;
- They are appropriate to the rural character of the Plan area: and
- They do not have an unacceptable impact on the local environment and the amenities of adjacent residential properties or other land uses.



7.0: Delivery, Implementation & Monitoring

The ENP covers the period 2017 to 2042. It provides direction for change, through its Community Vision, objectives and strategy for delivery.

Stakeholders and partners will deliver the ENP over a twenty-five year period. Development will take place during this time, both in Easton and in the adjoining area, which will have an impact on the community as well as on the physical fabric of the village.

Each new development will influence what happens next and as such it is important that these developments are monitored and reviewed against the ENP's objectives and against the policies designed to implement them.

It is recognised that there will be a need for flexibility as new challenges and opportunities arise over the plan period and in this respect the ENP will be reviewed every five years and where appropriate revised.

The success of the ENP will depend on the coordinated activities of a number of statutory bodies and agencies.

It is essential that necessary infrastructure be provided in a timely manner related to the needs of new development and the growth of the area.

Housing and other development will be expected to contribute towards improving local services and infrastructure either through the payment of a

Community Infrastructure Levy (CIL), planning obligations (via a s106 agreement / s278 agreement) or through the use of planning conditions.

South Norfolk Council will determine planning applications in the ENP Neighbourhood Area and is responsible for monitoring delivery of the policies and proposals. The performance of the planning policies is reported each year in the Annual Monitoring Report (AMR).



The Parish Council will also monitor the delivery of policies in the ENP, maintaining a record of how each policy has performed by influencing planning permissions and supporting the Community Vision and Objectives. This will provide a key input to each future review of the ENP.

The Parish Council will also focus on ensuring that the objectives and benefits for the community are achieved through considered and effective use of funding received from CIL payments.

In terms of the key action areas the Parish Council's approach to delivery and implementation is to:

Theme 1: Landscape & Environment

Act to ensure the beauty, wildlife, natural open spaces, built and natural form in and around Easton are protected and where possible enhanced.

Theme 2: Housing:

Act to work with developers and South Norfolk Council to influence growth aligned to the local needs whilst seeking housing mix, type and quality that maintains the local 'village feel'.

Seeking better housing and communities for people to live in.



Theme 3: Community Facilities

Act to guide key stakeholders to deliver improvements to services and new facilities to meet future needs and the priorities of local residents.

Theme 4: Transport & Infrastructure

Act to find ways to improve road safety and reduce the negative impacts of traffic.

Seek to challenge those proposing to increase traffic levels to appreciate the wider impacts on local residents.

Promote better and safer connectivity to Easton & Otley College and Longwater Retail & Business Park for pedestrians and cyclists.

Theme 5: Local Economy

Act to encourage new and existing businesses to create further appropriate opportunity for local employment to strengthen the local economy.

Funding in support of the delivery of the ENP will be sought from South Norfolk through a combination of money from the Community Infrastructure Levy (CIL) and planning obligations, and from other sources as may be available (such as, grant funding, New Homes Bonus, precept funding, and loans [Public Works Loan Board]).

The new or improved infrastructure will generally be funded and delivered through CIL, s106/s278 agreements and/or planning conditions whilst having regard to the Greater Norwich Growth Board (GNGB) and the Greater Norwich Infrastructure Plan (GNIP).

8.0 : Document Control

Document History		
Version	Date	Comment
v0.9	29.09.2016	Pre-Submission Consultation Version distributed to NPSG & Easton Parish Council for comment & update.
V1.0	20.10.2016	Pre-Submission Consultation Version issued for consultation with local community & stakeholders.
V2.0	17.02.2017	Examination Version submitted to South Norfolk Council.
V3.1	16.06.2017	Final Version updated with the Examiner's modifications.

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Appendix 1: Pre-Submission Consultation Response Form

Easton Neighbourhood Plan
Pre-Submission Consultation Response Form



Thank you for your comments.

Please return your completed form by 5pm Friday 2nd December 2016 by email to info@eastonmatters.org.uk or by post to Easton Parish Council, c/o ABZAG Ltd, The Grange, 62 Spixworth Road, Old Catton, Norwich, NR6 7NF.

Contact Name:

Address:

Email Address:

Policy	Do you agree with the policy?	Please state clearly and fully any comments or concerns below. Please state what change(s) would help to resolve your concerns.
1	Yes/ No	
2	Yes/ No	
3	Yes/ No	
4	Yes/ No	
5	Yes/ No	
6	Yes/ No	
7	Yes/ No	

8	Yes/ No	
9	Yes/ No	
10	Yes/ No	
11	Yes/ No	
12	Yes/ No	
13	Yes/ No	
14	Yes/ No	

In your view are there any omissions from the draft Plan? (Please specify and, if necessary, please attached additional pages)

Sustainability Appraisal	
Do you agree with the Sustainability Appraisal ?	Add any comments below:
Yes/ No	

Thank you for your comments.

