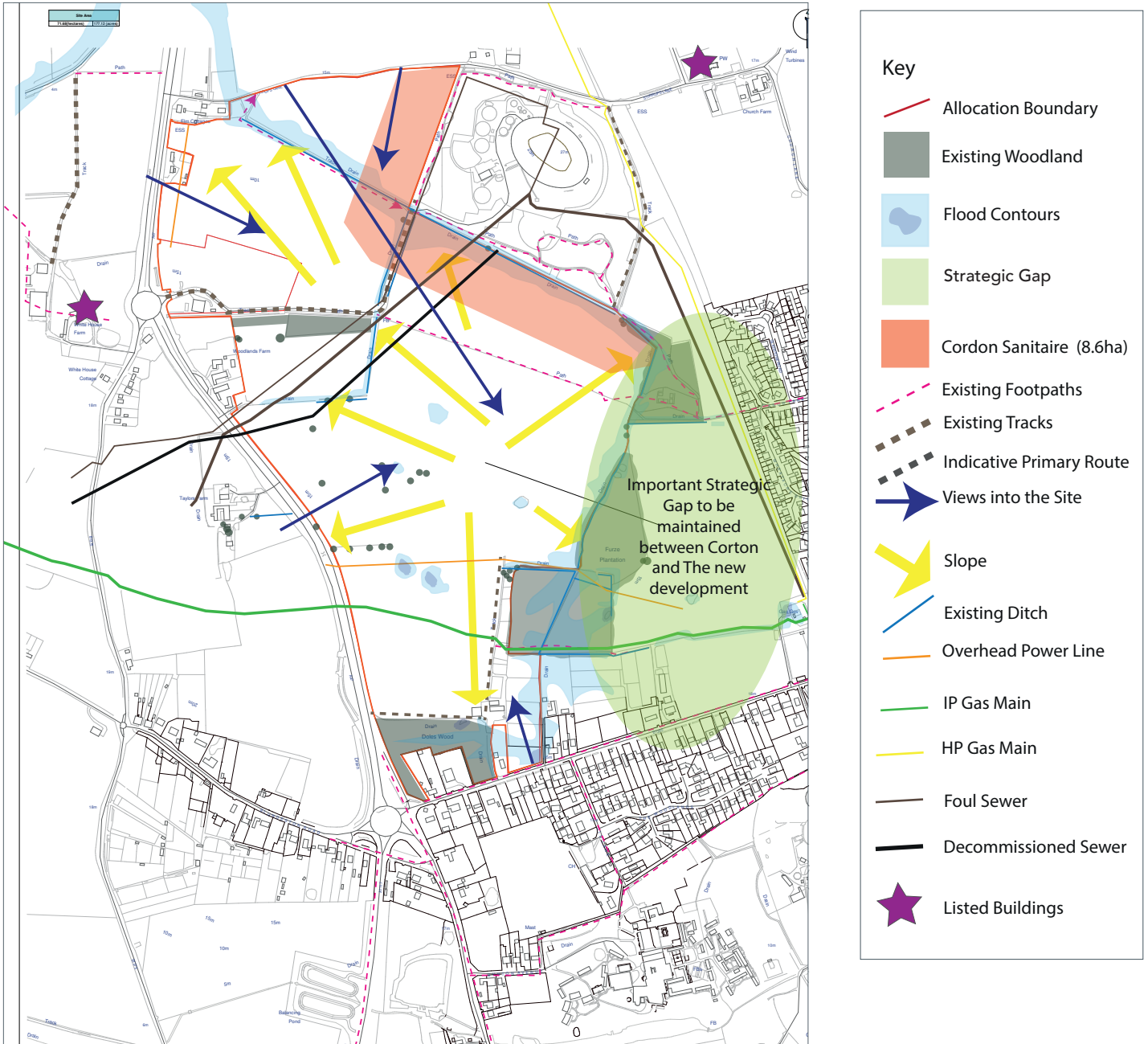


Constraints Plan



A review of the existing site constraints has been mapped to understand their influence on the production of 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.

Flood Zones

The Environment Agency flood maps for planning show that 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 restrict the location of more vulnerable land uses, such as residential. A natural ditched watercourse is located along the sites east and north boundary which must not be developed or diverted without compensation.

Cordon Sanitaire

The Corton Water Recycling Centre (WRC) operated by Anglian Water Services (AWS) is located to the north east of the Masterplan area and it is therefore necessary to observe a 'cordon sanitaire' which is free from residential uses. Information held by AWS suggests that a 100 m buffer from their boundary is appropriate and it is considered that beyond this residential properties are at a low risk of odour related amenity impacts and that AWS will not object to the development. Inside this buffer, less sensitive land use such as commercial, recreation and flood alleviation will be acceptable.

Existing Vegetation

There are some existing hedgerows and a few trees on the site which will be retained and enhanced. Woodland belts interspersed along the south and east boundary, which will require appropriate protection through the Masterplan.

Strategic Gap

An important strategic gap between the Masterplan area and the village of Corton has been identified and is proposed to protect the identity of Corton village and ensure that this new Garden Village is distinct, whilst connected.

Topography

The site has its highest point within the centre of the site with slopes to the north, south and east as represented by the yellow arrows on the adjacent plan.

Public Rights of Way (PROW)

The PROWs that cross the site will be retained.