

EASTON AND HONINGHAM

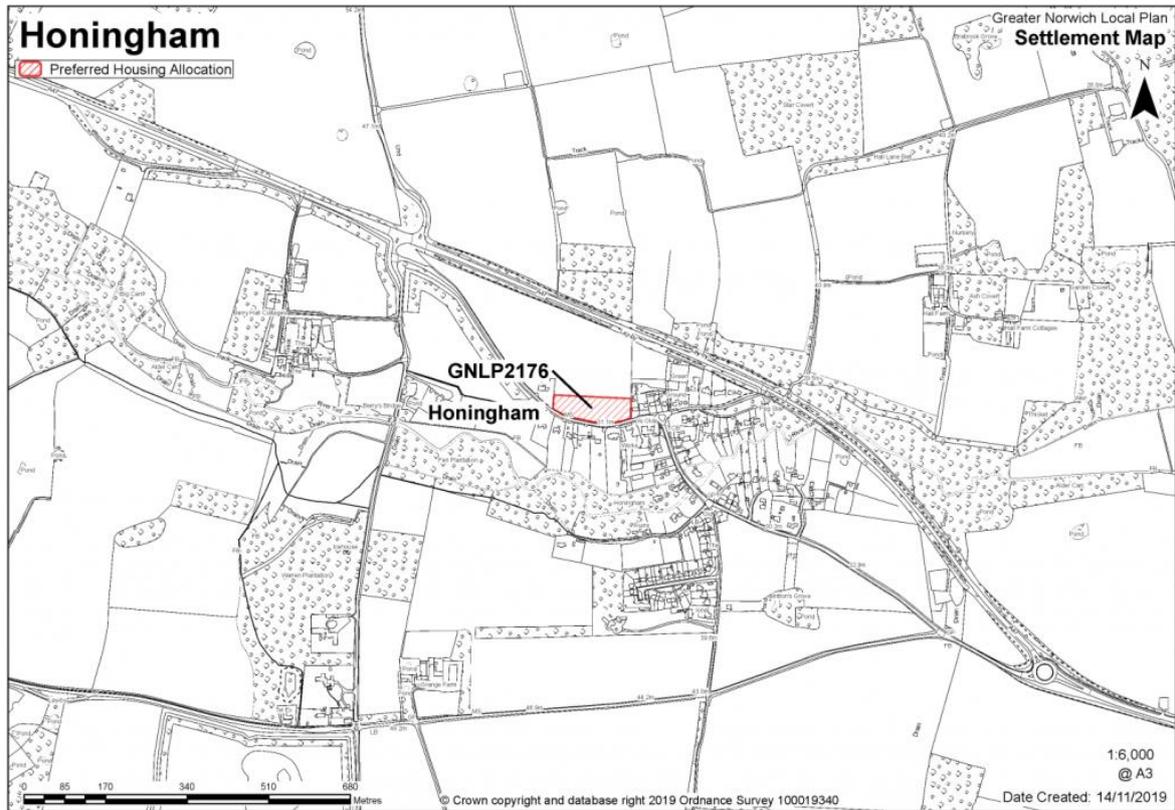
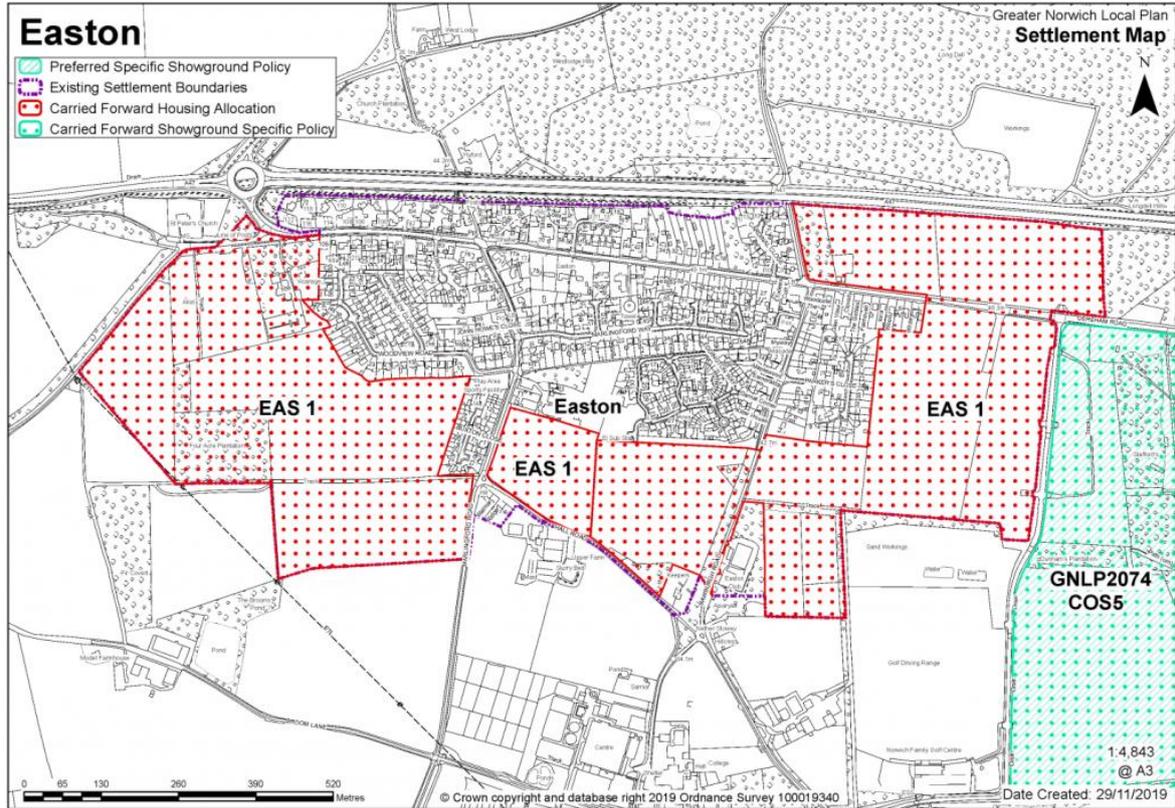
Easton is identified as an urban fringe settlement. There is a major growth allocation, with outline planning permission for development of 893 homes on land to the east, south and west of the village. Proposals include an extended primary school, a new village hall, a small retail store and areas of public open space. Around Easton, defining features are the Royal Norfolk Showground to the east of the village (within Costessey parish), the A47 Southern Bypass that runs to the north of the main built up area, and Easton College to the south. The high-quality sports facilities at the College are conveniently accessible for Easton residents, as are the employment opportunities, retail and leisure facilities at Longwater.

