

### What about cultural heritage?

Trial trenching of the site has uncovered no significant areas of archaeology that would prevent development. The importance of the setting of the listed building can be protected through providing a sufficient buffer within the layout.

### What about drainage?

A Sustainable Urban Drainage System (SUDs) will be developed as part of the proposals. The basic principle of SUDs is to minimise the impacts of the development on the quantity and quality of surface water run-off and maximise amenity and biodiversity opportunities.

This makes provision for the built development (including surface water attenuation features) to be located in Flood Zone 1 – low risk (i.e. outside the mapped extent of fluvial flooding). Sports pitches would be limited to Flood Zones 2 and 3a (medium to high risk).

A Flood Risk Assessment has considered the potential impact of the development on surface water runoff rates, given the increase in impermeable areas post-development. This demonstrates that surface water can be managed, such that flood risk to and from the site following development will not increase.

Foul flows will be directed to the Thames Water public foul network, which will include a new pumping station that will serve the proposed development and wider area.

