

Indicative Site Layout
1:1000

**DEVELOPMENT SITE
GNLP2099**
Up to 110 dwellings
Site area = 4.4ha
Density = 25dph
(equal to the density of the
adjacent development
to the west of the site).

WIDER LANDSCAPE

The impact of the development on the wider landscape will be mitigated in the following ways:

- 1. Key areas to be single storey only (outlined orange)
- 2. Reducing the level of the highest part of the site by a maximum of 2m (outlined purple)
- 3. New hedgerow and trees on bank to the eastern boundary
- 4. Verge to site frontage to be managed as meadow habitat forming attenuation basin.
- 6. Existing roadside embankment to be reformed behind visibility splay to reflect profile of existing bank, with new hedgerow & trees (see annotated image below)
- 7. New trees and planting across the site



Minimal existing visual impact of single storey dwellings on edge of existing settlement due to screening of rising landform and filtering effect of intervening vegetation. Impact is well mitigated and contained to a small adjacent area.

Traditional hedge bank to be formed on frontage, reflecting profile of existing and behind visibility splay forming wide verge/meadow embankment (see section A-A below).

Traditional bank (unplanted) to be lowered to accommodate visibility splay and extended along site frontage to contain proposed wide verge that will be managed as meadow habitat and form a drainage attenuation basin.

Existing ditch and verge to be retained.

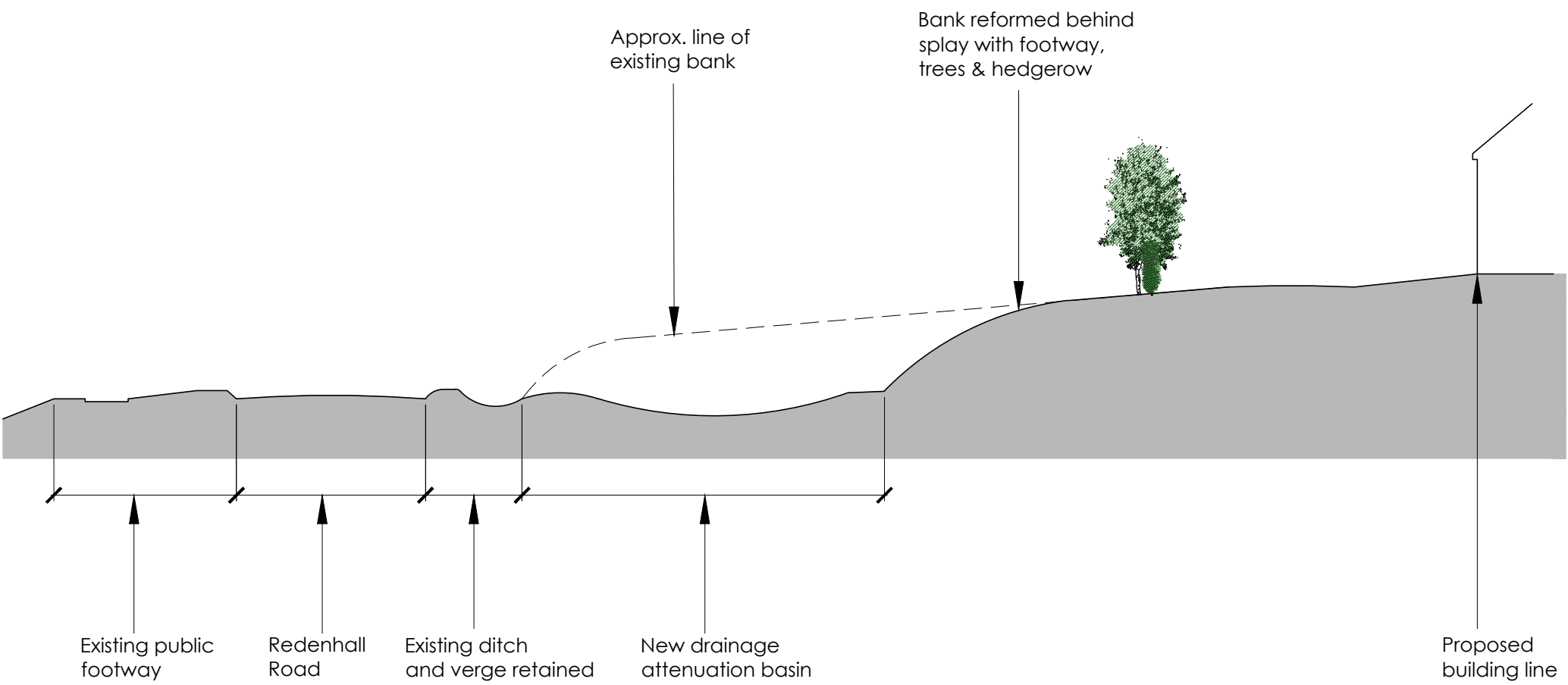
DRAINAGE

Comments from drainage engineer on the potential to develop the site and mitigate flooding issues:

"We understand that the land adjacent Redenhall Road (GNLP 2099), is being considered for inclusion within the Local Plan for residential development. The National Planning Policy Framework actively encourages developers to consider opportunities offered by new development to reduce the causes and impacts of flooding. The architect's proposal for this site includes a minimum of 15% of public open space which can be used for the management, storage and treatment of surface water runoff originating from the development.

If the flooding experienced on Redenhall Road is a direct result of the runoff from the adjacent land and sufficient area is set aside for surface water management and the reduction of flood risk in the outline proposals, the runoff could be managed in such a way that overland flow of surface water is reduced to QBAR and therefore potentially the volume and rate of field runoff could also be reduced."

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Indicative Section A-A
Showing reformed roadside embankment
1:200