



## Flood risk and drainage

The site is not in an area at risk of flooding.

The drainage strategy will manage water on site so runoff does not affect surrounding land or make flooding worse elsewhere. Water storage areas (above ground and underground) and landscaped areas will be incorporated into the site. These include both dry attenuation basins but also ponds and swales with a permanent water level.

In the northern area, surface water can soak away directly into the ground, while foul flows are likely to be discharged to the public system via a pumped connection. In the eastern and western areas, discussions with Severn Trent are progressing to identify suitable gravity connection points for both the surface and foul water drainage.

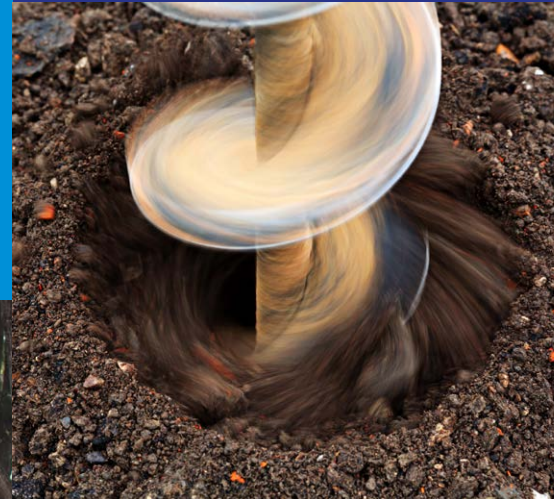
There are existing foul and surface water sewers located in the western and eastern land parcels respectively, which will either be accommodated within the development layout or be diverted. There are also foul and surface water sewers located in the area of green space in the northern part of the western land parcel, and as such these sewers can be accommodated by the development proposals.

All of these drainage solutions will form an attractive integral part of the development creating opportunities for new wildlife habitats as well as sustainability managing the surface water on site.



## Land quality

Intrusive investigations will be undertaken across all three parcels to determine the presence of any contamination and mitigation that may be required to ensure that the site can safely be developed for housing.



## Noise assessment

Noise assessments will be undertaken to ensure that new homes are located at an appropriate distance from the key roads surrounding the site and to ensure that they are designed to minimise any impact of noise on the amenity of residents. The noise assessment will also consider the appropriateness of adjoining uses, such as uses close to the playing pitches and employment areas.



## Heritage

There are no designated heritage assets within the site, and the redevelopment of the site would not impact on the nearby Grade II Listed Building, North Lodge and Gateway other than very minor impact on views from North Lodge.

As there is a medium potential for the presence of prehistoric remains on the site, archaeological evaluation comprising of trial trenching is proposed to be undertaken prior to development.