

- 3.5 The British Geological Survey (BGS) viewer shows the site is underlain by the 'Mercia Mudstone Group' comprising mainly Mudstone with a thin band of Siltstone crossing the southeastern corner of the site. The mudstone strata of the Mercia Mudstone Group overlying the majority of the site are classified as a Secondary (B) Aquifer and the siltstone strata of the Mercia Mudstone Group (south eastern corner) are classified as a Secondary Aquifer. The site is not within 500m of a groundwater source protection zone.
- 3.6 Percolation testing will be undertaken as part of any future planning application.
- 3.7 The site naturally slopes to the southeast with levels of 86.97mAOD falling to 71.95mAOD along the sites south eastern boundary at which this is the lowest point. The site therefore has a difference in topography of 15.02mAOD from the north to the south eastern boundary.
- 3.8 Onsite attenuation would be provided the provision of above ground SuDS features. It is anticipated the majority of this storage would be delivered through a balancing pond in the south eastern area of the site and above an identified surface water sewer as shown on the Severn Trent Water plans contained in Appendix G.
- 3.9 Based on an assumed developable area of 5.74ha (taken from existing concept plans) and assuming a reasonable impermeable area of 60% an estimated storage volume of approximately 2,900m³ for a 1 in 100 year storm event plus 40% for climate change (this takes account of the February 2016 changes). This calculation is based on a discharge rate 14.1 litres per second (QBAR Greenfield Rate is 4.1 l/s/ha). Surface water will outfall either into available ditches or the Severn Trent Water identified in Appendix G.
- 3.10 It is envisaged foul drainage will discharge by gravity to the existing adopted sewer which lies in the junction of Birmingham Road/Ugly Bridge Road to the south east of the site area (see attached plans contained in Appendix G). However due to uncertainties on manhole and sewers levels a pumping station has been identified as this stage and levels will be reviewed further in due course. Detailed investigations with Severn Trent Water will take place in due course. In any event, and in accordance with the Water Industry Act (1990), STW will be required to provide capacity for the development whilst containing environmental impacts and maintaining water quality; therefore improvements to the network will be provided if required.

4.0 NOISE

4.1 If required at the planning application stage, noise impact should be considered and assessed against the following guidance:

- BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'; and
- World Health Organisation (WHO) Guidelines for Community Noise 1999.

4.2 The southern boundary of the site lies directly adjacent to Birmingham Road. Due to the site's close proximity to the carriageway it is considered likely that road traffic will be the dominant noise source at the site, and that noise impact will require consideration as part of any planning application for the site.

4.3 With regard to dwellings closest to Birmingham Road, it is unlikely that standoff distances will be required. However, it is anticipated that rear gardens of dwellings with a line of sight to Birmingham Road would need to be placed at facades facing away from the road, to benefit from screening provided by intervening dwellings.

4.4 Enhanced glazing and ventilation specification may be required at certain locations to protect internal amenity.

4.5 We do not envisage the need for linked frontages on any boundary.

4.6 It is considered unlikely noise will have a significant adverse impact on the development of this site as any sound levels exceeding the recommended thresholds would be dealt with by way of a suitable mitigation strategy.

5.0 LAND CONTAMINATION

5.1 An initial Phase I Environmental Risk Assessment has been completed for the site area and a summary of the findings is outlined in the table below. Copies of the Emapsite Environmental Report can be found in Appendix F.

<p>Site Walkover Findings</p>	<p>The gated access is part of a metalled footway/cycleway route. Adjacent to the access track is a small brick structure (former gas sub-station). Metal gas pipes were observed both within and outside the structure. Beyond the residential properties to the south of the site is the Grand Union Canal.</p> <p>No buildings or areas of burnt ground were observed during the site walkover, although garden waste including grass cuttings were observed to the rear of residential properties, off Ebrington Drive.</p> <p>A manhole, potential soakaway, was observed in the centre of the eastern site boundary.</p>
<p>Regulator Consultations</p>	<p>Information on potentially significant environmental issues may be held on public records by regulatory authorities but is also obtained from the Groundsure database.</p> <p><u>Environment Agency (EA)</u></p> <ul style="list-style-type: none"> • The development is located within 250m of a Flood Zone 2 and 3. Minor flooding, associated with surface water, is shown along the eastern boundary. • There is one landfill (Zaragosa), shown approximately 1km to the south east of the development area. Any risk is considered low due to the distance. • There are no significant pollution incidents or air pollution sites located within 500 m of the site. <p><u>Environmental Data Report</u></p> <ul style="list-style-type: none"> • A fuel station (Shell) is located 37m to the south. • No significant pollution incidents are reported within

	<p>250m of the site.</p> <ul style="list-style-type: none"> • No landfill sites are recorded within 1km of the site. The nearest landfill, Zaragosa, is recorded to be 1103m from the site. • There are seven contemporary trade entries within 250m of the site. With the exception of the two entries for the fuel station, 36m to the south, none are likely to pose a significant risk to the site area. • Deep Made Ground, a potential source of landfill gases, is reported 39m to the north east. <p>Two historic for unspecified pits (Made Ground) are recorded within the site boundaries. Therefore, there is also the potential for unrecorded pits to be present. The fill material is a potential source of contamination, landfill gases and is not a suitable founding medium – if encountered foundation will need to be deepened through the fill.</p>
Site History	<p>The site has historically been shown as unoccupied agricultural land from the earliest recorded maps. The site originally consisted as three fields however, a field boundary was removed in 2002 thus resulting in the site comprising two fields. Buildings only noted on site from the most recent maps.</p>
Geology	<p>The 1:50,000 British Geological Survey (BGS) map, sheet 184 'Warwick' shows no superficial deposits overlying the site. The solid geology underlying the site is the Mercia Mudstone Group (mudstone), although siltstones, also part of the Mercia Mudstone Group are shown in the south east corner of the site.</p>
Hydrogeology	<p>The mudstone strata of the Mercia Mudstone Group overlying the majority of the site are classified as a Secondary (B) Aquifer and the siltstone strata of the Mercia Mudstone Group (south eastern corner) are classified as a Secondary Aquifer.</p> <p>The site is not within 500m of a groundwater source</p>

	<p>protection zone.</p> <p>There are no groundwater or potable water abstractions recorded within 500 m of the site boundary.</p>
Hydrology	<p>The site is within 250m of Zone 2 or Zone 3 Flood zones.</p> <p>There are two references for surface water abstractions within 500m of the site boundary, both entries refer to a location 483m west of the site. Both are point sources associated with Cox Brook and are for spray irrigation and general and domestic farming.</p> <p>There are twenty three Detailed River Network entries within 500m of the site boundary, the nearest being the Grand Union Canal 73m to the south of the site. The remaining entries appear to refer to the stream to the south of the canal and other small streams/drains to the south, north east and west.</p> <p>There are seven entries for surface water features within 250m of the site, which are not shown on the mapping. These are likely to refer to small ponds and a network of small drains to the north east, south east and south of the site.</p>
Radon	<p>It is anticipated that no radon protection measures will be required for the proposed development.</p>
Other issues	<p>A coal authority search has indicated that a mining report is not required for the site.</p>
Environmental sensitivity	<p>Groundwater – Low/moderate</p> <p>Surface water – Low</p> <p>Ecology –Low</p> <p>Flood risk – Low</p>
Statutory Designation	<p>In our opinion, it is unlikely that the site would be designated as statutory contaminated land by the local authority under the provision of Part IIA of the Environmental Protection Act 1990 (inserted by Section 57 of the Environmental Act 1995). A proven “pollution</p>

	<p>linkage” within the definition of causing “significant possibility of significant harm” to people, controlled waters or the environment as defined in the statutory guidance, Edition 2, May 2006 has not been identified at the site.</p>
<p>Recommendations</p>	<p>Completion of a Phase II land quality assessment, planning conditions & financial security. This will be primarily to assess geotechnical issues and to assist in the design of foundations, drainage, underground services, roads etc. However, it is suggested that confirmatory environmental testing (across the site area) including gas monitoring be completed to assess the site conditions and to obtain sufficient data to further refine the conceptual model and environmental risks for submission to the local planning authority.</p>

6.0 UTILITIES

6.1 Apparatus Plans sourced from all local providers have been obtained and a summary is outlined below. Copies of all relevant plans and correspondence can be found in Appendix G. From the information provided there are no significant constraints to development.

