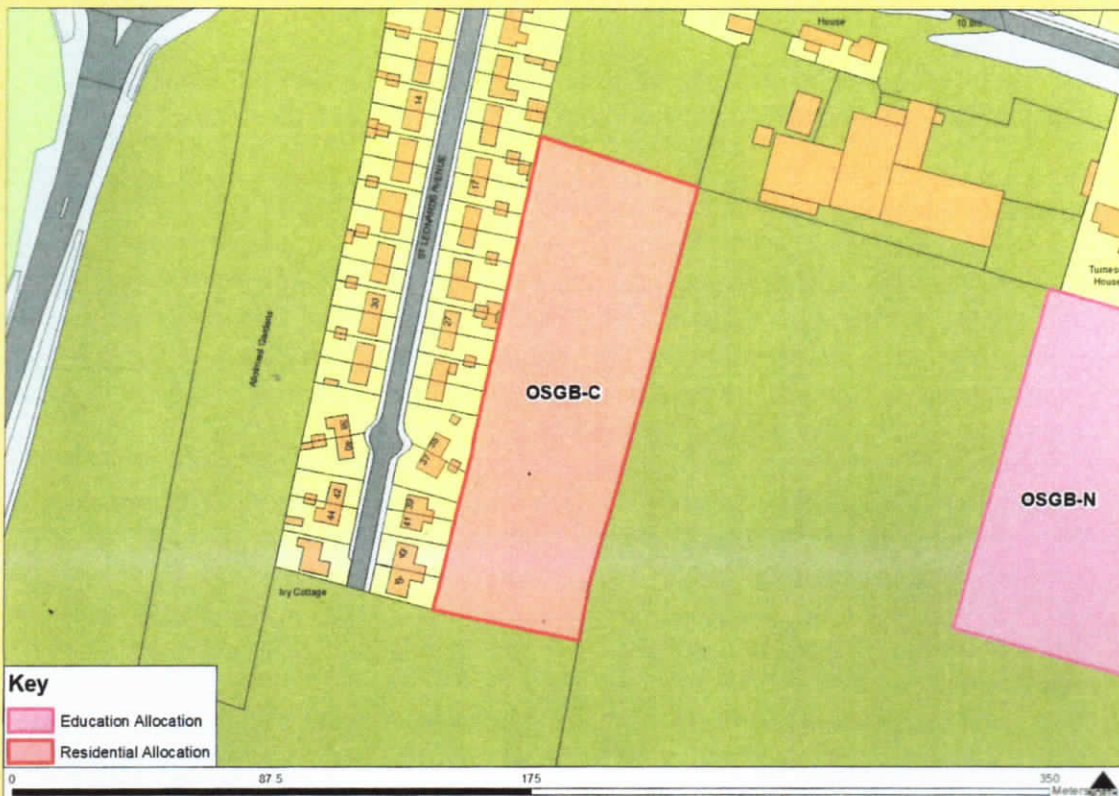


OSGB-C

Location: Land East of St Leonards Avenue

Total Site Area: 0.84 hectares



Picture 6

This site is allocated for residential development.

Indicative dwelling capacity: 20 dwellings.

Site Requirements

In addition to satisfying the requirements of relevant planning policies, development proposals on the site will be required to:

1. Provide a well-designed development which reflects the built form of the linear frontage style of building that occurs on The Fossards and St Leonards Avenue and which is well screened by new vegetation so that its impact on the surrounding countryside is minimised.
2. Avoid development of homes in the area of land designated as floodzone 3 at the southern edge of the site.
3. Provide S106 financial contributions for additional primary and secondary school places to meet demand arising in the district as a result of the development at Barby CP, Barby High or other schools serving the development.

Publication Local Plan

4. Undertake an Archaeological Assessment as the site is close to or contains some identified archaeological features.
5. Provide vehicle, cycling and pedestrian access to the site from The Fossards to the north of the site.
6. Provide a minimum of 20% affordable dwellings on site.
7. Provide tree/hedgerow planting of native species on the eastern and southern edges of the site to provide screening of views from these directions.

Supporting Information

- a. The design of the development should have regard to the Osgodby Village Design Statement. It is not possible to link this road to any other but the cul de sac should maintain views of the surrounding countryside to the south. Buildings should be varied in their design and be set back behind front gardens to assist with off street parking and be no more than two storeys high.
- b. This site has archaeological potential, particularly for prehistoric, Roman and Anglo-Saxon settlement. Development proposals therefore require an archaeological assessment.
- c. This site has an area of land located in flood zone 3 at its southern edge, the sequential approach to development in flood risk areas dictates that vulnerable uses such as residential homes should be located in lower risk flood zones. Locating the dwellings outside of the high risk flood zone has reduced the indicative dwelling capacity down to 20 dwellings. The less vulnerable uses on this site should be located in the flood zone 3 area, including ecological networks and drainage basins.

OSGB-D

Location: Osgodby Nurseries, Hull Road

Total Site Area: 0.8 hectares



Picture 7

This site is allocated for residential development.

