

5.2 DRAINAGE AND SUDS

Price & Myers prepared a report which outlines the proposed drainage strategy for the site including a detailed Sustainable Drainage Systems (SuDS) assessment and a concept foul water drainage design. This is included in this submission.

DRAINAGE

The new foul flows generated by the typical domestic sources (kitchens, bathrooms, utility areas) will be conveyed via a gravity-fed private foul drainage network within the site, before discharging to the existing public foul sewer (at the south east) via a new connection. This will be subject to further detail design to ascertain an exact connection location and new inspection chamber positions, subject to approval from Anglian Water.

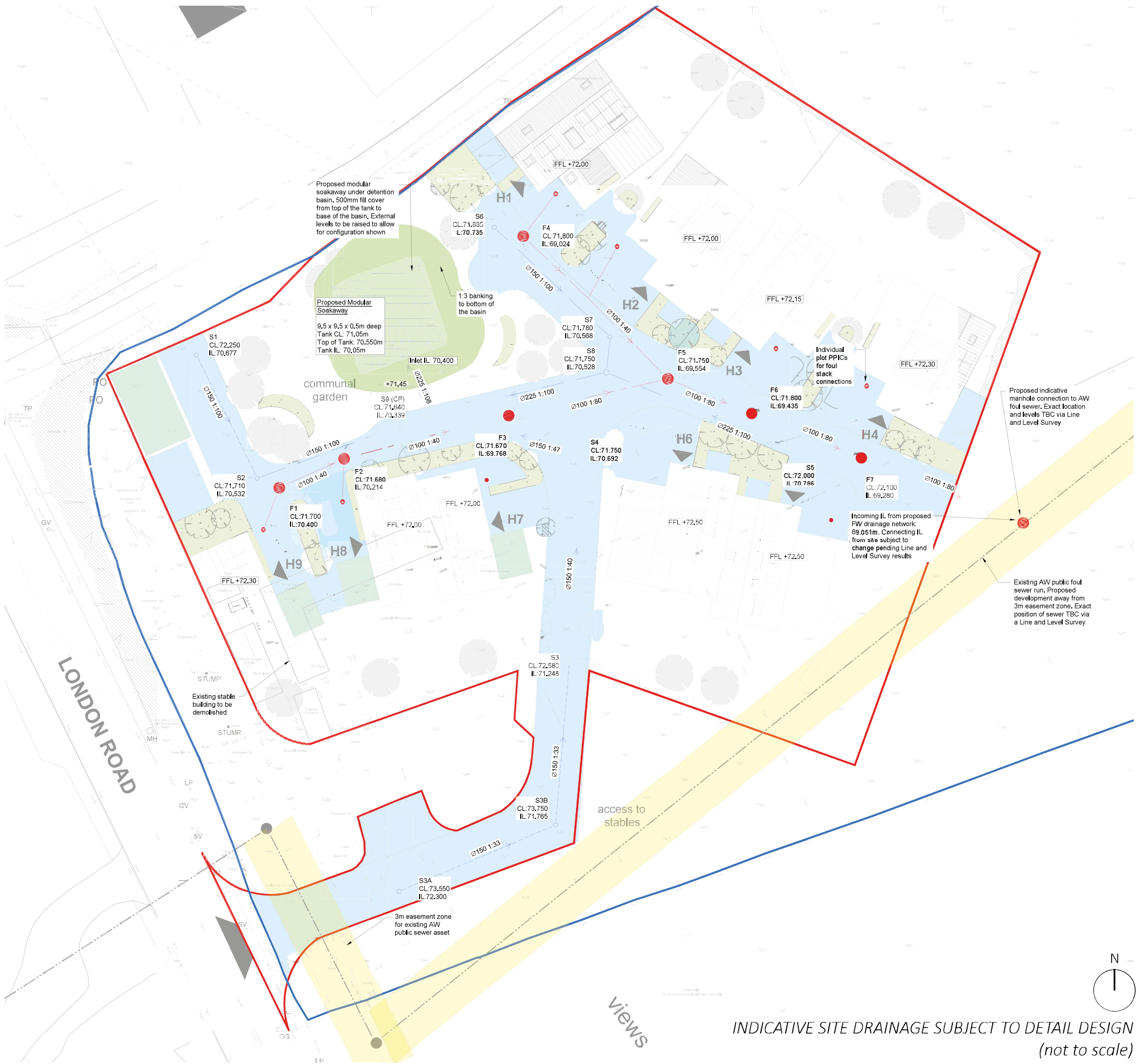
SUDS

A detailed SuDS scheme is proposed to manage surface water on site and include permeable paving and a retention/ infiltration basin with an overflow outlet to a secondary soakaway, should the capacity of the retention basin be insufficient. Permeable paving will be used to provide additional attenuation storage and water quality treatment before infiltrating to the ground.

