

PLANNING ISSUES

1) Open Space

The scheme proposes to transfer the recreation ground into public ownership. Discussions with the Herons has also indicated the need to improve the football pitches to include 2no. 90x55m pitches. The preferred open space approach is not to concentrate provision in one part of the site as set out in the Policy, but to disperse open space through the site. The stream will be a key feature of the site. An area of open space for informal play is also proposed close to the Medical Centre.



2) Ecology

A site specific ecological survey has been undertaken, including Habitats, Great Crested Newts and Reptiles, which demonstrates that the site has no significant ecological value and no particular ecological constraints. Trees along the site boundaries will remain unaffected by the proposals, with additional planting ensuring a major increase of vegetation across the site.

3) Drainage and the Iwade stream

Development at this site should provide a comprehensive drainage system. This should ensure that water run off is at a rate at or below that associated with the current agricultural land use. There will therefore be no additional flow into the stream. Further, a number of improvements (such as to the trash screen) will be implemented in agreement with the Environment Agency, all designed to reduce flood risk.

