

APPENDIX B

LOCAL PLAN POLICY LV-H3 – LOW ROAD

Land is allocated for up to 270 new dwellings at a maximum density of 35 dwellings per hectare.

The following development principles accompany this allocation:

- a. A masterplan is required for the entire site. All parties shall work together to bring forward a comprehensive plan for the site, including the phasing of development. The masterplan is to be agreed by the Council following consultation with the local community. Detailed proposals will only be permitted where these are in accordance with the agreed masterplan.
- b. Additional treatment capacity is required at waste water treatment works and new discharge permits are required for water quality targets. This should be incorporated early on in the development of scheme specifics as part of a scheme wide delivery strategy which demonstrates that capacity is available or could be made available to serve the development subject to phasing.
- c. The masterplan and development proposals will incorporate a substantial landscape and boundary treatment for the southern and eastern edges of the site allocation. No development will be permitted beyond the site allocation.
- d. The phasing of the development shall occur in accordance with the Infrastructure Delivery Plan, with particular relevance to education and capacity at Barrowby Primary School.
- e. The masterplan and development proposals will provide suitable and appropriate residential amenity buffers to the eastern edge in respect of electricity pylons and the A1 and to the southern edge in respect of the high pressure gas line.
- f. Potential landscape impacts should be mitigated through high quality design and landscaping.
- g. The development should provide net gains in biodiversity on site and contribute to wider ecological networks where possible.