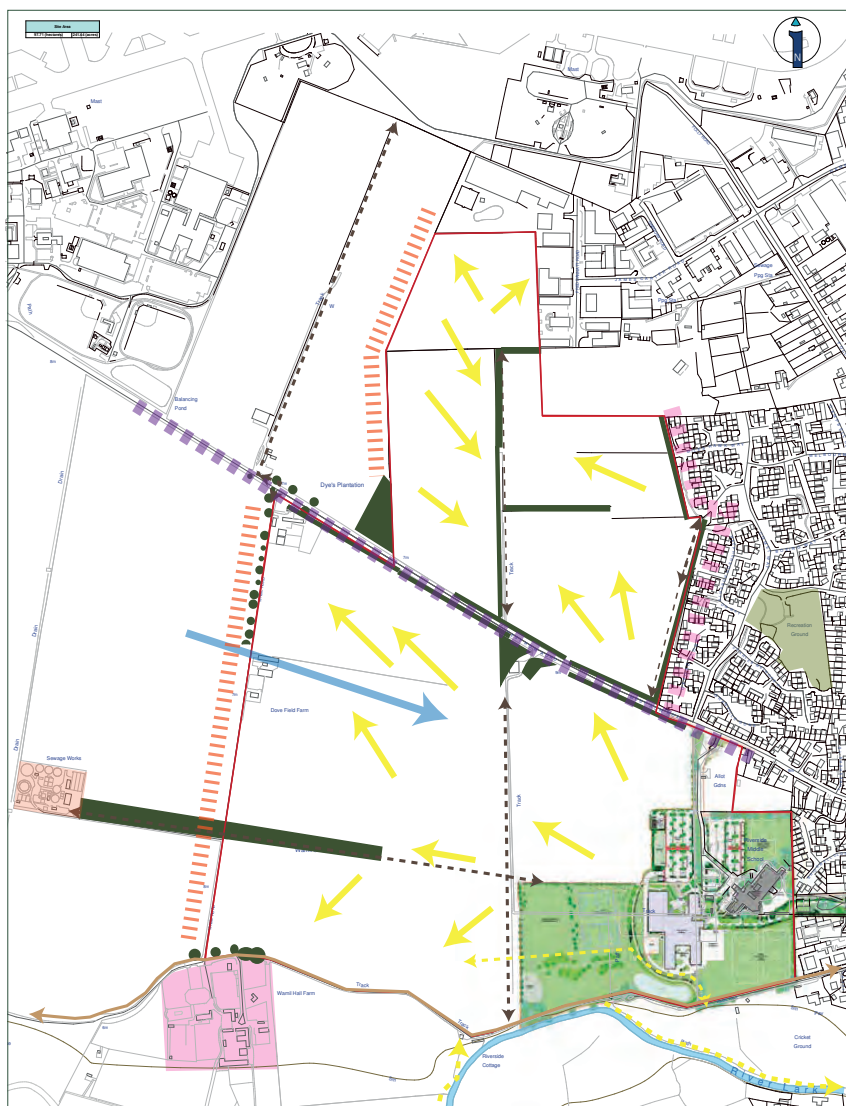


Existing Constraints



KEY

- Allocation Boundary
- Existing Tracks
- Existing trees and Hedges
- Long views to St Mary's Church
- Slope
- PROW
- Listed building (Wamil Hall) and its setting
- Sensitive edge to countryside
- Sensitive edge to existing settlement
- West Row Road Severance and barrier to movement

Topography

The site is generally flat with shallow slopes north to south and east to west as represented by the yellow arrows on the adjacent plan. Please find here a more detailed contour plan.

Existing Vegetation

There are some existing hedgerows and a few trees on the site which will be retained and enhanced.

Public Rights of Way

The PROWs that border the site's south and south east boundary will be retained.

Settlement Edge

The design of development on the eastern edge will be sensitive to the existing settlement.

Views

Development could retain long-ranging views of the parish church in the east is retained to avoid any adverse effects. It is also recommended that a landscape buffer remains around Wamil Hall to mitigate against new development.

Flooding

The Environment Agency flood maps for planning show that the the site falls within Flood Zone 1, which has a low probability of flooding and therefore flood risk does not represent a constraint to development of this site or the location of more vulnerable land uses, such as residential.

A review of the site specific constraints have not identified any insurmountable issues that would prevent achievement of the policy expectations for this mixed use development of this site.

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