Sewers (Foul)

6.2 The sewer records show that a S104 sewer runs along the eastern boundary of the site (in Ugly Bridge Road) connecting to a 525mm public foul sewer to the north of the site and a 225mm public foul sewer to the south of the site over Birmingham Road.

6.3 Further public foul sewers are noted within the residential streets to the west of the site.

Sewers (surface Water)

6.4 A 1200mm sewer is located within the southern half of the site running from east to west. This sewer proceeds to run parallel with the southern boundary of the site before it outfalls to a watercourse noted outside the eastern boundary. A 10m easement will be required from this sewer which will need to be confirmed with STW.

6.5 Further surface water sewers are noted within the residential streets to the west of the site.

Water Mains

6.6 An 8in water main is located along the northern side of Birmingham Road, with a further two water mains located within the carriageway. Diversions may be required to facilitate the site access.

Electricity Cables

6.7 There are existing 11kV high voltage underground cables running along the northern side of Birmingham Road. These cables are likely to require diverting to facilitate any proposed vehicle or pedestrian access into the site from Birmingham Road.

BT

- 6.8 BT underground apparatus is noted along the northern side of Birmingham Road. These cables are likely to require diverting to facilitate any proposed vehicle or pedestrian access into the site from Birmingham Road.

Gas

- 6.9 A 180mm Medium Pressure gas main is located in Birmingham Road and may require diversions to facilitate access. A Low Pressure main is located along the southern side of Birmingham Road however, it is not anticipated that diversions will be required for this main. No National Grid apparatus is located within the site.

7.0 SUMMARY

7.1 This Technical Report has been prepared to assess a proposed residential development on land off Birmingham Road, Hatton. A summary of the key findings is outlined below.

7.2 Highways and Transportation:

- Access can be achieved onto Birmingham Road through the creation of a T-junction with right turn lane.
- The site is located in a sustainable location with local amenities available connected by pedestrian and cycle route. Good public transport services provide excellent connectivity to Warwick and Warwick Parkway Train Station which enable travel further afield.
- Traffic impact at local junctions will need to be assessed however, it is expected the network can accommodate the proposed development. Section 106 monies may be requested to help deliver large scale infrastructure improvements on the network.

7.3 Flood Risk and Drainage:

- The site is located in Flood Zone 1.
- Surface water drainage will be accommodated through the provision of on site attenuation features. Storage in the region of 2,900m³ will be required and discharge is likely to occur into an adjacent surface water sewer.
- Foul flows are likely drain by gravity to the existing sewer network in Birmingham Road to the south east of the site however a pumping station is shown at this time due to uncertainties over manhole and sewer levels.

7.4 Noise:

- Noise mitigation measures may be required to attenuate external and internal sound levels at the site, depending upon the site layout. It is considered unlikely noise will have a significant adverse impact on the development of this site.

7.5 Land Contamination:

- The site is unlikely to be classified as contaminated land.

7.6 Utilities:

- Apparatus plans show surface water sewer apparatus running along the southern boundary of the site and a 10m easement will be required.
- Plans also highlight that water mains, 11kV underground electric cables and underground BT telecommunication cables are located along the northern footway of Birmingham Road. A Medium Pressure main is also noted within the carriageway. Diversions will/may be required for this apparatus to facilitate any vehicle or pedestrian access off Birmingham Road.

7.7 In summary, there are no technical constraints to the delivery of 120 dwellings on Land off Birmingham Road, Hatton

APPENDIX A

M-EC
Wellington House
Leicester Road
Ilstock
Leicestershire
LE67 6HP



SITE LOCATION PLAN

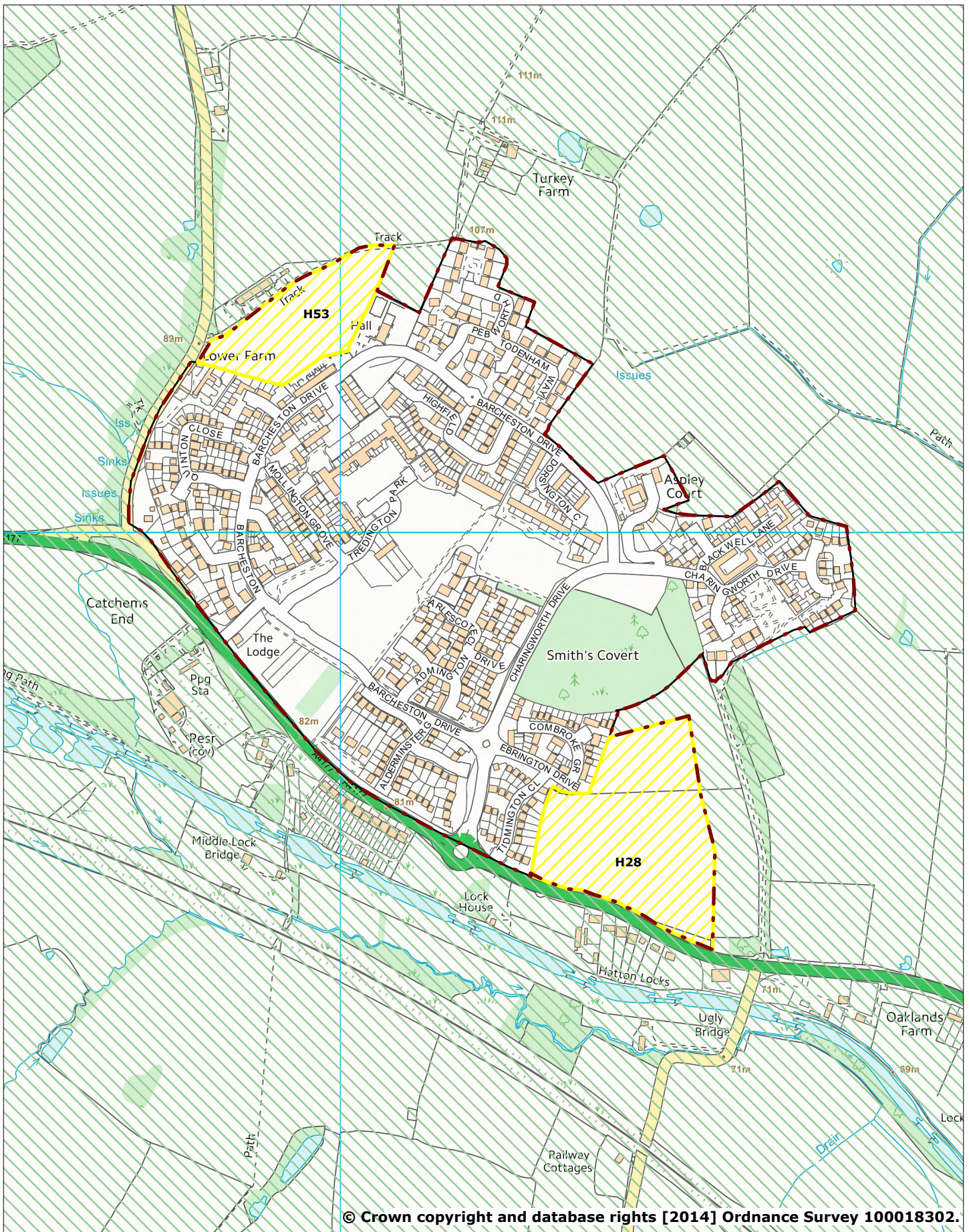
Project: Birmingham Road, Hatton, Warwickshire