Indicative dwelling capacity: 25 dwellings.

Site Requirements

In addition to satisfying the requirements of relevant planning policies, development proposals on the site will be required to:

1. Provide a well-designed development which adds to the overall quality of the area and creates a strong sense of place in its position as both a gateway to Osgodby Village from the east and as a transition point from the village to open countryside.
2. Undertake an Archaeological Assessment as the site is close to or contains some identified archaeological features.
3. Provide S106 financial contributions for additional primary and secondary school places to meet demand arising in the district as a result of the development at Barby CP, Barby High or other schools serving the development.

4. Provide vehicle, pedestrian and cycle access from Cliffe Road to the west of the site.
5. Provide a minimum of 20% affordable dwellings on site.
6. Retain the mature trees and hedgerows on the eastern boundary of the site and provide further tree/hedgerow planting of native species on the eastern edge of the site.

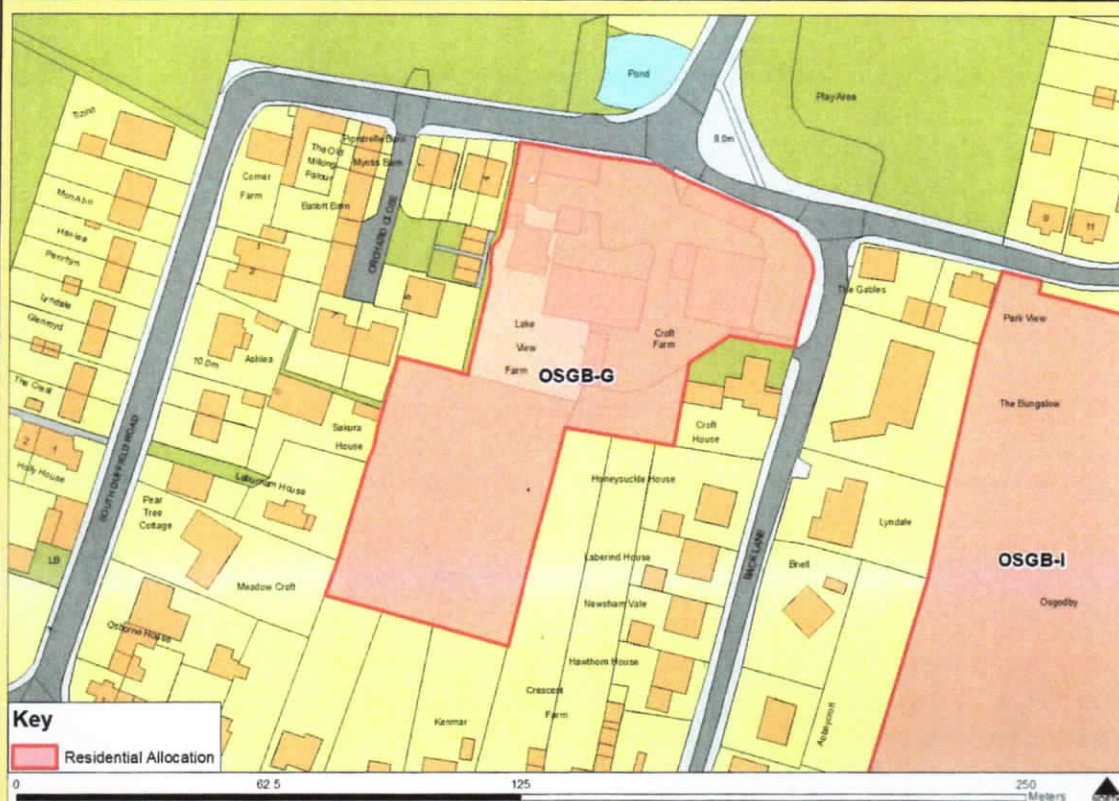
Supporting Information

- a. The design of the development should have regard to the Osgodby Village Design Statement. Buildings should be varied in their design, be set back behind front gardens to assist with off street parking and be no more than two storeys high.
- b. This site has archaeological potential, particularly for prehistoric, Roman and Anglo-Saxon settlement. Development proposals therefore require an archaeological assessment.
- c. Access from Cliffe Road is to be located between the Osgodby Village Institute and the Aloe Bungalow. This is to be achieved through the demolition of the extension to the Osgodby Village Institute on its southern side and the demolition of the Osgodby Nurseries dwelling to the rear. A replacement for the extension should be built on the northern side of the Osgodby Village Institute.

OSGB-G

Location: Lake View Farm, Osgodby

Total Site Area: 0.69 hectares



This site is allocated for residential development

Indicative dwelling capacity: 21 dwellings.

Site Requirements

In addition to satisfying the requirements of relevant planning policies, development proposals on the site will be required to:

1. Provide a well-designed development which adds to the overall quality of the area and creates a strong sense of place. In order to respect the amenity of nearby residents, dwellings must not be over 2 storeys high.
2. Provide vehicle, cycling and pedestrian access from South Duffield Road to the north of the site.
3. Provide S106 financial contributions for additional primary and secondary school places to meet demand arising in the district as a result of the development at Barby CP, Barby High or other schools serving the development.
4. Provide a minimum of 20% affordable dwellings on site.

