



**HOPKINS
HOMES**

Technical

This banner describes the approach to transport, access and drainage.

Transport and Access

There will be two vehicle access points from Burgh Road. These have been agreed with Norfolk County Council (NCC) Highways and form part of the proposals for the site allocation in the emerging Local Plan.

A Transport Assessment and Travel Plan will be submitted to the Council to demonstrate that the local road network will be able to cope with additional activity associated with the development. Parking will be provided in accordance with NCC's 'Parking Standards for Norfolk 2007' document.

The proposals have been designed to prioritise sustainable transport, with walking and cycling routes incorporated throughout the development. A new pedestrian refuge crossing facility will be provided on Burgh Road, together with a formal crossing on the A140 to connect to the Bure Valley Walk.

The site is in a sustainable location, with good access to local services and public transport.

The closest bus stops are located a short distance from the site on Burgh Road. Regular services provide a connection to/from Aylsham town centre, Reepham and Norwich city centre.



Flood Risk, Surface Water and Foul Drainage

The site is situated in Flood Zone I. This is a "low probability" flood zone with a less than 1 in 1000 annual probability of flooding. The site is at 'low' risk of fluvial flooding both now and over the lifetime of any development.

The majority of the site is also at 'very low' risk of surface water flooding and most of the areas at a higher risk will be left as public open space with surface water drainage managed through Sustainable Urban Drainage Systems (SuDS).

SuDS is an approach which seeks to slow down and reduce the amount of run-off from a development, mimicking natural drainage systems. SuDS also deliver biodiversity benefits for wildlife and improve the general amenity of a development.

Foul drainage is proposed to connect to the existing public foul sewer that crosses the site, subject to the consent of Anglian Water.



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