INFILTRATION

Infiltration testing in accordance with BRE 365 shall be carried out on site to determine feasibility of proposed infiltration-based surface water drainage strategy as part of detailed design process. Based on the neighbouring site, the ground is expected to be suitable for infiltration.

DRAINAGE LEGEND	
Site Planning Boundary	—
Site Ownership Boundary	—
Surface Water Drain	—
Surface Water Perforated Pipe	—
Foul Water Drain	—
Existing Foul Water Sewer	—
DRAINAGE KEY	
CD	Channel Drain
S1	Surface Water Manhole Chamber
F1	Foul Water Manhole Chamber
	Existing Foul Water Manhole
	Permeable Paving
	Green Roof
	Sewer Easement Zone
	Soft Landscape to Architect's Detail
	Modular Soakaway
	Detention Basin



5.3 LANDSCAPING DESIGN INTENTION

A communal garden at the north of the site is intended to enrich a sense of community whilst also creating a buffer between Pound farm and the new dwellings. Additional trees and flower beds will be scattered throughout the development. The principle strategies are to:

- Retain all the existing trees and hedging along London road.
- Provide a natural habitat and sense of community garden.
- Provide strategic planting positions for new trees to create privacy between the new dwellings.
- Plant new shrubs that are able to be coppiced on a cyclical basis that will provide cover, screen and additional habitats.
- Provide habitat and nourishment for insects, birds and other native species.
- Create front little courtyards with scrub planting at each dwelling.
- Provide 1 x feature tree on the back garden of each dwelling.
- Provide both functional drainage and ecological enhancement with a basin, which will maintain a permanent water level, support wetland vegetation and contribute to the local biodiversity.



FEATURE TREES AT THE PRIVATE BACK GARDENS



MULTISTEM TREES AT THE FRONT GARDENS WITH SCRUB PLANTING



SCREENING TREES BETWEEN THE DWELLINGS FOR PRIVACY



WETLAND TREES NEAR THE BASIN



MIXED NATIVE HEDGEROW



WILD MEADOW FLOWER AND INSECT FRIENDLY SCRUB PLANTING AT THE COMMUNAL GARDEN

5.4 LANDSCAPING STRATEGY

Ecology protection and enhancement forms an important part of the proposal, creating enhanced wildlife areas, bird nesting areas and bug trails. The planting design in shared areas, and the new native hedgerows and trees will encourage insect and other wildlife, and the addition of a shared communal area and pond creates ideal conditions for much improved biodiversity. Species will be chosen considering wildlife value and the clay soil on site.

BIODIVERSITY

'Growing Native' have carried out a Preliminary Ecological Appraisal and a BNG Ecology report, included in this submission. Several shared new planted zones will create new habitat types including new native hedgerow, different trees, swale and gravel areas.

TREES

The existing mature trees along the west boundary will be retained and enhanced where feasible. These are located along London road and create a buffer between the road and the new dwellings. They consist of Sycamores, a hornbeam and a beech, with brambles hedging all along. New trees will be placed in the communal garden including wetland trees, screening trees next to house boundaries, multistem trees at the front of the houses and feature trees at the back gardens which will be mainly native and wildlife-friendly varieties including crab apple, hawthorn, hazel, silver birch, cherry and junberry.

COMMUNAL GARDEN & BASIN

The proposed communal garden is conceived as a natural habitat within the rural settlement, designed to encourage residents and visitors to engage with the landscape, foster a connection with nature, and explore the ecological character of the site. There will be a mix of medium and large-sized trees, insect friendly scrub planting and wildflower meadow. The central basin will provide both functional drainage storage and ecological enhancement. It will incorporate gently sloping vegetated margins with wetland seedmix, creating habitat opportunities for invertebrates, birds, and small mammals. It will maintain a permanent water level, support wetland vegetation and contribute to local biodiversity.

GREEN ROOF

Green roof above the garages and a few living spaces will provide additional ecological habitat.

BOUNDARY TREATMENT

New native hedgerows will be planted at the east and south boundaries to separate the new dwellings with the stables.