File Ref: 20586

O.S. Grid Ref: 425425, 266585

Postcode: CV35 7TF





Key

- WDLP - Green Belt (DS19)
- WDLP - Housing Allocations (DS11)
- Site Ref
- WDLP - Growth Village Envelopes (H10)

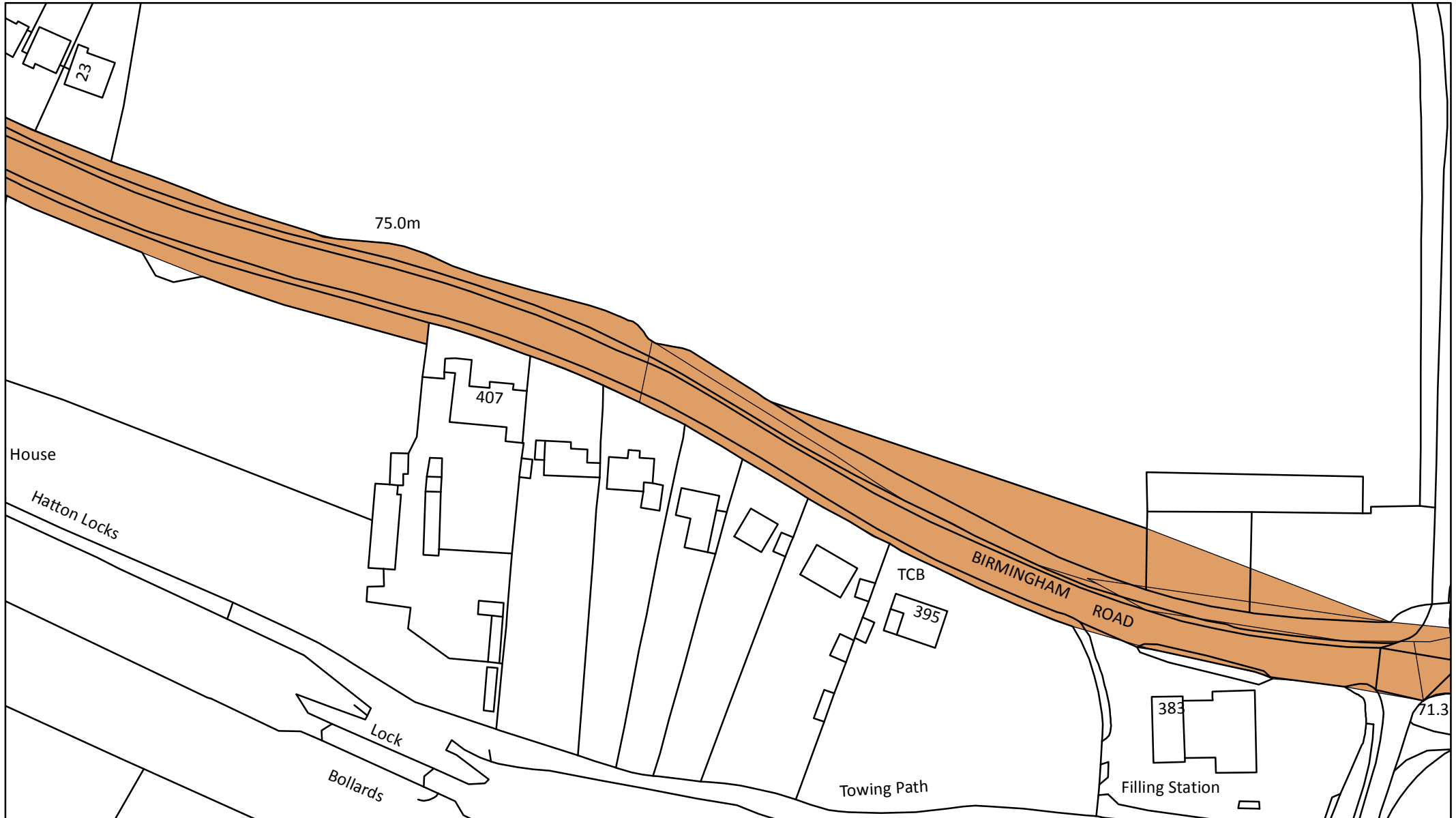
21. Hatton Park
(Proposed Mod. 2016)

