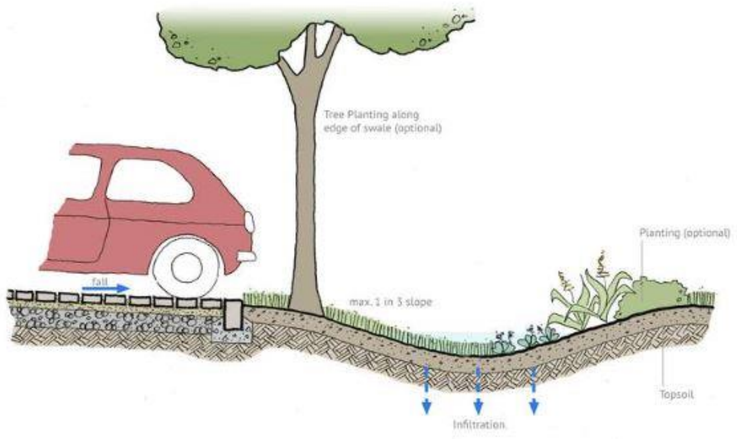
9 Other Considerations

Flood Risk and Drainage

The site is identified by the Environment Agency as being located in Flood Zone 1 and has a low risk of flooding from all sources. We are aware from discussions with Braintree District Council that there is some surface water flooding within the village, outside of the site extent. The proposals would ensure that flood risk is not increased on or off-site.

As the site is greenfield land, the proposed drainage strategy would include the most sustainable forms of surface water attenuation. Priority is given to water quality, ensuring that a variety of Sustainable Drainage Systems (SuDS) are incorporated so that pollutants are appropriately managed prior to discharge.

SuDS appropriate for the site include permeable paving, swales, filter drains, rain gardens, and ponds. Surface water would be channelled from the roofs and other hardstanding areas into the SuDS features, treating and slowing down the runoff prior to discharge. In addition, rainwater harvesting would be encouraged in the form of individual property water butts.

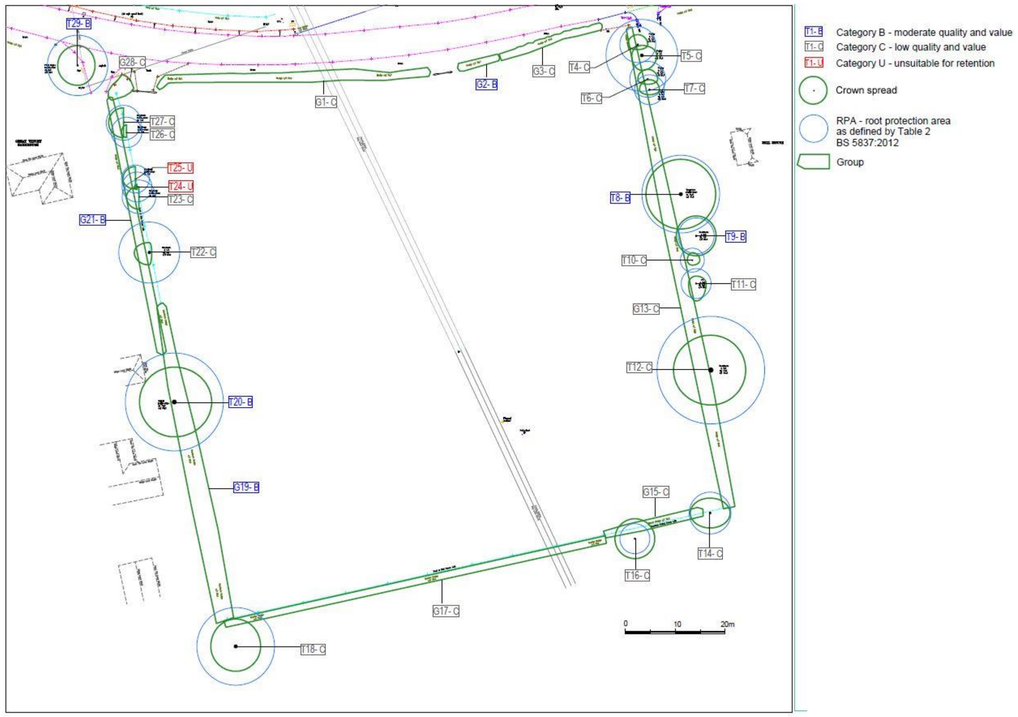


Infiltration testing is currently being undertaken to understand the feasibility of draining via soakaways, which is the most sustainable form of surface water management. All potential drainage solutions are currently being investigated to ensure the most appropriate solution is developed.

Ecology & Landscape

An ecology assessment of the site has been undertaken. The site is dominated by semi-improved grassland and cleared areas of vegetation. The site is bordered by hedgerows which were assessed to be defunct and species poor.

Overall, the site is assessed as having a low ecological value. The development will include measures for improving biodiversity including improving the hedgerows and providing habitat for a range of species such as hedgehogs, reptiles, birds and bats.



The development will protect and retain all boundary trees and hedges where appropriate. Where trees and hedges need to be removed, they will be replaced.

The root protection areas and crown spreads of offsite trees will be protected during construction. The low quality, patchy hedge along the frontage will be appropriately managed by removing the weaker specimens and replaced with better quality planting.