Easton Neighbourhood Plan was made in December 2017 and covers the period to 2042. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.

Honingham is a small village immediately south of the A47 Southern Bypass in the Broadland district. The River Tud flows through the Village and consequently some areas are at fluvial and surface water flood risk. The majority of Honingham parish is rural, but the designation of a Food Enterprise Zone (FEZ) for businesses focused upon food processing and production should be noted. Currently 19 hectares of the FEZ, with a net developable area of approximately 16.5 hectares, benefits from Local Development Order (LDO) status promoting commercial development land on this site in units of varying scale.

There is one carried forward allocation at Easton totalling 1,044 homes. In addition, there is one site identified as a preferred option in Honingham providing for 12 new homes and one additional dwelling with planning permission. This gives a total deliverable housing commitment for **Easton and Honingham** together of 1,057 homes between 2018 – 2038.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.



New allocation proposed

POLICY GNLP2176 Land North of Dereham Road, Honingham (approx. 0.76 ha) is allocated for residential development. This will accommodate at least 12 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- Vehicular access onto Dereham Road, with a suitable visibility splay, and a frontage design layout that reinforces the existing 30 MPH speed limit.
- Provision of 2.0m wide footways and carriageway widening to 5.5m for the full extent of the frontage.
- The site is within Source Protection Zone 3 and this should be taken into consideration when developing a drainage strategy.
- A design and layout that minimises adverse impact on the nearby heritage assets, notably the listed cottages and war memorial along the Street.