PERMEABLE PAVING

Hard landscaping is kept to a minimum with small timber terraces and gravel beds. The access route will be permeable to allow water runoff and parking zones with gaps to allow planting to grow through the space.

BAT BOXES

There will be multiple integrated bat boxes, placed high, in varied orientations, away from light.

HEDGEHOG HIGHWAYS

Hedgehog highways will also be considered by creating small gaps at the base of all boundary fences and walls.

MAINTENANCE

All planting in shared areas will be maintained according to a maintenance schedule by an external management company. It is recommended that an annual inspection is carried out (late summer/early Autumn) to monitor progress and also identify any remedial or additional work (due to either unforeseen circumstances or functional changes) that may be required prior to the start of the planting season. The following operations to be carried out such as pruning, trimming and shaping trees, remove suckers from base, check condition of stakes and ties and adjust as necessary, apply fertiliser if necessary, keep all beds weed free, remove trees/ shrubs with significant damage and replace where required, apply sufficient water to maintain healthy growth, etc.



5.5 LANDSCAPING PLAN

KEY

CLOSE BOARDED FENCING

ROAD

PERMEABLE PAVING

LAWN

BASIN / SWALE

SWALE PLANTING

WILD FLOWER MEADOW

GREEN ROOF

SCRUB PLANTING

NEW HEDGE

EXISTING TREES

NEW TREES

TYPE	TREE No.	DESCRIPTION	QTY.
A	T8-10, T14-16, T29-34, T42-44, T50-51, T56, T59	SCREENING TREES BETWEEN THE DWELLINGS	19
B	T5-7, T11-13, T17-19, T20-26, T35-41, T48-49, T52-53, T57-58	MULTISTEM TREES AT THE FRONT GARDENS	29
C	T54-55	WETLAND TREES NEAR THE BASIN	2
D	T1-4, T27-28, T45-47	FEATURE TREES AT THE BACK GARDENS	9
E		WETLAND SEEDMIX	-
F		MIXED NATIVE HEDGEROW	-
G		INSECT FRIENDLY SCRUB PLANTING	-
H		WILD MEADOW FLOWER	-



6.0 EQUESTRIAN/ BARN TYPE AESTHETICS

Following pre-application advice, the proposed layout and architectural language intentionally reference the established rural and equestrian character of the site, taking cues from traditional agricultural groupings and barn-style forms. The arrangement of dwellings around a communal landscaped space creates a farmstead-style composition that responds positively to the semi-rural context and helps integrate the development into its wider landscape setting. The use of simple roof forms, natural materials, and restrained detailing would further reinforce this rural vernacular character.

Quote from Pre-app response: *'The general form, scale and materiality of the dwellings as set out in the DAS is a mixture of traditional and contemporary, which is high quality and acceptable, but there may well be some merit in seeking to utilise the sites existing context as an equestrian facility in the proposal, by proposing roof forms, footprint shapes, and materials associated with barns/stables for example. This could be said to respond well to the sites local context, in line with Policy D1 of the Local Plan'.*



EXAMPLES OF BARN TYPE BUILDINGS

6.1 PROPOSED MATERIAL PALETTE

It is proposed to finish the pitched roofs in standing seam metal, complemented by a mix of dark and natural timber or composite cladding to the external walls. This palette of soft greys and timber will weather naturally and sit comfortably in the backdrop of trees and the wider landscape. It is also a reminiscent of the dark timber cladding at the original stables.

A light timber cladding and brickwork plinth will sit beneath the dark cladding.

Windows are proposed as aluminium and timber composite high performing windows.

Permeable gravel would be used for the driveway and surfacing in front of the houses, with permeable paving to the courtyard of each house.



