

Transport: A range of works will be carried out in relation to roads, traffic and transport, including pedestrian and cycle travel. The outcomes of the Transport Assessment will be used to consider the impact of development and the need, if any, for mitigation related to an increase in traffic movements. Car parking will be provided in **accordance with Uttlesford's Parking Standards which includes provision for residents and visitors.**

Drainage: As part of the Flood Risk Assessment currently underway, a surface water management strategy to make sure that the proposed development does not cause flooding is being prepared. Surface water run-off (i.e. storm water) will be primarily managed using attenuation basins, connections to the boundary ditch adjoining the larger site. The attenuation will be designed to manage a 1-in-100-year storm, with a 40% increase to allow for climate change. Wastewater drainage from the proposals will be discharged to the Thames Water adopted sewer network (via a pumped connection).

Noise: A Noise Assessment has been undertaken to establish the extent to which the sites are affected by noise from the nearby Stansted Airport and the A120. This data is used to inform the layout of the scheme, to keep homes and residential gardens within areas where noise levels are lower, and to inform other mitigation measures (e.g. within the built fabric of the buildings).

Air Quality: an Air Quality Assessment is being carried out in order to understand the existing air quality at the sites, the likely impacts arising from the developments, and whether any mitigation is needed.

Utilities: As part of the Utilities Assessment, liaison with the utility providers (gas, electricity, telecoms etc) will establish the servicing strategy for the sites. The strategy will help to identify any necessary infrastructure improvements.

Ecology: An Ecological Survey has been carried out, which will identify constraints and opportunities, and any further surveys that may be required for specific species. The work will identify the potential impacts that could arise from each of the proposals, together with options for mitigation and enhancement measures.



Constraints

- The need to respect the setting of the listed Church of the Holy Trinity (particularly for the residential development to the west of Parsonage Road) and other listed buildings;
- Noise from the A120 and Stansted Airport;
- Existing trees and hedgerows around the field boundaries; and
- Existing Public Rights of Way which pass through both of the sites and onwards.

Opportunities

- Provision of new development to include up to 120 new homes and a care home;
- Creation of a significant amount of public open space, including a new woodland;
- Retention and enhancement of trees and hedgerows;
- Incorporating Public Rights of Way into the public open space, providing attractive walking routes and linking into the wider network of rights of way;
- Opportunities throughout the site to create new wildlife habitats;
- Achieving high quality architecture that takes design cues from the local area and responds positively to adjacent existing built form;
- Creation of interesting and varied street scenes; and
- Making efficient use of land.