Signature:	Date:
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DATA PROTECTION NOTICE: Information given on this form will be used to help prepare the Submission Draft of the Easton Neighbourhood Plan. Please be aware that your comments, including personal details, may be made publicly available.

Appendix 2: Glossary

Term	Description
Affordable Housing	Housing provided for sale, rent or shared equity at prices permanently below the current market rate. Usually provided to meet a specific housing need, which cannot be met by the housing available on the open market.
Affordable Housing Needs Survey	Used to identify the local housing needs, current and predicted, for the Parish.
Allocated	Land, which has been identified on the Local Plan and the Proposals Map for a specific form of development. It can also be identified in the Site Specific Allocations and Policies Document.
Amenity	Those qualities of life enjoyed by people, which can be influenced by the surrounding environment in which they live or work. "Residential amenity" includes, for example, a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.
Basic Conditions	<p>The criteria that a Neighbourhood Plan must conform to. These are:-</p> <ol style="list-style-type: none"> have regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan; the making of the neighbourhood development plan contributes to the achievement of sustainable development; the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). The local strategic context is, therefore, set by the Joint Core Strategy for Broadland, Norwich and South Norfolk Council's Core Strategy (2014); the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.
Biodiversity	The variety of life on earth or any given part of it.
Broadband	<p>Levels defined through speed achieved, these are:-</p> <ul style="list-style-type: none"> Basic Broadband - speed of 2Mbps to 24Mbps Superfast Broadband - speed of over 24Mbps Next Generation Access (NGA) broadband infrastructure - is a 'wired' technology consisting wholly or partially of fibre optic elements
'Brownfield Land' or Previously Developed Land	Any land which is (or was) occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. Includes defence buildings and land used for mineral extraction or waste disposal when there is no requirement for subsequent restoration.
Built Environment	Surroundings, which are generally built up in character. The collection of buildings, spaces and links between them, which form such an area.
Bus Rapid Transport (BRT)	Bus-based public transport service providing more frequent and faster

Term	Description
	services than an ordinary bus route, achieved by making improvements to existing infrastructure, vehicles and scheduling.
Character	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
Climate Change	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Community	(As used in this context) All of those living and working in the Parish of Easton. This includes the general public, Parish Council, businesses, community groups, voluntary organisations, developers, statutory agencies, etc....
Community Facilities	Services available to provide for health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. This includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship.
Community Infrastructure Levy (CIL)	A tariff-based charge paid by developers and collected by local authorities to pay for infrastructure, (eg. roads, education, etc...). The amount charged is set locally, so varies according to local land values, and works in conjunction with fewer Section 106 obligations being paid by the developer. South Norfolk Council has been operating a CIL charging schedule since 2014.
Curtilage	The area of land, usually enclosed, immediately surrounding a home.
Development	Defined in planning law as "the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land" (see also Permitted Development).
Development Plan	The primary consideration for the Council in determining planning applications. Comprises of the Regional Spatial Strategy and Development Plan Documents (including Minerals and Waste DPD's produced by Norfolk County Council).
Development Plan Documents (DPD)	Development Plan Documents: These are planning documents forming part of the local development framework and which have the status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example Core Strategy, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Proposals Map, which will be varied as successive DPDs are adopted.
Development Management Policies DPD	Includes more detailed local policies, than those contained in the NPPF and JCS, for the management of development. It is a guide to achieve high standards of development, which complement the valued attributes of the District.
Dwelling	A self-contained building or part of a building used as a residential accommodation. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.
Examination	(As used in this context). An independent examiner will be appointed to test the Easton Neighbourhood Plan against the Basic Conditions, as set out in the Neighbourhood Planning Regulations. If the examiner agrees that the Plan meets the Basic Conditions it may then proceed to a referendum.

