

## EASTON

### 1. Settlement characteristics

Easton originated as a 'street village' with development along the main road, more recent estate scale development has taken place south of the old A47. The village has developed on a 'plateau' with the land to the north and south falling away to the Tud and Yare Valleys respectively. The open character of the land surrounding the settlement is protected from "inappropriate development" (see glossary) by policy ENV 6. The amenity of the village has been greatly enhanced by the removal of through traffic by the A47 Norwich Southern Bypass.

Easton can be accessed from the A47 Norwich Southern Bypass at both the western and eastern end of the village and is well placed for access to Norwich. However there is still limited spare capacity on the de-trunked Dereham Road into the city because of the predicted rise in car ownership and vehicle trips.

Policies and proposals (see Inset Map 21)

### 2. The Development Limit

The Development Limit for Easton has been drawn in the east around the existing development, with the open character of the land between Easton and Costessey protected under policy ENV 2. To the south the boundary has been drawn around the existing development and the allocated housing site (policy EAS 1, below). The western boundary excludes the visually important wooded grounds of the Vicarage. To the north the boundary is formed largely by the line of the A47 Norwich Southern Bypass.

Within the Development Limit, further residential development will be provided for within the context of policy HOU 4. Outside the Development Limit, proposals for any new development will be assessed against policy ENV 8 and other more specific Local Plan policies where appropriate.

### 3. Housing

Taking into account the settlement characteristics above the District Council proposes that some additional housing development could be accommodated in the village under policy HOU 2.

Policy EAS 1 allocates land for housing development to the south of Marlingford Way. The site is on the southern edge of the village, with the school playing field to its west and Bawburgh Road to its east. The land is open to the south and its development would require a comprehensive landscaping scheme. Landscaping belts will be required to be planted on the site's north, south, and west boundaries and a landscape buffer zone will be provided within the north-eastern corner of the site. Existing trees and hedges within the site should be retained. The site is approximately 2.7 hectares in size excluding the landscaping belts and the buffer zone.

**Policy EAS 1: Housing allocation, south of Marlingford Way, Easton**

2.7 ha of land south of Marlingford Way is allocated for residential development. The developer will be expected to provide:

***Adult/older children's open space***

- i) **Adult/ older children open space at a level of minimum 2,000 sq.m. plus 42.5 sq.m. for every dwelling over 50 either on site or in an agreed location off site or by way of an agreed equivalent financial contribution.**

***Affordable housing***

- ii) **Provision of affordable housing subject to a local needs survey.**

***Community facilities***

- iii) **Funding for the extension or alteration or improvement of the village hall/community centre required to meet additional needs arising from the development.**

***Children's playspace***

- iv) **On site children's playspace of minimum 1000 sq.m. plus 17.5 sq.m. for every dwelling over 50 with three items of play equipment.**

***Education facilities***

- v) **Financial contributions, from the commencement of development, towards the alterations or extensions necessary to accommodate pupils from the development at Easton Primary and Costessey High schools, to be completed within the Plan period.**

***Fire hydrants***

- vi) **Provision of 2 fire hydrants on-site, to be provided during the development of the site.**

***Footpath and cycle links***

- vii) **Provision of footway along site frontage to link to existing footway on west side of Bawburgh Road;**
- viii) **Pedestrian links from the site to existing public footpath on northern boundary to site.**

(Continued...)

**(Policy EAS 1 continued)**

***Landscaping***

- ix) Reservation of a buffer zone (within the site), behind the easternmost dwellings in Marlingford Way and the southernmost bungalow on the west side of Bawburgh Road, to be kept free from built development.**

***Library service***

- x) Contributions towards the improvement of the local library service.**

***Road access***

- xi) Access from Bawburgh Road. Improvements to the junction of Bawburgh Road with Dereham Road to provide appropriate visibility for motorists.**

***Waste facilities***

- xii) Provision for facilities on or off-site for the storage, collection and recycling of waste likely to be generated by the development.**