**Local Plan
Policies
Map**




APPENDIX B

Birmingham Road, Hatton



Legend

 Highway Maintainable at Public Expense

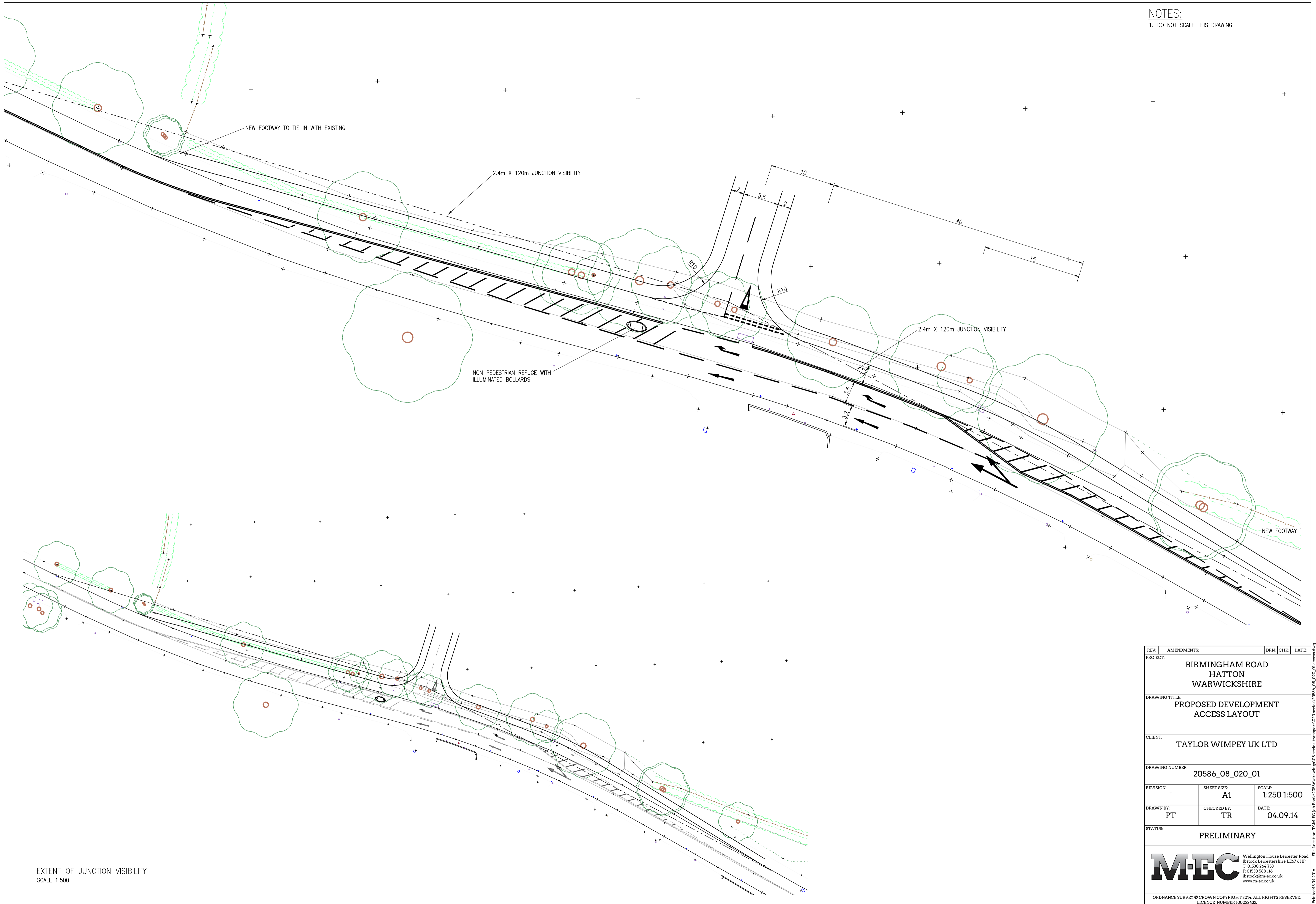


Communities
04 Nov 2014

Whilst the County Council as highway authority believes the information to be correct it should be noted as a matter of highway law that only a Court can issue the definitive interpretation on matters of highway status and extent

APPENDIX C

NOTES:
1. DO NOT SCALE THIS DRAWING.

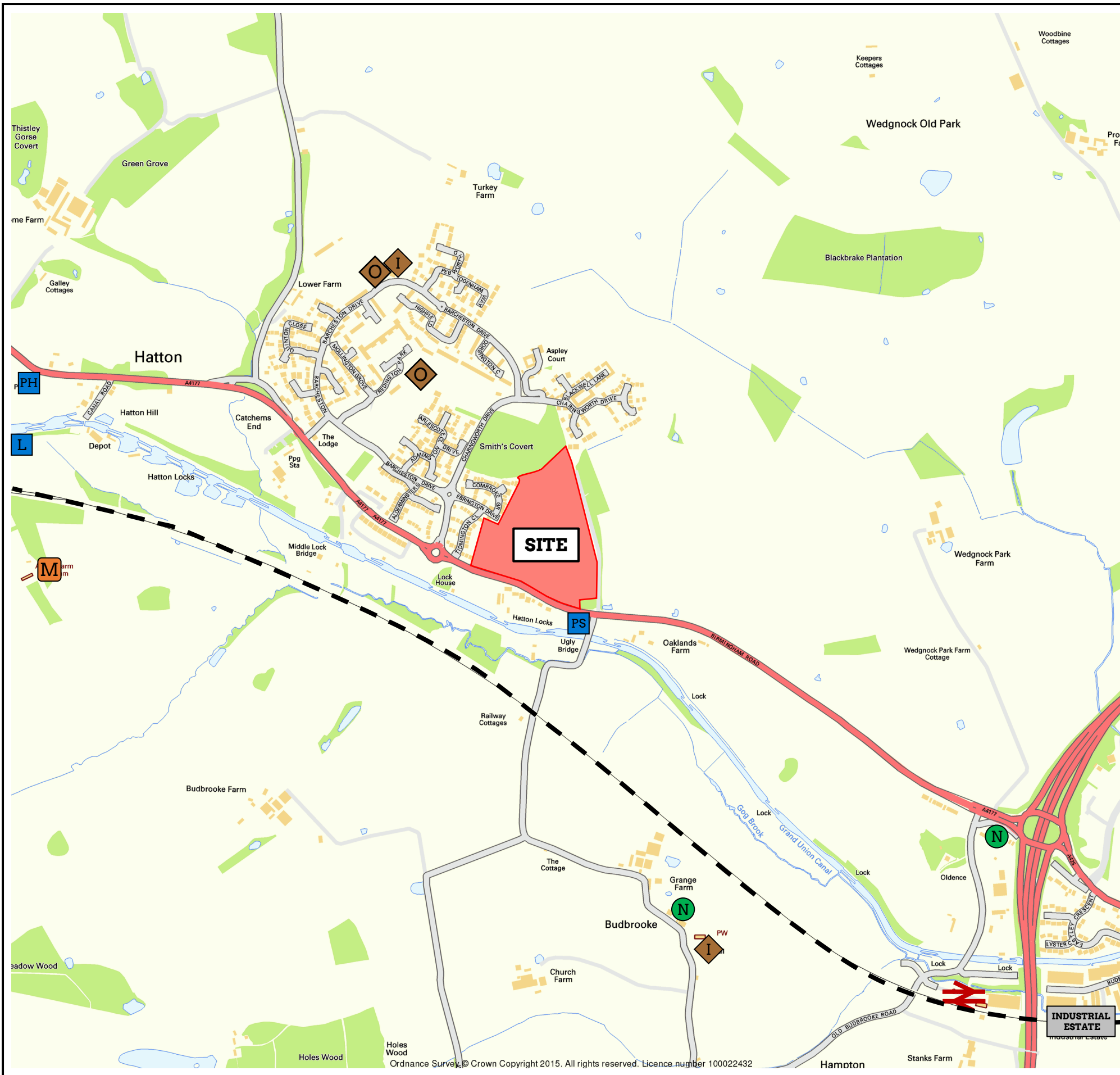


EXTENT OF JUNCTION VISIBILITY
SCALE 1:500

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DRAWING TITLE: PROPOSED DEVELOPMENT ACCESS LAYOUT				
CLIENT: TAYLOR WIMPEY UK LTD				
DRAWING NUMBER: 20586_08_020_01				
REVISION:	SHEET SIZE:	SCALE:		
-	A1	1:250 1:500		
DRAWN BY:	CHECKED BY:	DATE:		
PT	TR	04.09.14		
STATUS: PRELIMINARY				
M-EC		Wellington House Leicester Road Ibstock Leicestershire LE17 6HP T: 01530 264 753 F: 01530 568 116 ibstock@m-ec.co.uk www.m-ec.co.uk		
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File Location: T:\M-EC\ibstock\20586_08_020_01\access.dwg
Printed: 04/09/2014