Notes

GNLP2176: This site is preferred for allocation based on the additional work done on school bus routes. The site as promoted is too large, so it is proposed to allocate a smaller area for frontage development only which would make a natural infill development. Allocation is subject to provision of an adequate carriageway and footway for the full extent of the frontage.

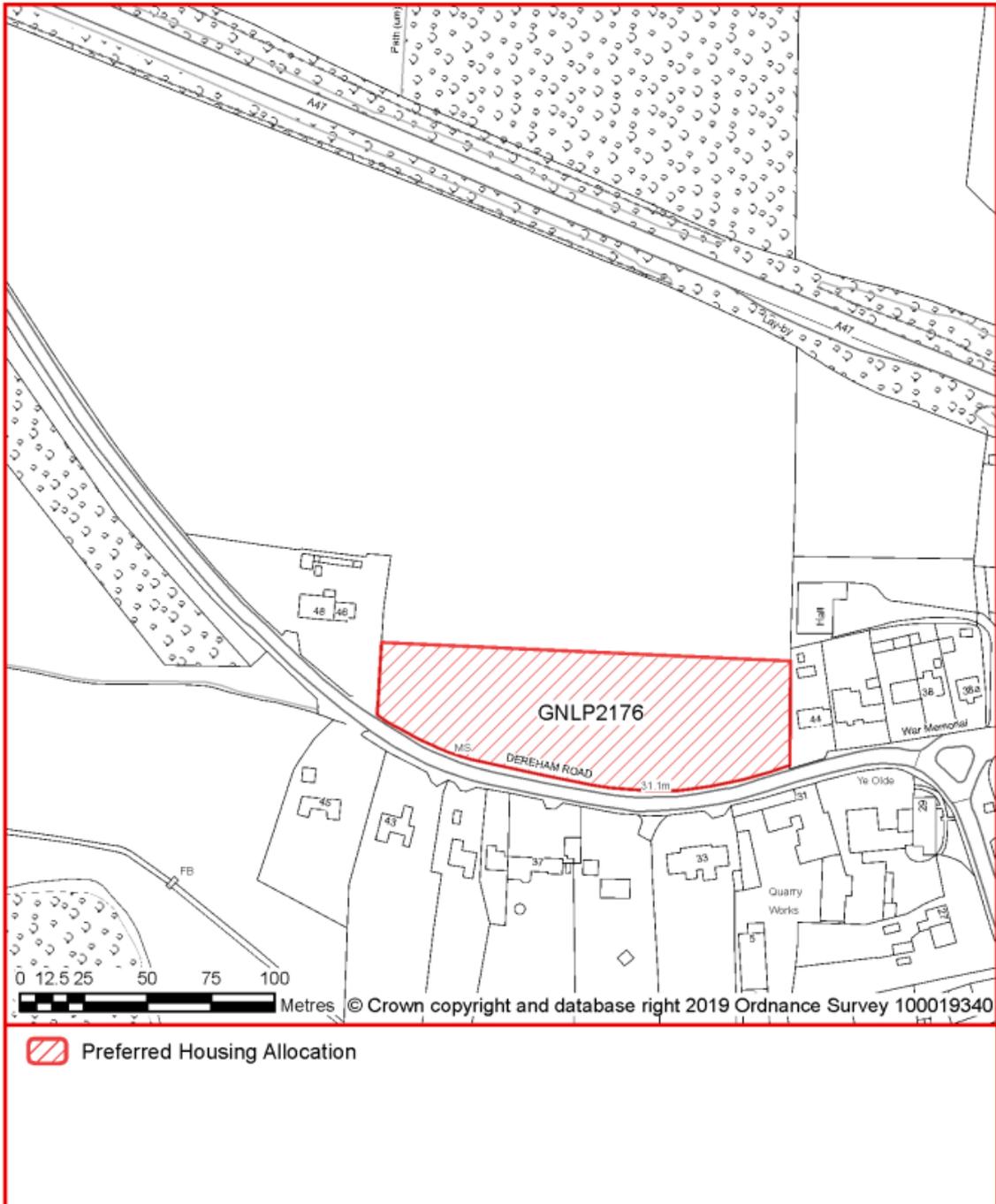
HONINGHAM

Greater Norwich Local Plan
Preferred Site

Site Reference GNL2176
Location North of Dereham Road, Honingham
Allocation Residential development (12 dwellings)
Area 0.76 ha

