



**HOPKINS
HOMES**

Technical

This banner describes the approach to transport, access and drainage.

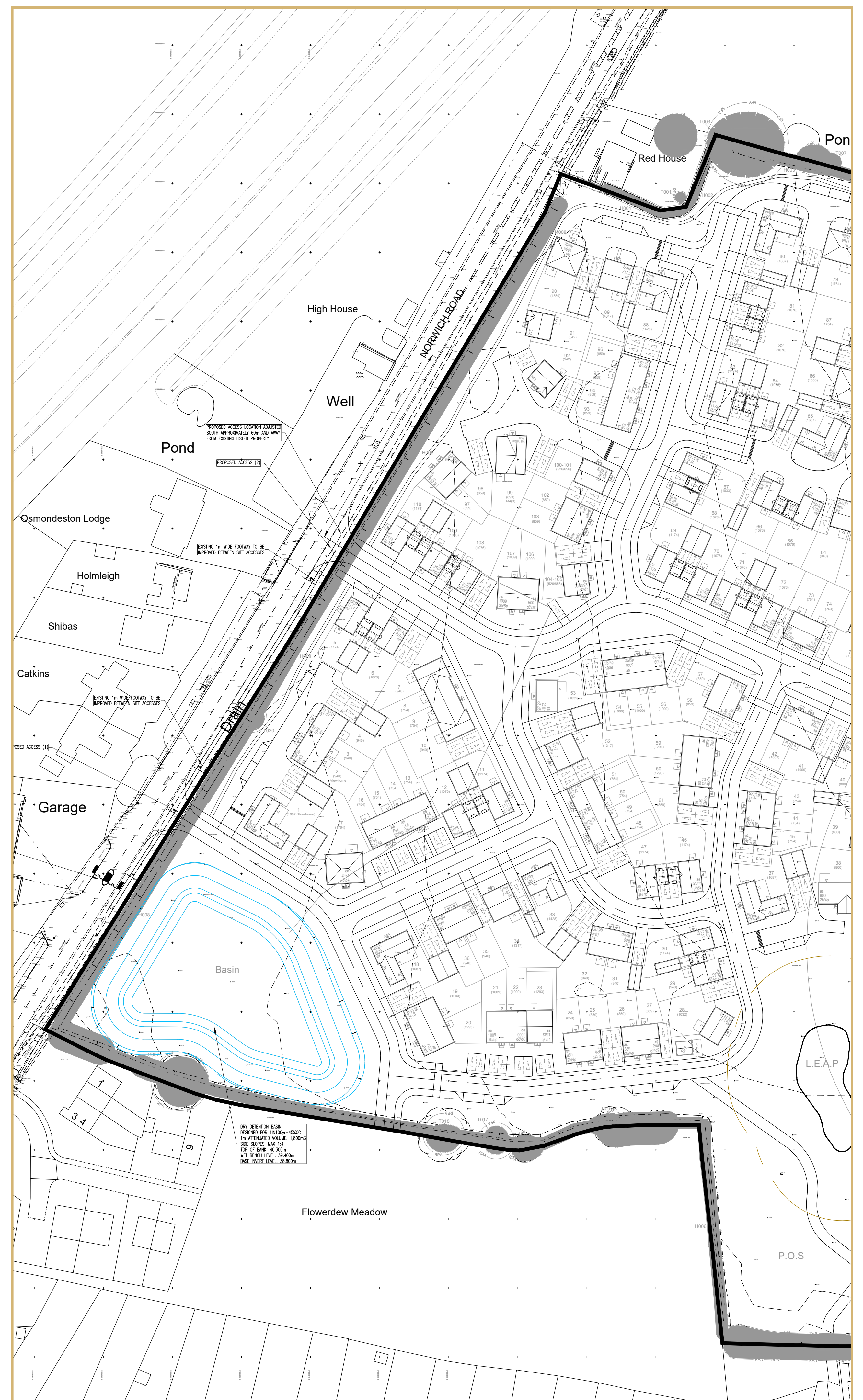
Transport and Access

Two vehicle access points are proposed from Norwich Road. The access proposals will be discussed further with the Highway Authority together with the scope of the Transport Assessment and Travel Plan. The indicative access positions have been chosen to minimise removal of the existing hedgerow, while maintaining separation from Grade II listed High House. Traffic surveys to be undertaken on Norwich Road will help to determine the nature of any traffic calming measures. The proposals also seek to deliver a pedestrian crossing at Norwich Road connecting the site to Scole Primary School, in accordance with DDNPI I.

Parking will be provided in accordance with Norfolk County Council guidance.

The site is in a sustainable location, with good access to local services and public transport.

The closest bus stops are located near the primary school and provide services to Diss and Norwich.



Flood Risk & Drainage

The site lies in Flood Zone I, indicating a low probability of river or sea flooding. The site also has a low probability of surface water flooding. A programme of infiltration testing will guide the proposed drainage strategy, though it is thought that an attenuation basin will be required at the lowest point to enable a controlled discharge to the watercourse.

Foul drainage will use the existing connection in Norwich Road, with initial consultations with statutory providers indicating that sufficient capacity exists to receive the additional forecast flows.



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