APPENDIX D











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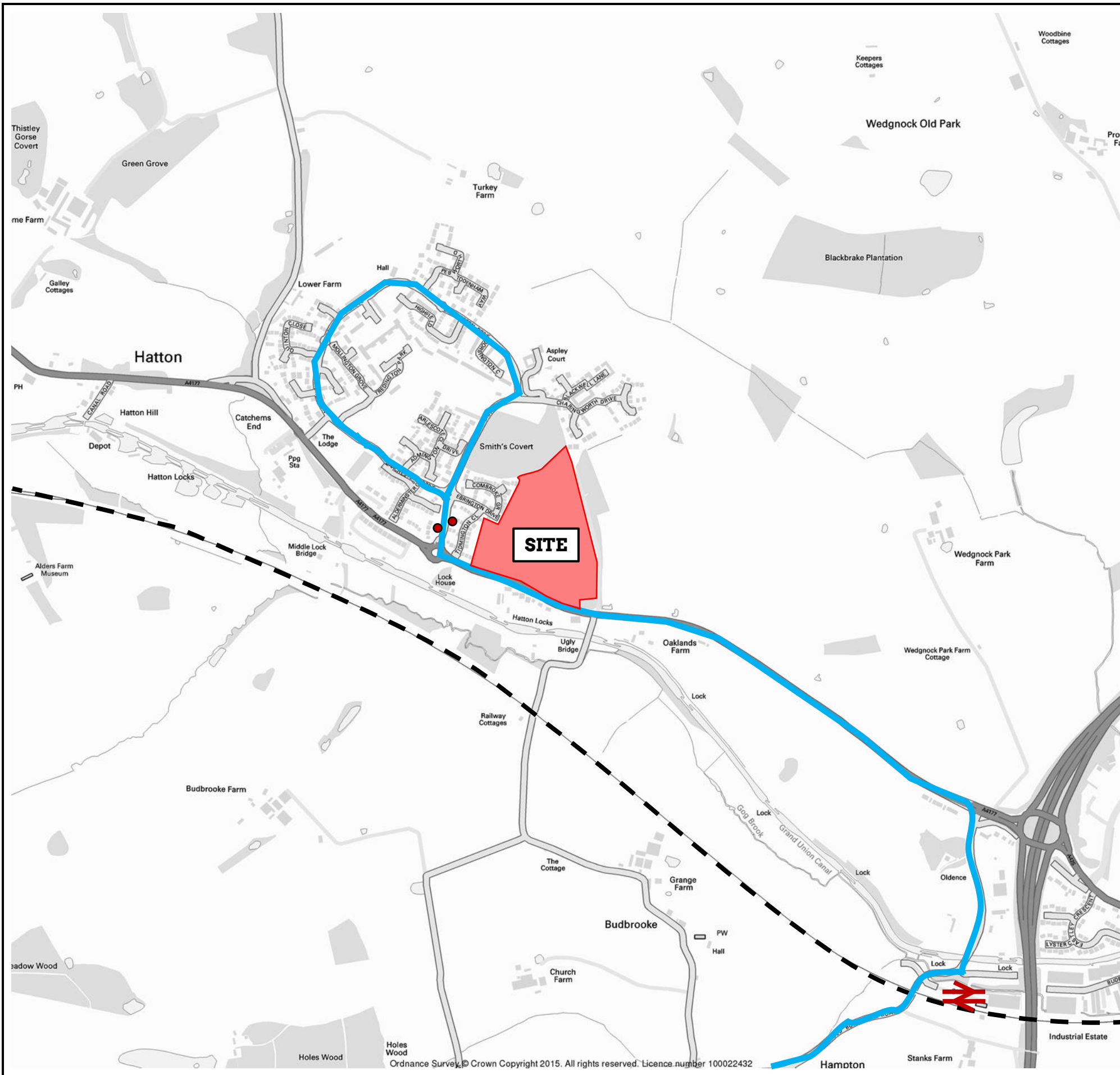
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- DO NOT SCALE FROM THIS FIGURE.
- THIS FIGURE MAY INCLUDE DATA PROVIDED BY 3rd PARTIES NO LIABILITY IS ACCEPTED FOR THE ACCURACY OF SUCH DATA.
- THIS FIGURE IS NOT INTENDED AS A COMPREHENSIVE LISTING, AND SHOWS ONLY SELECTED LOCAL FACILITIES CONSIDERED OF SIGNIFICANCE.
- PAVED FOOTWAYS MAY NOT BE AVAILABLE ON ALL ROUTES.

EDUCATION	RETAIL
 NURSERY	 LOCAL SHOP
LEISURE	 PUBLIC HOUSE
 INDOOR VENUE	 PETROL STATION WITH SHOP
 OUTDOOR VENUE	
MISCELLANEOUS	
 MUSEUM	
 WARWICK PARKWAY RAIL STATION	

REV	AMENDMENTS	DRN	CHK	DATE
PROJECT: BIRMINGHAM ROAD, HATTON				
DRAWING TITLE: KEY LOCAL FACILITIES & PEDESTRIAN CATCHMENT PLAN				
CLIENT: TAYLOR WIMPEY UK LIMITED (WARWICK)				
DRAWING NUMBER: 20586_08_010_01				
REVISION: -	DRAWN BY: AR	CHECKED BY: AB	DATE: 27/03/2015	
STATUS: PRELIMINARY				
		Wellington House, Leicester Road Ibstock, Leicestershire LE67 6HP T: 01530 264 753 F: 01530 588 116 ibstock@m-ec.co.uk www.m-ec.co.uk		
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APPENDIX E



SCALE:
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1. DO NOT SCALE FROM THIS FIGURE.
2. THIS FIGURE MAY INCLUDE DATA PROVIDED BY 3rd PARTIES NO LIABILITY IS ACCEPTED FOR THE ACCURACY OF SUCH DATA.

- ▬ 68 SERVICE - STAGECOACH (MON-SAT) SERVICE APPROX EVERY 30 MINS
- BUS STOP (WITHIN 400m OF SITE)

REV	AMENDMENTS	DRN	CHK	DATE
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PROJECT:
BIRMINGHAM ROAD, HATTON

DRAWING TITLE:
LOCAL PUBLIC TRANSPORT ACCESSIBILITY PLAN

CLIENT:
TAYLOR WIMPEY UK LIMITED (WARWICK)

