

TECHNICAL INFORMATION

LAND WEST OF SCHOOL LANE, HIGHAM

PROPOSED DEVELOPMENT

The Site extends to 2.8 hectares (6.9 acres) and comprises a single field in agricultural use, which is proposed for allocation in the emerging Local Plan under Policy GBS-W.

An outline planning application is being prepared for up to 50 dwellings, providing a mixture of house types and tenures, including 50% affordable housing and a maximum dwelling height of two storeys.

ACCESS AND MOVEMENT

Vehicular access to the Site is proposed via a new priority junction from School Lane. The estate road comprises a 5.5m wide carriageway with 2m wide footways on either side.

A Restricted Byway (NS153) runs west to east through the Site, connecting Taylors Lane with School Lane. This route has been incorporated into the development proposals, providing additional points of access for pedestrians and cyclists.

SURFACE AND FOUL WATER DRAINAGE

The Site falls entirely within flood zone 1, the lowest risk of flooding from rivers and the sea. The surface water drainage strategy involves using underground cellular storage tanks with outfalls to deep bored soakaways (shown in dark blue on the plan to the right).

Foul water will be discharged to the existing foul water network in School Lane, via a new pumping station close to Taylors Lane and a gravity fed sewer.

HERITAGE, LANDSCAPE AND GREEN BELT

The proposed development has been informed by technical studies and mitigation is proposed in the form of areas of public open space, the creation of viewing corridors, and additional planting to the boundaries and throughout the Site.

ECOLOGY

The proposed development would not impact upon any designated wildlife sites or protected species. A network of connected open spaces provides opportunities for new habitat creation and a net gain in biodiversity of at least 10%.

UTILITIES

Connections can be made to the existing utilities located in School Lane.