N
1:2,000
@ A4

Date Created: 14/11/2019



Existing allocation to be carried forward

POLICY EAS 1 Land south and east of Easton (approx. 52.6 ha) is allocated for residential development and associated infrastructure. This will accommodate approximately 1,044 homes.

The development will be expected to address the following specific matters:

Master Plan

A comprehensive masterplan which will need to cover the provision of social and green infrastructure and highways improvements, taking into account the other requirements of this policy, and address:

1. Phasing which clearly identifies when key infrastructure will be provided in relation to the provision of new housing. Phasing should be designed to ensure development minimises the disturbance to existing residents.
2. The relationship to any continued expansion of Easton College and the Royal Norfolk Showground (including the loss of any land currently used for Showground parking).
3. The approach to densities across the allocation, including higher densities close to the proposed village centre.
4. Careful consideration of development west of the allotments, including the possible retention of this area as open space.

Enhanced Facilities

5. Provision of a new village centre in the vicinity of the indicative site shown on the Easton Inset Map, to include a new village hall, village green/focal recreation space, shared parking provision with primary school.
6. Expanded primary school provision in agreement with the Education Authority.

Heritage Assets

7. Application to be accompanied by an assessment of the significance of St Peter's Church as a heritage asset, the extent of its setting and the contribution that its setting makes to its significance.
8. Ensure that sufficient open space and landscaping is retained to the south, south east and south west of St Peter's Church and that sufficient planting is provided, such that its setting, and the wooded setting of Diocesan House and the Vicarage, are protected.

Landscaping and Green Infrastructure

9. Protection of the existing allotments and any other sites in community use, or relocation to an equivalent or better site.
10. Provision of a landscape buffer and enhancements to the A47 corridor – layout and landscaping should take into account both visual enhancement and the noise

implications of the neighbouring A47 and Showground and include any proposals for acoustic barriers.

11. Identification and protection of significant biodiversity features including trees and hedgerows, incorporated within open space and with off-site mitigation where on-site protection cannot be achieved.
12. Green infrastructure enhancements, including the approach to the area between the village and Easton College.
13. Proportionate contributions to the access improvements to the Yare Valley and Bawburgh/Colney Lakes.

Transport

Highways and transport improvements agreed with Norfolk County Council and, where appropriate, the Highways Agency, to include;

14. Proportionate contributions to short, medium and long-term improvements to the A47 Easton and Longwater junctions to ensure that junction capacity does not become a constraint on development.
15. Provision of new vehicular accesses for development to the south of the village, to supplement Marlingford Road and Bawburgh Road.
16. Provision for, and proportionate contributions to, Dereham Road Bus Rapid Transit (BRT), including improved access to facilities in Costessey, and other public transport enhancements in accordance with the latest version of the Norwich Area Transportation Strategy (NATS) implementation plan.
17. Safe and convenient pedestrian and cycle links to key locations, including Longwater employment and retail, Costessey Medical Centre, Ormiston Victory Academy, Costessey Park and Ride site and Easton College.

Site conditions and constraints

18. Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources.
19. Investigation of ground conditions at the former gravel pit north of Dereham Road.
20. Wastewater infrastructure capacity must be confirmed prior to development taking place.
21. Site layout to take account of water mains and sewers crossing site.