DRAWING NUMBER:
20586_08_010_02

REVISION: -	DRAWN BY: AR	CHECKED BY: AB	DATE: 27/03/2015
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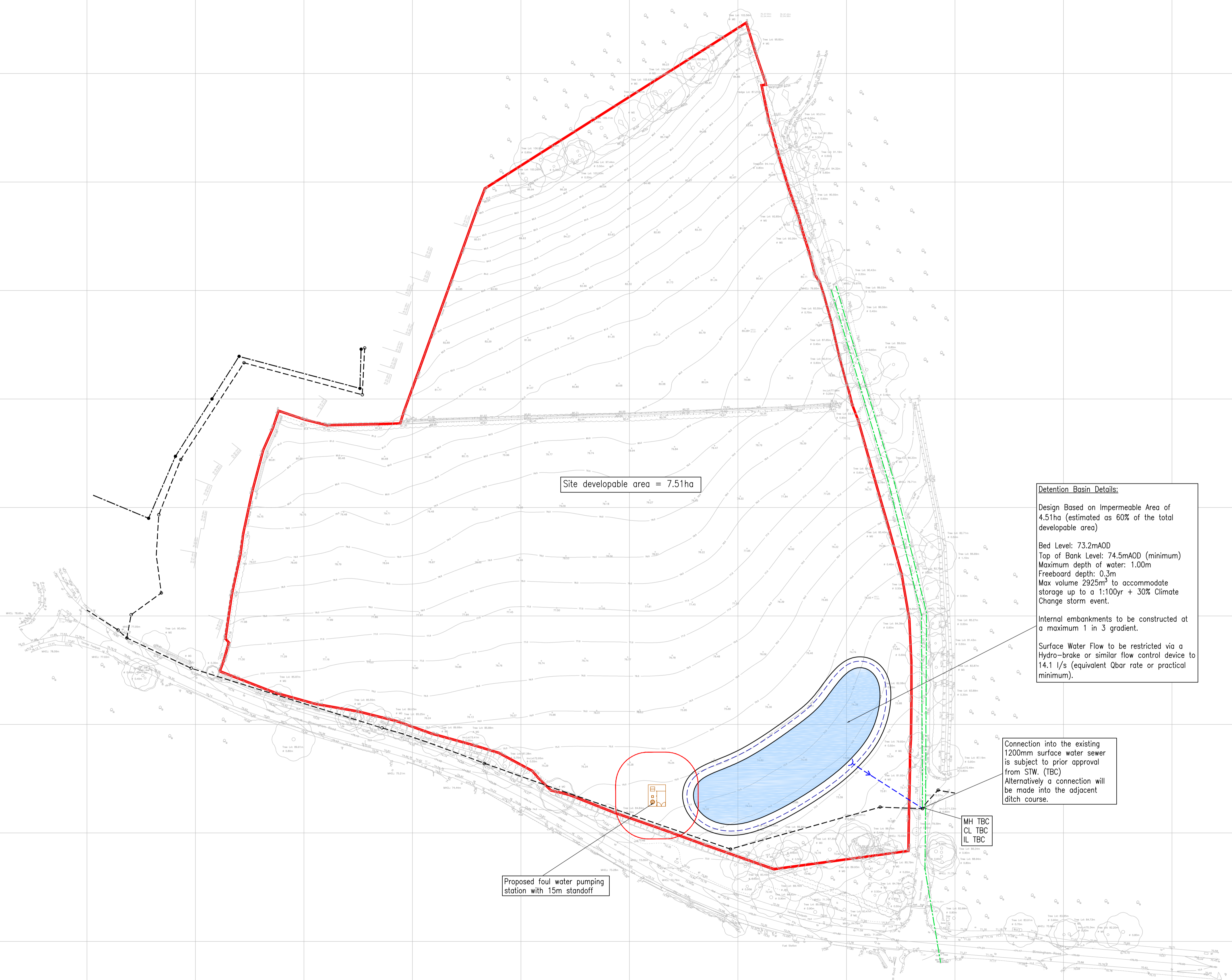
STATUS:
PRELIMINARY



Wellington House, Leicester Road
Ibstock, Leicestershire LE67 6HP
T: 01530 264 753
F: 01530 588 116
ibstock@m-ec.co.uk
www.m-ec.co.uk

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APPENDIX F



Site developable area = 7.51ha

Detention Basin Details:
 Design Based on Impermeable Area of 4.51ha (estimated as 60% of the total developable area)
 Bed Level: 73.2mAOD
 Top of Bank Level: 74.5mAOD (minimum)
 Maximum depth of water: 1.00m
 Freeboard depth: 0.3m
 Max volume 2925m³ to accommodate storage up to a 1:100yr + 30% Climate Change storm event.
 Internal embankments to be constructed at a maximum 1 in 3 gradient.
 Surface Water Flow to be restricted via a Hydro-brake or similar flow control device to 14.1 l/s (equivalent Qbar rate or practical minimum).

Connection into the existing 1200mm surface water sewer is subject to prior approval from STW. (TBC)
 Alternatively a connection will be made into the adjacent ditch course.

Proposed foul water pumping station with 15m standoff

MH TBC
 CL TBC
 IL TBC

- GENERAL NOTES:
- DO NOT SCALE THIS DRAWING.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND SPECIALIST DESIGN DRAWINGS AND DETAILS.
 - ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE. ALL LEVELS ARE IN METRES UNLESS NOTED OTHERWISE.
 - THIS DRAWING IS FOR STRATEGY PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

- KEY:
- SITE BOUNDARY
 - - - - - EXISTING SURFACE WATER DRAIN
 - EXISTING SURFACE WATER MANHOLE
 - - - - - EXISTING FOUL WATER DRAIN
 - EXISTING FOUL WATER MANHOLE
 - — — — SECTION 104 SEWERS
 - ▨ SEWER EASEMENT
 - - - - - PROPOSED SURFACE WATER DRAIN
 - PROPOSED SURFACE WATER MANHOLE
 - PROPOSED FOUL WATER PUMPING STATION WITH 15m STAND OFF
 - PROPOSED BALANCING POND

REV:	AMENDMENTS:	DRN	CHK:	DATE:
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PROJECT:
**BIRMINGHAM ROAD
 HATTON
 WARWICKSHIRE**

DRAWING TITLE:
PRELIMINARY DRAINAGE STRATEGY

CLIENT:
TAYLOR WIMPEY UK LTD

DRAWING NUMBER:
20586_01_230_01

REVISION:	SHEET SIZE: A1	SCALE: 1:1000
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DRAWN BY: NH	CHECKED BY: NO	DATE: 20.04.16
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STATUS:
PRELIMINARY



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 LICENCE NUMBER 100022432.

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APPENDIX G

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Warwickshire, CV35 7TF

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Report Ref: EMS-239375_319831

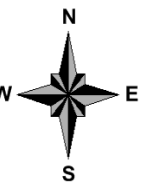
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2012



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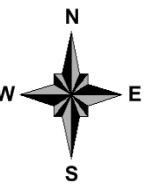
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Warwickshire, CV35 7TF

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Surveyed 1993
Revised 1993
Edition N/A
Copyright N/A
Levelled N/A



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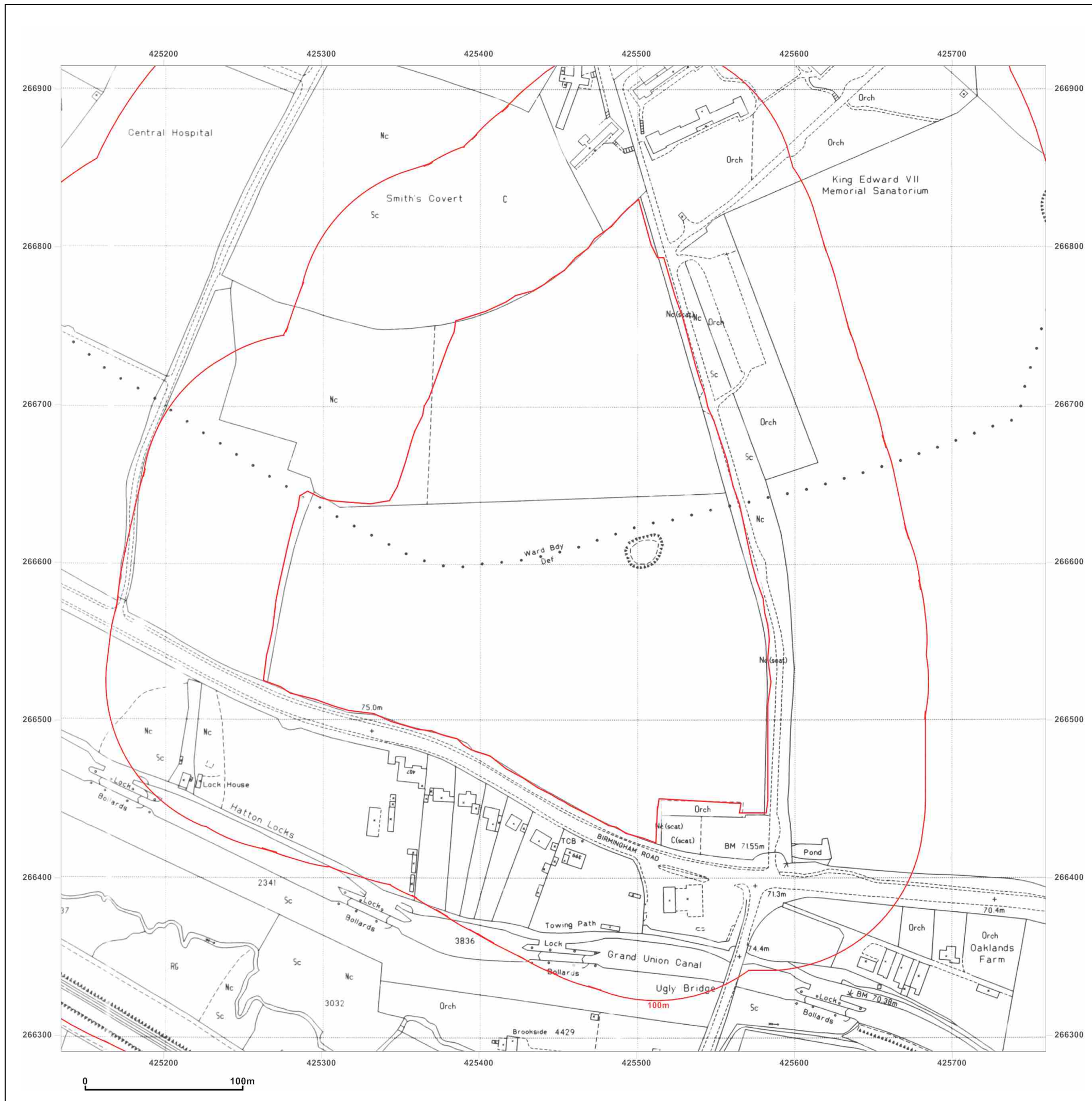


