

Technical Constraints

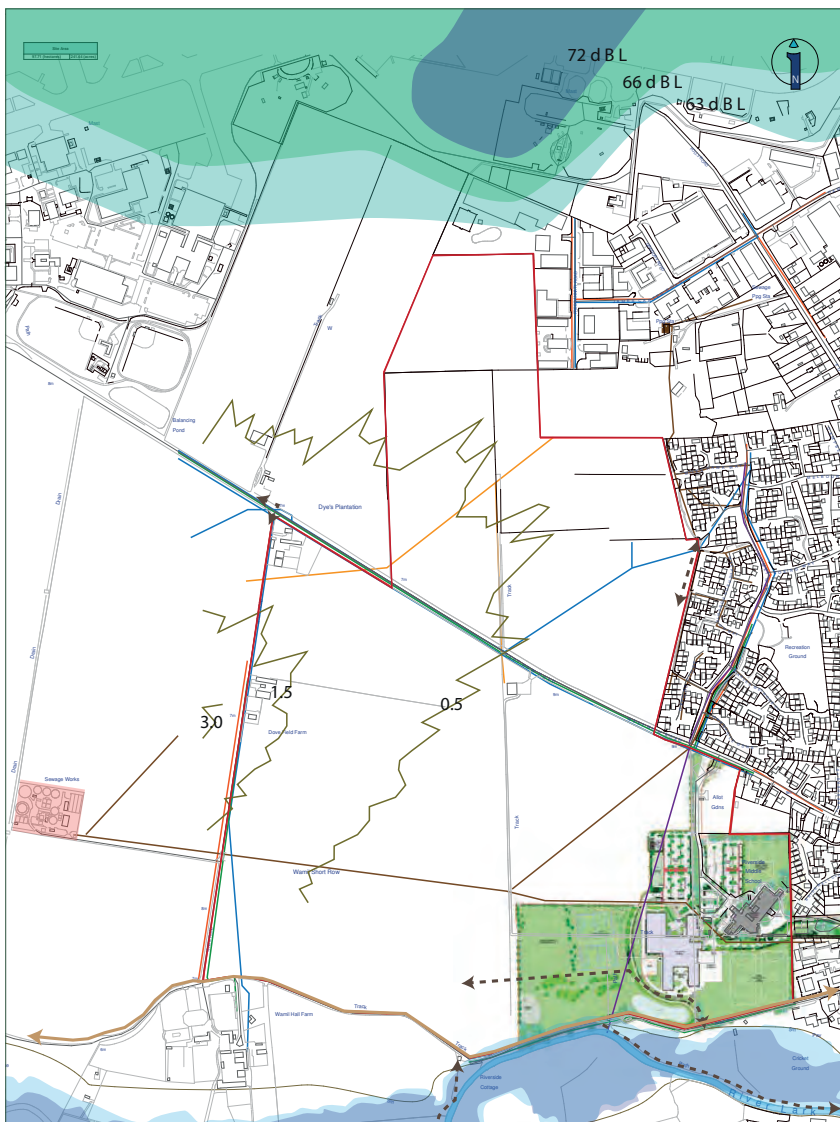
A review of existing technical data has been mapped to understand if there are any constraints that will influence the Masterplan Frameworks.

Utilities
















There are a number of utilities that cross the site as shown on the plan below. These will inform the detailed design at the planning application stage.

Odour

The site is within 300m of the Mildenhall Sewage Treatment Works (STW). An odour assessment has been carried out using emissions data and has determined the risk of odour nuisance would be minimal, and odour does not represent a constraint to the Masterplan area. The Masterplan will also be designed with odour in mind and ensure that there are no residential receptors located within 400m of the STW.



KEY

- | | | | |
|---|-----------------------|---|------------------------|
|  | Allocation Boundary |  | Telecom |
|  | Public Right of Way |  | Easement Zones (TBC) |
|  | Bridle Path |  | Noise Contours |
|  | Water Main |  | Odour Contours |
|  | Foul Sewer |  | EA Flood Zone 2 |
|  | Surface Water Sewer |  | EA Flood Zone 3 |
|  | Low Pressure Gas Main |  | Sewage Treatment Works |
|  | Overhead Power Line | | |

Noise

Based on the military aircraft noise contours, noise surveys and traffic flow predictions it has been possible to assess the worst case noise levels affecting the site. We have completed an initial noise risk assessment in accordance with National Guidance that places the site in the low-medium risk categories for both day and night noise. The site falls entirely outside of the RAF Mildenhall noise contour map.

Noise does not therefore present a constraint to this Masterplan.

Please provide us with your feedback concerning this information here 

Please read this exhibition material in conjunction with the virtual exhibition at www.westofmildenhall.co.uk