

Our Ref: AB/sr/2299

Your Ref:

25 July 2008

Mr J Mermagen
Chaucer Barn
Holt Road
Gresham
Norwich
NR11 8AD

Dear Mr Mermagen

Land at Back Lane, Roughton, Norwich, NR11

This report is provided to consider the development potential for an area of land off Back Lane, Roughton. The land comprises an area of grassland of approximately 3.1 Ha, the land slopes down from Back Lane towards Hagan's Beck on the northern boundary of the site,

The land to the south of the central drain (see attached plan) is dry grassland, ground conditions in this area are assumed to be a light sandy soil, typically this land is likely to be well drained.

To the north and east of the drain the land becomes peaty and wet, the field being used for grazing by horses. The ditch crossing the site and area around the Beck is heavily vegetated with reeds.

The land adjacent to the Beck (between the Beck and drain) is identified on the Environment Agency Flood Risk map as being within Flood Zone 3, this flood zone identifies land at risk of flooding from the 1% probability (100 year) flood. It should be noted that the area shown as being at risk is indicative only and it is unlikely that accurate modelling has been carried out to establish the correct extent of the at risk area. As a consequence the land at risk is likely to be less than that shown on the map. Should the development progress more accurate modelling can be undertaken to confirm the extent of the flood risk area.

The land to the south of the drain is ideally suited for housing. The well drained soils would enable hard surfaced areas (roofs, roads and parking areas) to be drained to soakaways hence conforming to current guidelines for sustainable drainage as set out in PPS 25 (Development and flood risk). As a consequence the impact on the environment will be minimised and the development would not increase the flood risk to other properties in the area. This form of drainage will contribute to the developments rating in terms of the Code for Sustainable Housing.

Land at risk of flooding is unsuitable for housing, there is however the opportunity to use this land (i.e. the land to the north of the cross drain) to the advantage of both the community and environment. The field between the ditch and Beck is currently fairly sterile, heavily grazed and poorly drained pasture, the drain and Beck are overgrown and dominated with reeds. The area could be regenerated to provide a wildlife habitat taking advantage of the wetland characteristics with appropriate planting and creation of ponds, these would create a link along the river corridor for wildlife enhancing the biodiversity in the area. Community access can be encouraged with the potential for perhaps a small play area on the higher ground to the west, with pathways and open spaces through the wetland.

Additional leisure facilities could be provided with the provision of a football pitch on the land immediately to the south of the drain. Some land raising may be necessary to provide a level pitch, should this land encroach into the flood zone any loss of floodplain storage can be compensated for by land lowering in the wetland area to ensure there is no overall change in floodplain storage.

In summary in my opinion the land would be suitable for development, and can provide substantial environmental and recreational benefits to the village.

Yours sincerely

**Andrew Bingham C.Eng MCIWEM
for Bingham Hall Associates**

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