Notes EAS 1: The site was allocated in 2015 as part of the previous local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of the new local plan up to 2038. The site has outline planning permission for 890 units, but this does not cover the whole of the allocation. A separate application for 64 dwellings is under consideration at the time of preparing this draft plan on some of the remaining allocated land, north of Dereham Road. It is considered that there is capacity for an additional 90 dwellings on the last parcel of allocated land, to the east of Easton Gymnastics Club. The site is therefore re-allocated for residential development and has been considered in the calculation of the housing requirement for a total of 1,044 units. Via the development management process, it has become apparent that EAS 1 could be uplifted by a further 90 dwellings from the original

estimate of approximately 900 dwellings. Subject to acceptable mitigation measures, an uplift of EAS 1 is the preferred approach.

EASTON

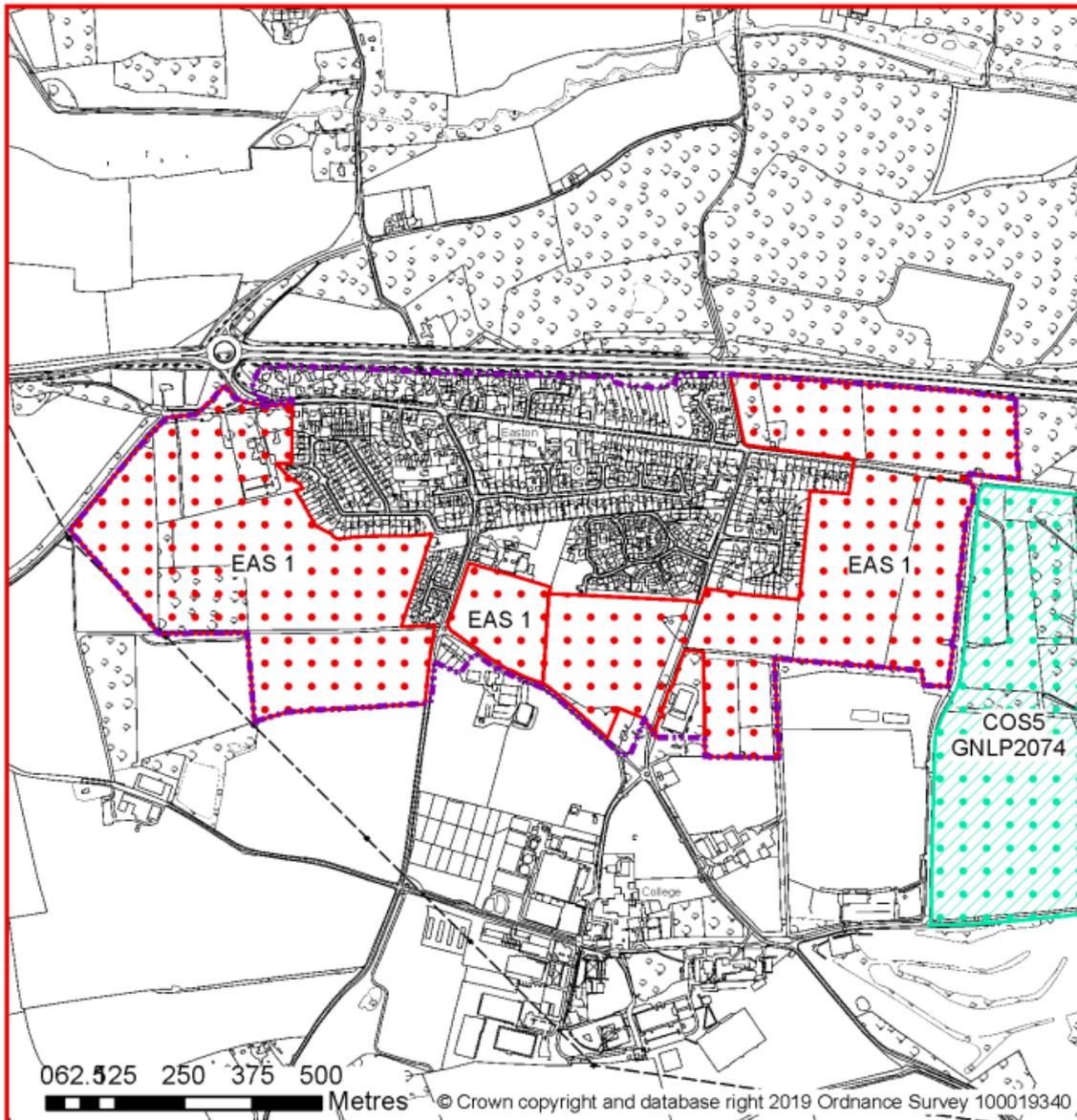
Greater Norwich Local Plan Carried Forward Allocation