LONG BARN BY TAS ARCHITECTS - BLACK TIMBER & STANDING SEAM METAL ROOF SET AGAINST WOODLAND BACKDROP



EXAMPLES OF DARK TIMBER CLADDING AND LOW EAVES



EXAMPLE OF TIMBER CLADDING WITH BRICK BELOW



LOXLEY STABLES BY TAS ARCHITECTS - TIMBER CLADDING & BRICK

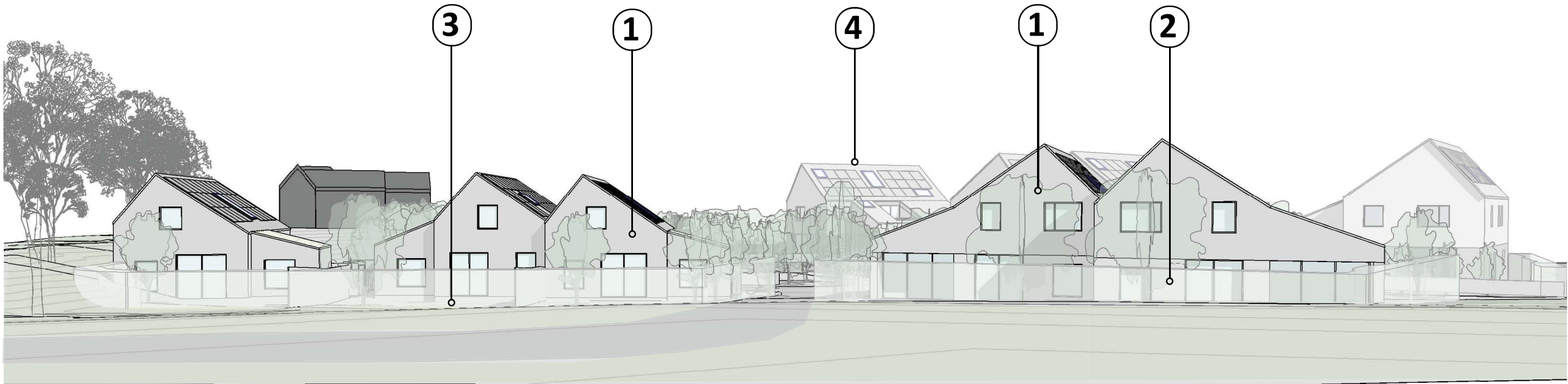


ZINC ROOF AT LONG BARN BY TAS ARCHITECTS



EXAMPLES OF TWO TYPES OR COLOUR TONES OF TIMBER OR TIMBER COMPOSITE CLADDING TO EXPRESS OPENINGS AND ENTRANCES - ALUMINIUM FACED WINDOWS