Term	Description
Green Corridors	Avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features, which connect green spaces together.
Green Infrastructure	Comprises green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wide countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made green spaces such as areas used for outdoor sport and recreation including public and private open spaces, allotments, urban parks and designed historic landscapes as well as their many interconnections (footpaths, cycleways and waterways).
Greenfield Land	Land, which has not previously been built on, including land in use for agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments). Does not include residential garden land.
Infill Development	Small-scale development filling a gap within an otherwise built area.
Infrastructure	The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.
Joint Core Strategy (JCS)	This strategy sets out the key elements of the planning framework for Broadland, Norwich and South Norfolk Councils. It comprises a long-term spatial vision & strategic objectives for the area, a spatial strategy, core policies and a monitoring and implementation framework. A development plan document, and one with which all other development plans documents must conform.
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II or II* with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures. English Heritage is responsible for designating buildings for listing in England. Alteration, demolition or extension of such a Listed Building requires special consent.
Local Development Order (LDO)	Local Planning Authorities will be able to introduce LDOs at their discretion. They give permitted development rights to developers who bring forward proposals in line with a policy in a DPD.
(The) Localism Act 2011	An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.
Material Consideration	A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.
National Planning Policy Framework (NPPF)	Published in March 2012, the new document consolidated Government guidance on how the land-use planning system should work in England. It must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decision.
Neighbourhood Plan	Introduced by the Localism Act 2011, also referred to as a Neighbourhood Development Plan. The purpose of the Neighbourhood Plan is to give local people greater ownership of the plans and policies that affect the area. It is a legal planning document against which planning applications in the Parish will be determined.

Term	Description
Northern Distributor Road (NDR)	A dual-carriageway road to the north of Norwich, linking the A47 at the southeast of the City with the A1067 (Fakenham Road) to the northwest of Norwich. Originally, proposals linked into A47 roundabout in the northwestern of Easton.
Norwich Area Transport Strategy (NATS)	Statement of strategic transport policy for Norwich and surrounding area.
Norwich Policy Area (NPA)	Part of the County, which is centered on and strongly influenced by the presence of Norwich as a centre for employment, shopping and entertainment. In South Norfolk this includes a number of parishes, comprising the fringe and first ring of villages around the city of Norwich, but extending to Long Stratton and Wymondham.
Norwich Urban Fringe	An area next to the city of Norwich, but lying in another administrative district which is predominantly developed, including open spaces encompassed within the developed area.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas. Not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
Parish Plan	Parish Council led the production of the Easton Parish Plan in 2005.
Permitted Development	Certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having to first obtain specific planning permission. This may include specified building guidelines or change of use.
Referendum	(As used in this context) A local referendum, organised by South Norfolk Council, where residents of the Parish of Easton (who are on the electoral register) will be asked to vote on the Neighbourhood Plan.
Renewable Energy	In its widest definition, energy generated from sources, which are infinite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Site Specific Allocations & Policies DPD	Identifies or allocates areas of land for specific types of development (eg. housing, employment, community facilities, etc.) Linked to the requirements of the JCS. It also includes the definition of development boundaries or 'settlement limits'.
Stakeholder	(As used in this context) Any individual or organisation that has an interest in development matters relating to part or all of the Parish of Easton.
Statutory Body	A government-appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include: Countryside Agency, Environment Agency, Health & Safety Executive, Historic England, Natural England, Regional Development Agency, and Sport England.
Strategic Housing Market Assessment (SHMA)	Provides details, evidence and identifies the development needs across the area and Local Authority boundaries.

Term	Description
Street Furniture	Collective term for permanent structures installed within the highway, including footways and pedestrian areas. Includes street lighting columns, signs, seats, litter bins, post boxes, etc...
Supplementary Planning Document (SPD)	Supplementary Planning Document: A Local Development Document, which is intended to expand on policies set out in a DPD or provide additional detail. For example: Parking Standards, Affordable Housing, Design Guides, Area development brief etc. SPDs are not statutory requirements and do not form part of the Development Plan.
Sustainability Appraisal (SA)	Sustainability Appraisal: Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.
Sustainable Drainage Systems (SuDS)	Efficient drainage systems which seeks to minimise wastage of water, including the use of appropriate ground cover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.
Transport Assessment	An assessment that may be required in connection with major development proposals that looks at how people are likely to access the development and its effects on travel patterns. It will also look at how any undesirable consequences can be mitigated. It should consider how access on foot, by cycle or public transport can be promoted and how demand for car parking can be minimised.

Appendix 3: List of Abbreviations

Description	Abbreviation
Annual Monitoring Report	AMR
Bus Rapid Transit	BRT
Community Infrastructure Levy	CIL
County Wildlife Sites	CWS
Department for Communities and Local Government	DCLG
Development Plan Document	DPD
Easton Site Allocation 1	EAS1
Easton Site Allocation 2	EAS2
Easton Neighbourhood Plan	ENP
Greater Norwich Growth Board	GNGB
Greater Norwich Infrastructure Plan	GNIP
Joint Core Strategy for Broadland, Norwich and South Norfolk (Adopted March 2011, amendments adopted January 2014)	JCS
Local Development Document	LDD
Local Development Order	LDO
Limited Liability Partnership	LLP
Norwich Area Transportation Strategy	NATS
Norfolk County Council	NCC
Northern Distributor Road	NDR
Norwich Policy Area	NPA
National Planning Policy Framework	NPPF
Neighbourhood Plan Steering Group	NPSG
Objectively Assessed Need	OAN
Public Rights of Way	PRoW
Sustainability Appraisal	SA
Strategic Environmental Assessment	SEA
Strategic Housing Market Assessment	SHMA
South Norfolk Council	SNC
Supplementary Planning Document	SPD
Sustainable Drainage Systems	SuDS