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Site Details:

Warwickshire, CV35 7TF

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Report Ref: EMS-239375_319831

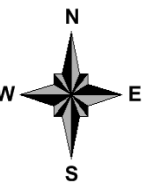
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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



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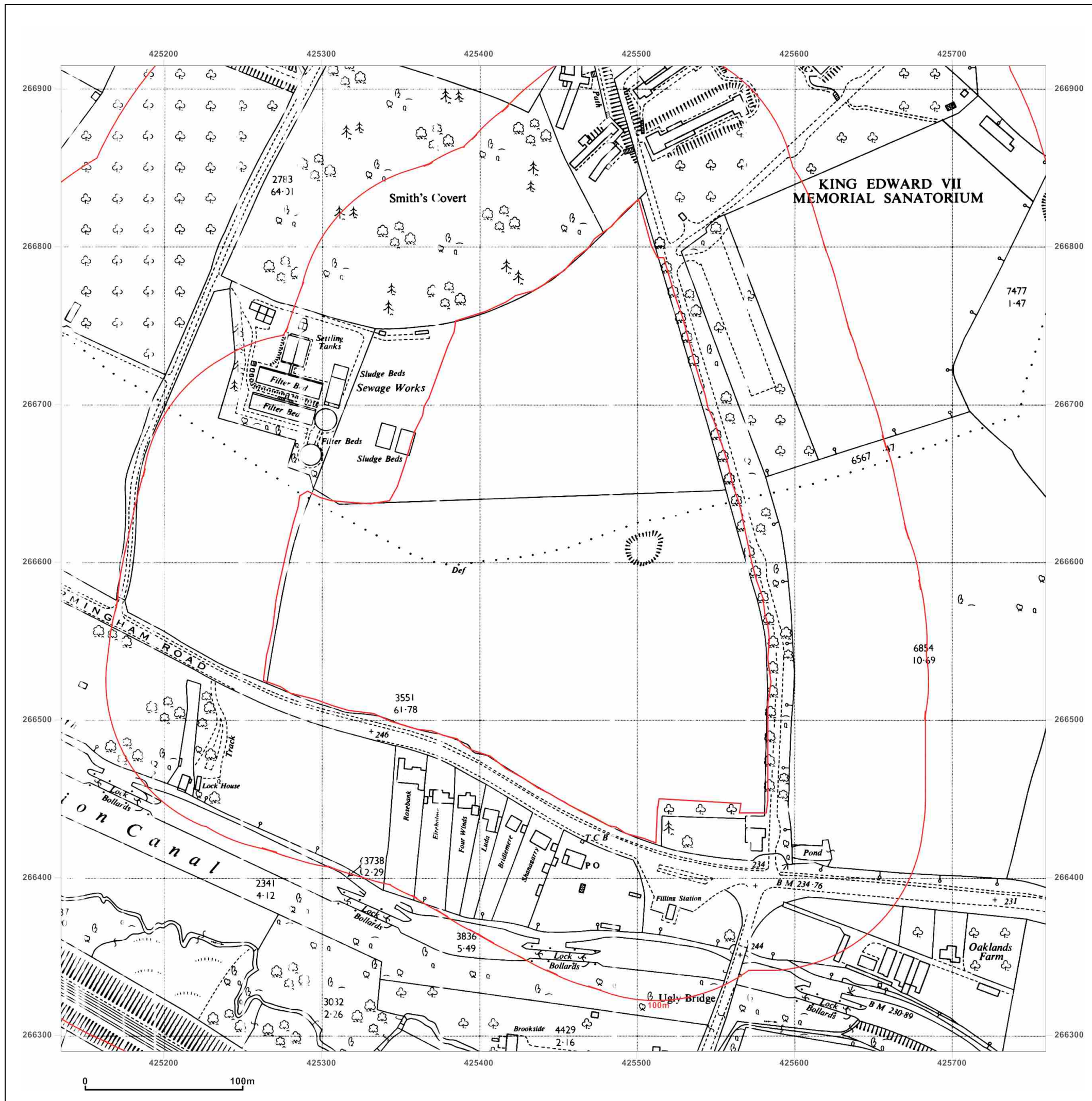


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Warwickshire, CV35 7TF

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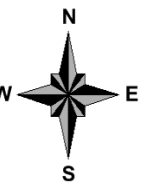
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Surveyed 1966
Revised 1966
Edition N/A
Copyright 1968
Levelled 1963