Site Reference EAS 1
 Location Land south and east of Easton
 Allocation Residential Development (Approx. 1,044 homes)
 Area 52.6 ha

(Also shown as commitments on other maps)

North Arrow
 N
 1:10,000
 @ A4

Date: 29/11/2019



- Preferred Specific Showground Policy
- Carried forward Housing Allocation
- Carried forward Showground Specific Policy
- Existing Settlement Boundary

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Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Easton and Honingham				
Please login or register using the links above View Comments (1)				
Honingham Thorpe	GNLP0415 A-G	457.14	Strategic mixed-use development consisting of residential development, employment, country park and nature reserve	This combination of sites is considered to be a reasonable alternative for consideration as a new settlement through a future review of the plan. The site is not preferred for allocation as it is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time.

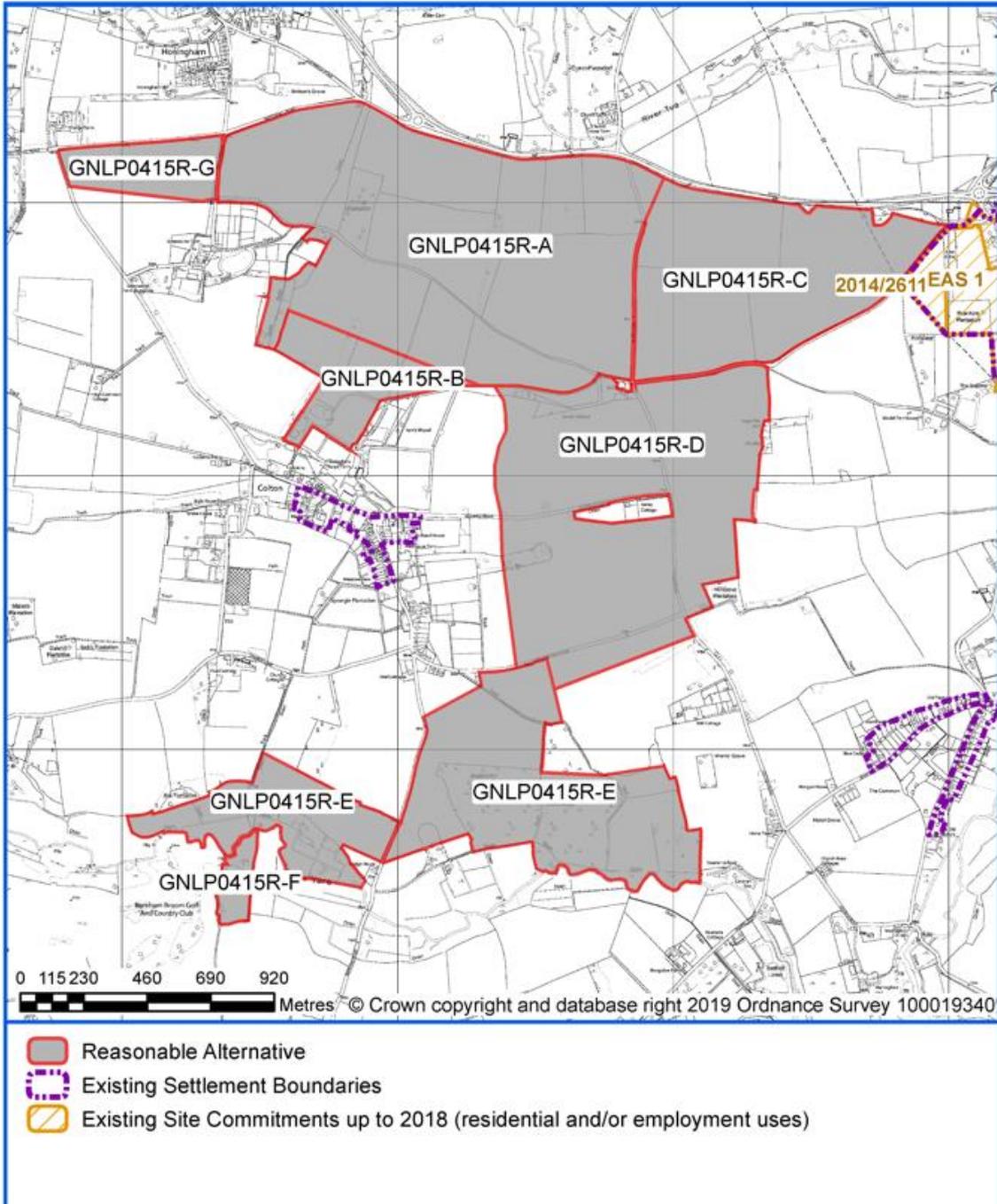
HONINGHAM THORPE

Greater Norwich Local Plan
Reasonable Alternative

Site Reference GNL0415(R) A-G
Location Honingham Thorpe
Allocation Strategic Mixed-Use Development
Area 457.14 ha

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1:18,500
@ A4

Date Created: 01/11/2019



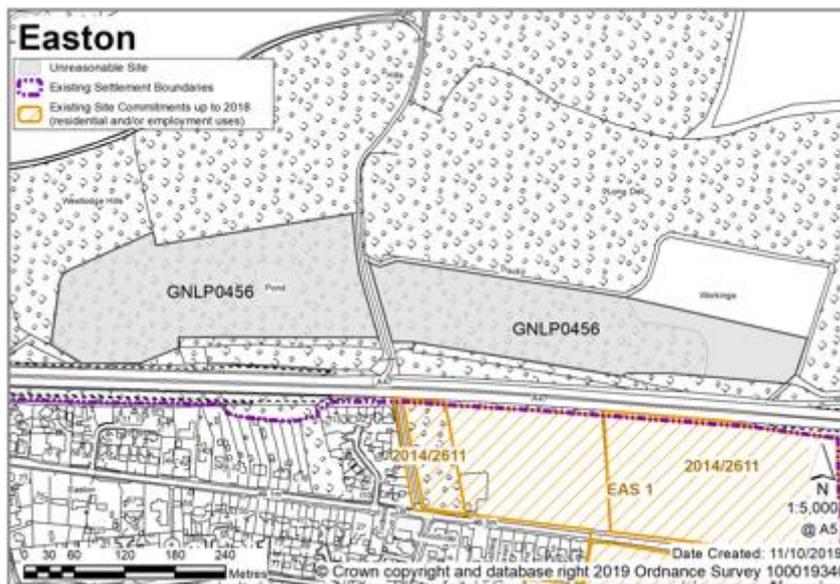
Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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Easton and Honingham

Please login or register using the links above

Land off A47, Easton	GNLP0456	9.12	Approx. 25 dwellings	This site is not considered to be appropriate for allocation as it is located on the opposite side of the A47 to the main part of Easton village with no safe route to the primary school. The site also includes a gravel pit of geological interest.
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Please login or register using the links above

Land at Fellowes Road, Honingham	GNLP0411	0.72	Approx. 13 dwellings	This site is over 4km to primary school in Easton with no safe walking route therefore it is not considered to be suitable for allocation. This site was re-examined through work looking at County Council bus routes to school but was dismissed as it was considered that vehicular access would be difficult as the proposed access point at Fellowes Road is extremely narrow and Mill Lane is also sub-standard.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<p>The map displays the site GNLPO411 in Honingham. The site is a rectangular area shaded in grey, situated in a residential or semi-rural area. The map includes a scale bar at the bottom left (0 to 120 metres), a north arrow at the bottom right, and a date of creation (11/10/2019). The map also shows surrounding roads like 'Suttons Road' and 'Honington 100'. The map is titled 'Honingham' in the top left corner.</p>				