Appendix 4: List of Reference Documents

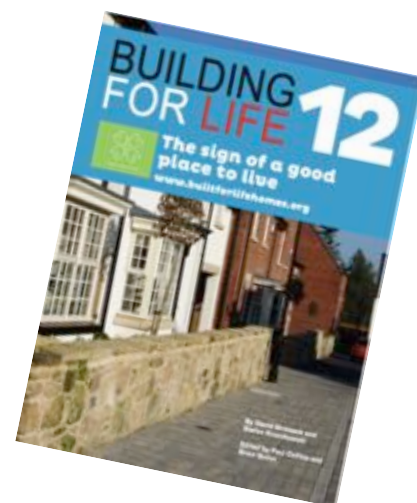
- At a Glance: a Checklist for Developing Dementia Friendly Communities (Viewpoint No.25, Housing LIN, 2012)
- Building for Life 12, as a sign of a good place to live: 2015
- Central Norfolk Strategic Housing Market Assessment: 2012
- Design & Access Statement 2014_2611: 2014
- Development Management Policies Document: October 2015
- Easton Parish Plan: 2005
- Greater Norwich Joint Five Year Infrastructure Investment Plan: September 2016
- Guidance for the delivery of a Food and Agriculture Hub for Broadland and South Norfolk SPD: 2014
- Joint Core Strategy for Broadland, Norwich and South Norfolk (Adopted March 2011, amendments adopted January 2014)
- National Planning Policy Framework (NPPF)
- S106 Agreement 2014_2611: November 2016
- Site Specific Allocations and Policies Document: October 2015
- South Norfolk Place-Making Guide (SPD): September 2012
- Sustainability Appraisal (SA) ENP Scoping Report: August 2016
- Sustainability Appraisal (SA) ENP Report: October 2016

Appendix 5: Building for Life 12

The ENP expects developers to use Building for Life 12, as a sign of a good place to live.

This will drive good design and enable Developers to demonstrate the quality of their schemes, through full and thorough assessment. Development in Easton should be exemplary and should ideally secure 12 out of 12 'Greens'.

It will be necessary to be guided by the Local Planning Authority, the Planning Department at South Norfolk Council to ensure appropriate professional design support, will review developers submissions in respect of Building for Life 12 to ensure scores are a true reflection of scheme quality.



- 1** Connections: Does the scheme integrate into surroundings by reinforcing existing connections & creating new ones, while also respecting existing buildings & land uses around the development site?
- 2** Facilities & Services: Does the development provide (or is close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs & cafes?
- 3** Public Transport: Does the scheme have good access to public transport to help reduce car dependency?
- 4** Meeting Local Housing Requirements: Does the development have a mix of housing types & tenures that suit local requirements?
- 5** Character: Does the scheme create a place with locally inspired or otherwise distinctive character?
- 6** Working with the site & its context: Does the scheme take advantage of topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation & microclimates?
- 7** Creating well-defined streets & spaces: Are buildings designed & positioned with landscaping to define & enhance streets & spaces & are buildings designed to turn street corners well?
- 8** Easy to find your way around: Is the scheme designed to make it easy to find your way around?
- 9** Streets for all: Are streets designed in a way that encourage low vehicle speeds & allow them to function as social spaces?
- 10** Car Parking: Is resident & visitor parking sufficient and well integrated so that it does not dominate the street?
- 11** Public & private spaces: Will public & private spaces be clearly defined & designed to be attractive, well managed & safe?
- 12** External storage & amenity: Is there adequate external storage for bins & recycling as well as vehicles & cycles?

Appendix 6:

Extract from Design and Access Statement (Page 60 of 100)

Design Changes Following Consultation

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

Adjoining Residential Boundaries

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

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

Pedestrian Crossing Dereham Road

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

Village Centre and Shop

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

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

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

Ecology Mitigation

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

Parking on the Spine Road

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

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

Access Junction Near Bawburgh Road

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

Area Around St Peter's Church

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

Jubilee Playing Field

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



Easton Neighbourhood Plan

Easton Parish Council

email: clerk@eastonparishcouncil.co.uk

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