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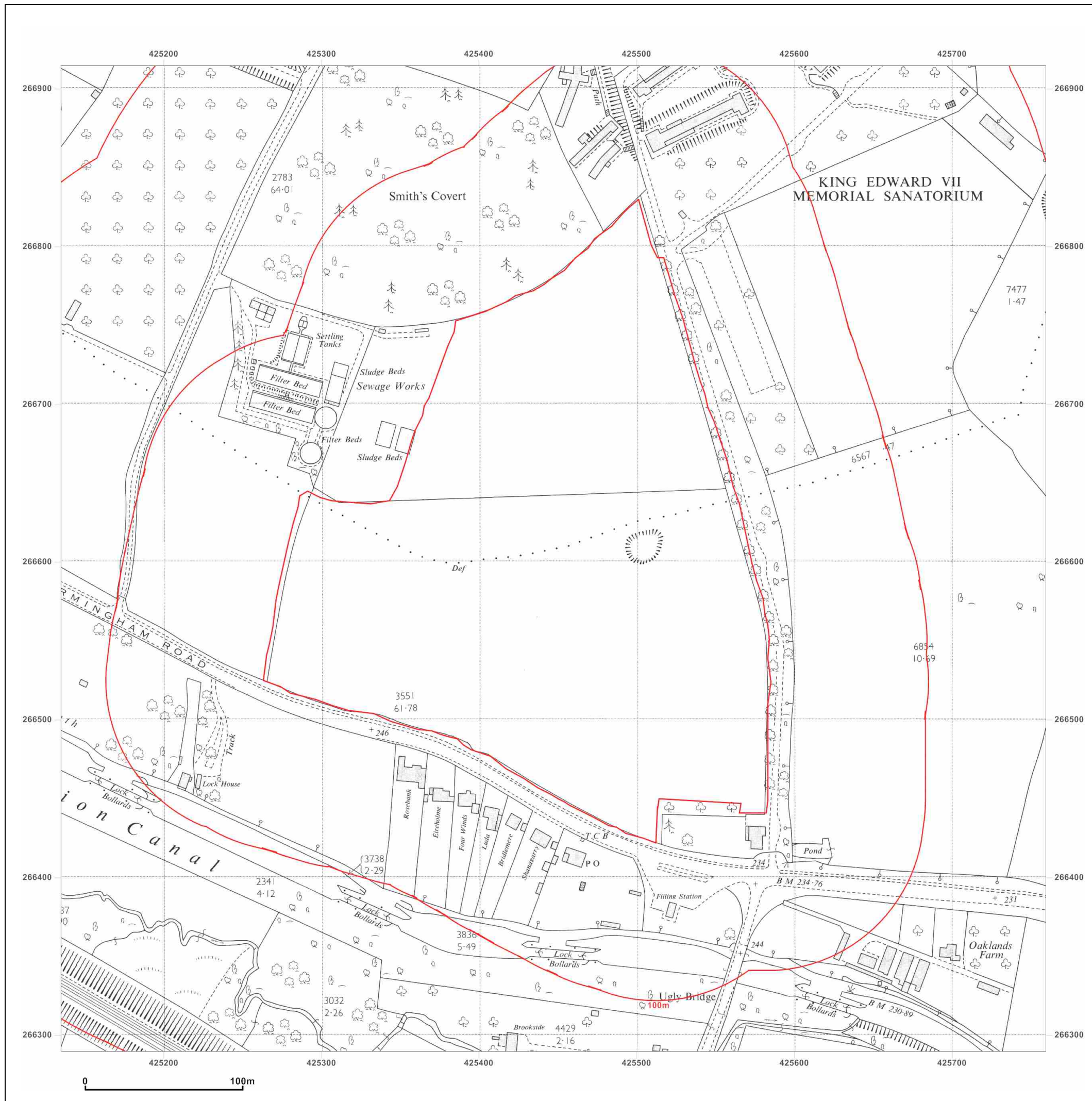


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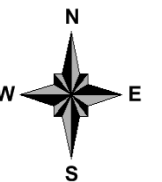
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Revised 1925
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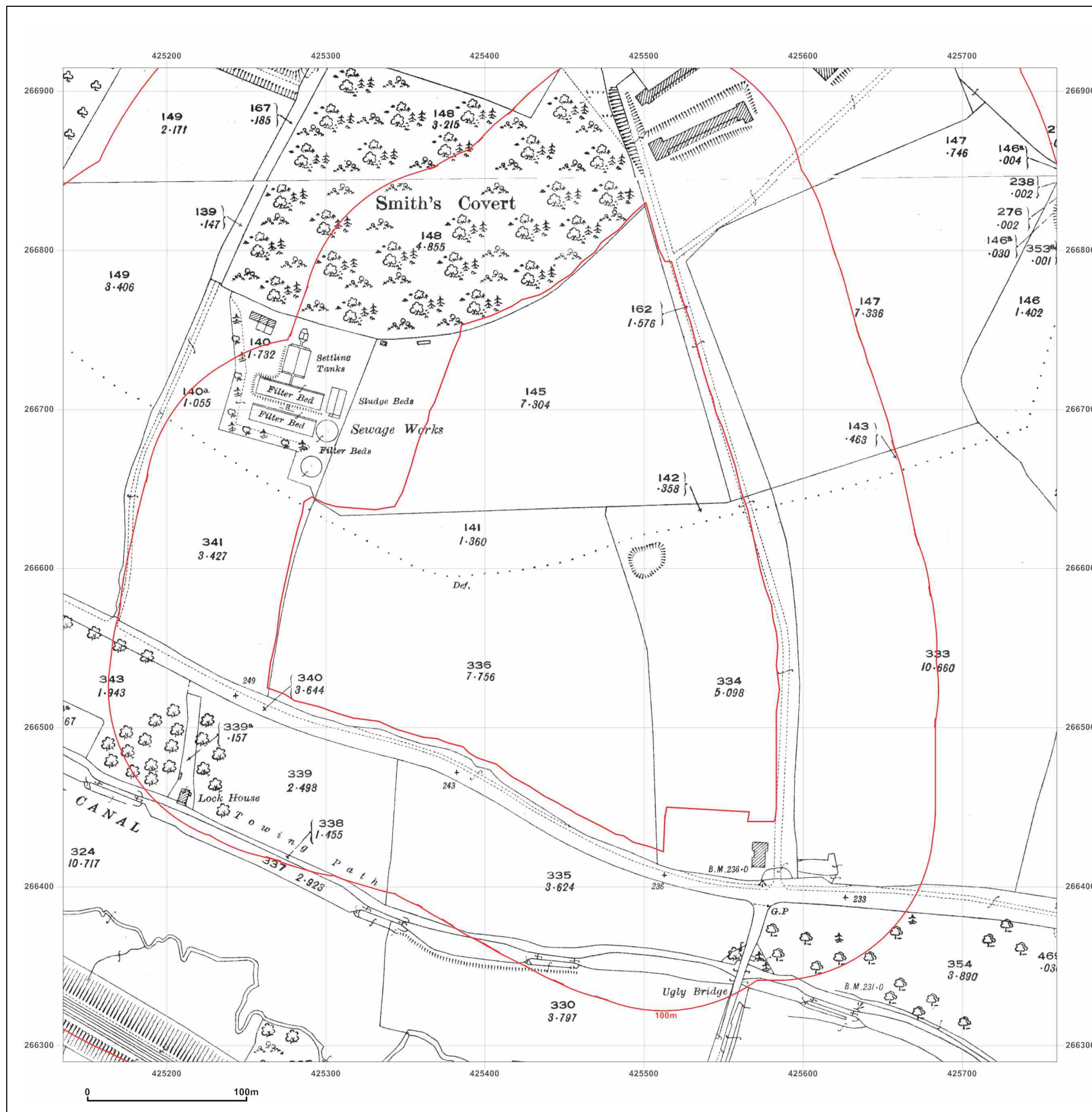


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Site Details:

Warwickshire, CV35 7TF

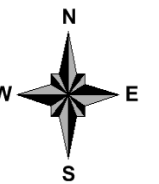
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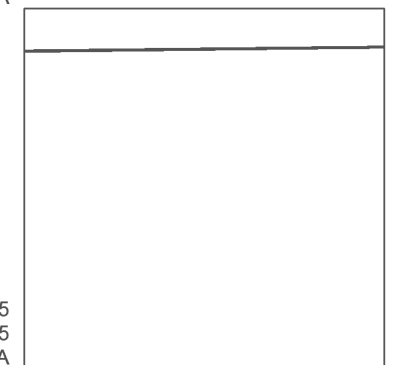
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Revised 1905
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1905
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A



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