6.2 PROPOSED MATERIALS - ELEVATIONS



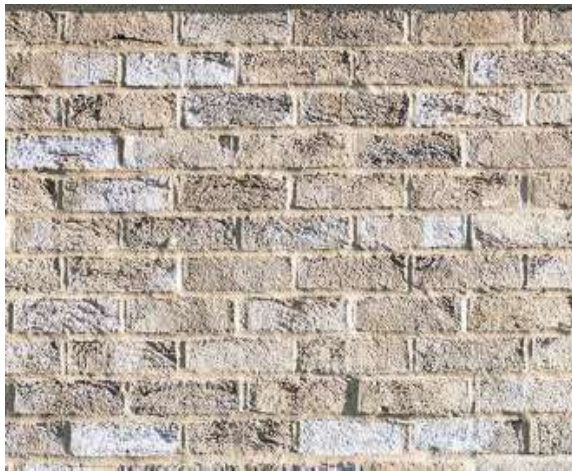
PROPOSED SOUTH ELEVATION



1 DARK TIMBER CLADDING



2 SILVERED TIMBER CLADDING

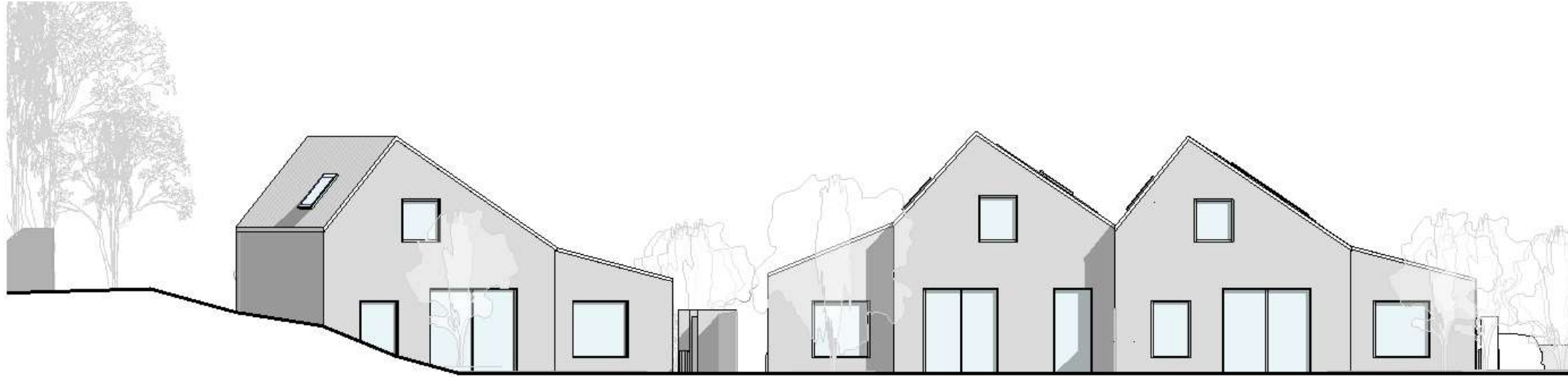


3 BRICK PLINTH

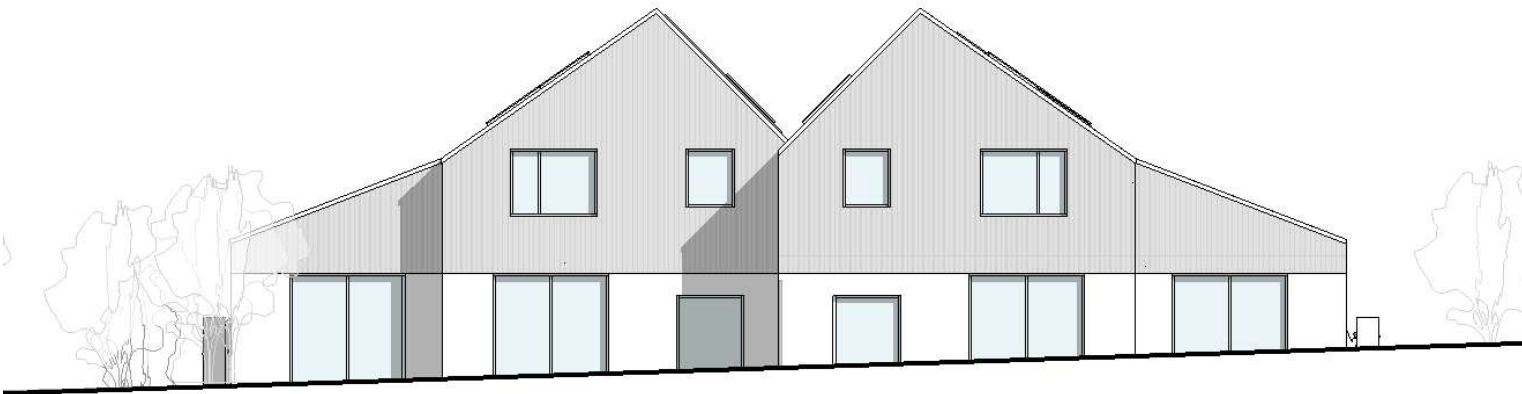


4 DARK GREY COATED STEEL STANDING SEAM

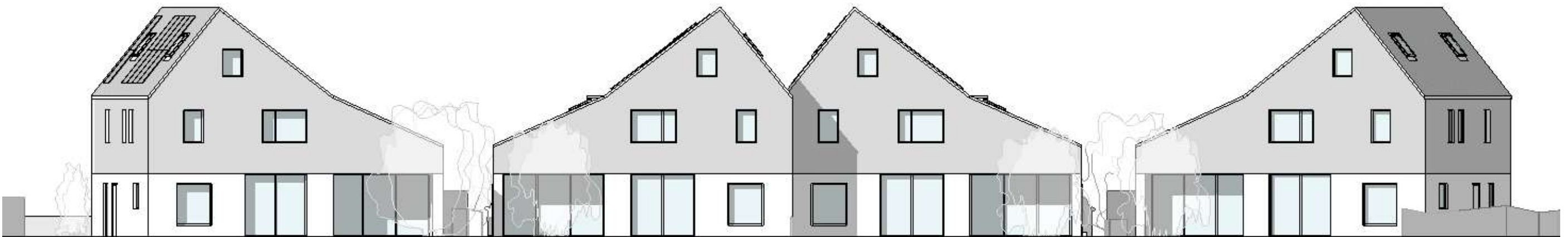
6.2 PROPOSED MATERIALS- ELEVATIONS (continued)



HOUSES 7, 8, 9



HOUSES 5, 6



HOUSES 1, 2, 3, 4



ARTIST IMPRESSION
(COMPUTER VISUAL) 01



ARTIST IMPRESSION
(COMPUTER VISUAL) 02