

4.0 Design Analysis

4.5 Flood Risk & Drainage

The assessment work by HSP Consulting considers the existing surface water features particularly to Copper Lane and the natural hydrology down the sloping site to these ponds and southwards.

The site is located within Flood Zone 1 – on site attenuation is anticipated to maintain the current green field discharge rates and engineered enhancement work to the southern ponds is a method of achieving this.

Foul discharge will be via the existing sewer network and is predicated on the condition/capacity of an existing pumping station in the vicinity. Otherwise an on site submerged pumping station will be required.

There is a ditch watercourse identified to the east and this will be supplemented by the need for on site attenuation in the vicinity of the series of ponds to the south.

The actual size of the attenuation will be subject to the on site capacity which can be created to the ditch via swales / other methods.

A pumping station (submerged) will be required in the vicinity of the on site attenuation. The plan therefore shows these key “structural” constraints of the site.



HSP Consulting Diagram

4.0 Design Analysis

4.6 Landscape Framework

A Landscape and Visual Impact Assessment (LVIA) to accompany this planning application is prepared by Allen Scott.

The hierarchy of national and local landscape character assessments is considered with the site falling within the Kent Landscape Assessment (Oct. 2004) – Low Weald Fruit Belt and the local Landscape Character (LCA) 44 of Staplehurst Low Weald.

The sensitivities of the subject site are assessed to consider an Initial Landscape – Lead Framework :-

Sensitives of the Site for consideration:-

- The existing hedgerows and mature native trees within and nearby the Site;
- The slight sloping ground from north to south;
- The potential impact on the landscape characteristics of Copper Lane and the open rural character to the south;
- Vehicular access into the Site;
- Landform/earthworks within the Site to enable development and access;
- Views from nearby residential properties within the new Countryside development and those along Thorn Road; and
- Potential views, although limited, of the proposed development/use, such as lighting/rooftlines from a distance from the South.

Initial Landscape Framework based on the above:

Based on an assessment of these Site Sensitivities the following key principles could be applied as a Landscape Framework for the Site should it be considered for development:-

- Incorporating meaningful, accessible and usable areas of public open space;
- Enable new pedestrian links throughout the development. Particularly from PRoW KM281 across Albion Road through the development to Copper Lane;
- Integrate Sustainable Urban Drainage Solutions where feasible;
- Limit housing development on the lower/southern parts to the Site;
- Avoid suburban paraphernalia such as close board fencing. Use the valued local vernacular;
- Locate vehicular and pedestrian access into the development from Albion Road. Note this will require careful and sensitive design to the entrance to avoid urbanisation to the rural village character;
- Careful attention given to position, orientation and height of housing to reduce a magnitude of change in views from the South and to reduce the sense of encroachment of housing down the sloping ground towards the rural open countryside; and
- Soften the visual prominence of housing through native planting throughout the development;

Although higher ground and potentially more visible from the south, the land north adjoining the existing edge of the settlement is less sensitive than the lower land within the Site to the south and closest to Copper Lane.

It is also considered that the areas of land on lower parts of the Site consist of more of the valued landscape characteristics of the wider area such as the mature hedgerows, the ponds and sense of tranquility adjoining Copper Lane.

4.7 Arboriculture

Guided by the Landscape Framework, the site has been surveyed and a comprehensive Arboricultural Assessment produced on topographical base. This has informed site cross sections to illustrate the site incline.



Existing Site Survey

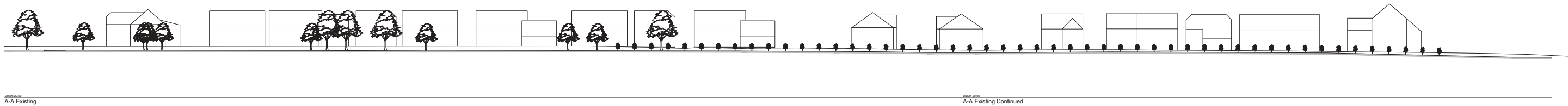
Excepting the ‘panhandle’ site where the access is located, the intention is that all trees, hedgerows etc remain intact, with (southerly) areas of orchard, thinned- as on site community orchards which acknowledge the current site use. The silver birch alignment east-west is considered less important, being a “commercial” wind break addition allied to the orchard.



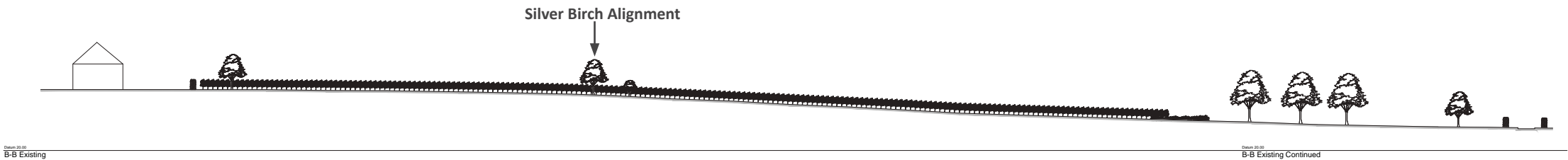
4.8 Existing Site Sections



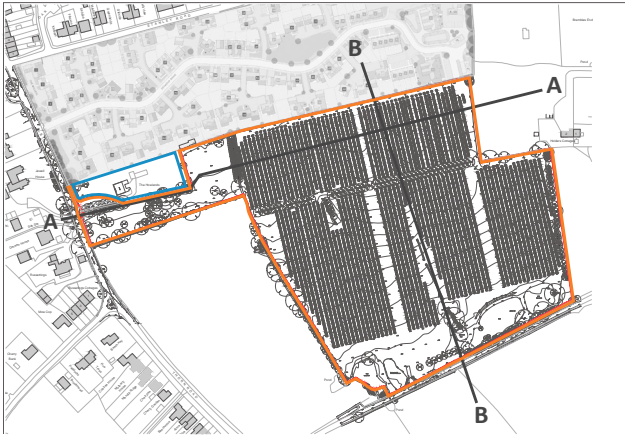
Existing Site Photographs



Existing Site Sections A-A - North Of Silver Birch Alignment



Existing Site Sections B-B



Key Plan