



Viewpoint A - Looking east from the rear of the no 114 across the Site



Viewpoint B - Looking west across the Site towards the rear of the dwellings on Milton Road



Viewpoint C - Looking north east to south east across the Site from the boundary with no 116 Milton Road



Viewpoint D- Looking west across the Site towards the dwellings on Milton Road



Viewpoint E - Looking south across the Site from the northern boundary

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## Landscaping, Transport & Drainage

The Landscaping, Highway, Drainage and Flood Risk implications of the proposed development have been fully considered and a suite of documents covering these disciplines will be submitted in support of the Planning Application.

### Drainage

A sustainable surface water drainage strategy will be developed in full accordance with the requirements of both national and local policy. The onsite surface water drainage network will therefore be designed to accommodate storm events with an intensity of up to 1 in 100 years with an additional 40% allowance for climatic change.

As can be appreciated from the Indicative Illustrative Plan it is proposed that surface water is stored within two onsite attenuation basins that predominantly will be dry, prior to discharge to the downstream sewer network at a restricted rate.

Foul water flows from the site will be discharged via gravity to the existing adopted foul sewer network in Milton Road.

### Access and Highways

Access to the development for vehicles, pedestrians and cyclists will be provided via a priority T-junction off Milton Road which will be designed in accordance with Bedford Borough Council's adoptable standards.

Bedford Borough Council have been commissioned to undertake a highway capacity assessment using their traffic model, which will consider the impact of traffic generated by the development on the surrounding road network. Following completion of the modelling the Highway Authority will advise as to any improvement works that may be required as a result of the proposals. The findings will be set out within a Transport Assessment that will be submitted in support of the Planning Application.

A Travel Plan document will also be prepared which will promote the use of public transport, cycling and walking for future residents of the development.

### Flood Risk

The Environment Agency's flood mapping confirms that the site is not considered to be at risk of flooding from any source. An assessment will be carried out to demonstrate that the site is not at risk of flooding and that no other properties will be at any increased risk of flooding as a result of the development.

### Landscaping

A full Landscape and Visual Impact Assessment (LVIA) has been undertaken to determine key and sensitive views both into and out of the site.