



### Getting from A to B

The project team has identified Court Farm is within easy walking and cycling distance of the village centre, which provides a good range of amenities.

Rotherfield is served by five bus services (224, 225, 226, 227, and 252) and the masterplan for the site would include improvements to the existing public footpath running along the southeast boundary, which meets Croft Meadow and passes the surgery before joining Mayfield Road.

The internal site layout has been designed to give priority to pedestrians and cyclists wherever possible and to restrict vehicle speeds to less than 20mph. Cycle parking will be provided in accordance with local minimum standards and car parking will also accord with local standards once the final number of homes is confirmed.

Vehicular access from the site into Rotherfield Road will include a give-way junction, potentially with a right turn lane from Rotherfield Road to enter the site, promoting road safety and traffic flows. The project team is also advising the existing 30mph zone should be extended to cover the new intersection.

It is not anticipated the development would have a material impact on the local highway network. Even in peak times, it is estimated there would be less than one additional vehicle movement per minute on average.

### Focusing on air quality

Sigma recognises the importance of air quality and has designed the Court Farm scheme to take account of this vital issue.

A package of mitigation measures will be agreed with council planners, which is likely to include the following:

- Any gas-fired boilers would meet a minimum standard of <math><40\text{mgNO}\_x/\text{kWh}</math>;
- Consideration will be given to renewable energy sources, such as air source heat pumps and photovoltaic arrays;
- Electric vehicle charging points will be provided along with cycle storage space.

Sigma's package of mitigation measures will not only meet local and national policies but also enable the development to offset its impact on local air quality.

### Sustainable drainage

The proposals at Court Farm will incorporate Sustainable Drainage Systems (SuDS) into the development. These will include natural means of retaining water, such as swales and ponds.

It is now compulsory that all significant projects must demonstrate they can safely deal with the issue of drainage without placing neighbouring properties or the wider area at risk.

Sigma's proposals will seek to meet all the current legislation and a drainage strategy will be submitted to Wealden District Council in due course.