5. Ensure that there are no adverse impacts on any protected species or their habitats and be supported by an Ecological Survey.
6. Remediate any contaminated land that is present on the site.

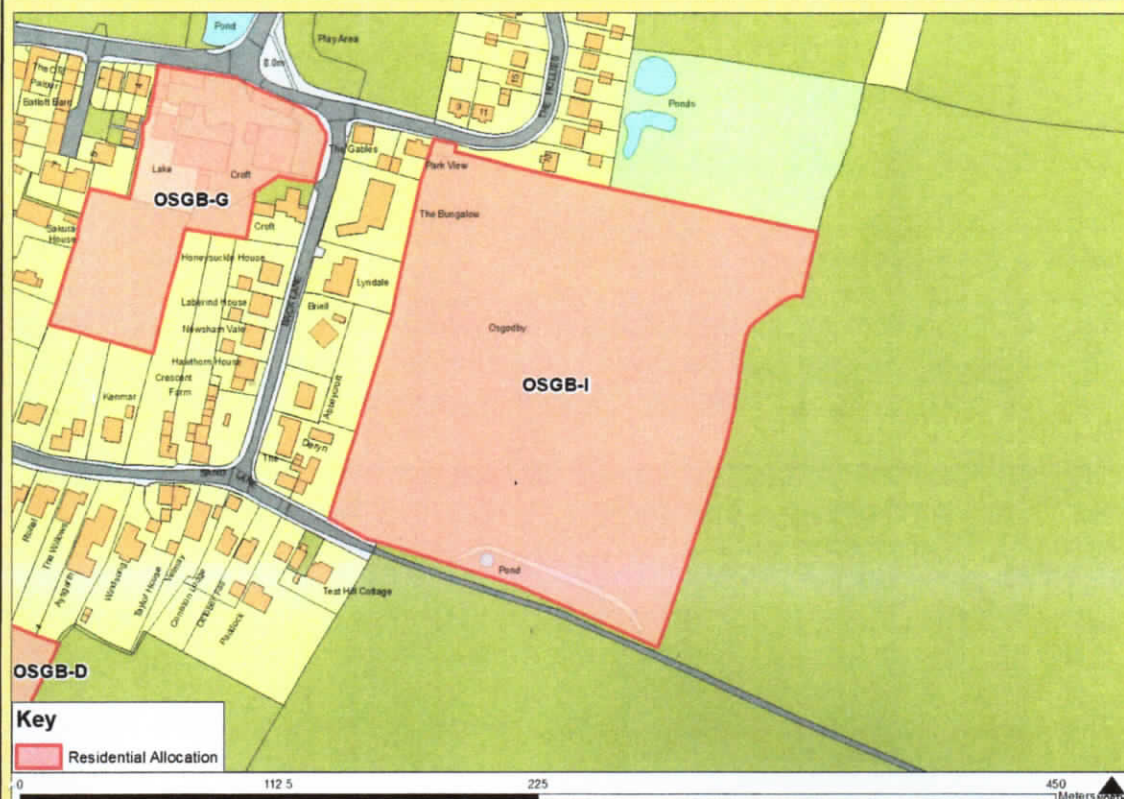
Supporting Information

- a. The design of the development should have regard to the Osgodby Village Design Statement. Buildings should be varied in their design, be set back behind front gardens to assist with off street parking and be no more than two storeys high. The site backs on to the rear of several properties and so the amenity of these residences must be factored into the design of the development and may result in a lower number of dwellings being delivered. The site also has some traditional barn buildings associated with the working farm which could be retained in order to preserve some of the agricultural character of this part of the village.
- b. The site currently comprises a farmstead with traditional brick buildings, which could support bats and nesting birds. Ponds located within the vicinity may also support amphibians. The potential for development to disturb protected species and habitats means that proposals to develop the site will need to be supported by an Ecological Survey.
- c. This site has been used as a farm, comprising various buildings/barns for over 100 years, this use may have given rise to land contamination. The ground conditions must be investigated and any necessary remediation work must be undertaken to ensure that the land is safe and suitable for its proposed use prior to development. An appropriate contamination assessment must be submitted with any planning application.

OSGB-I

Location: Land east of Sand Lane, Osgodby

Total Site Area: 2.81 hectares



This site is allocated for residential development

Indicative capacity of the site: 72 dwellings.

Site Requirements

In addition to satisfying the requirements of relevant planning policies, development proposals on the site will be required to:

1. Provide a well-designed development which adds to the overall quality of the area and creates a strong sense of place and acts as a transition point from the village to open countryside.
2. Provide vehicle, pedestrian and cycle access from The Hollies to the north of the site and provide a pedestrian access from Sand Lane to the south of the site.
3. Undertake an Archaeological Assessment as the site is close to or contains some identified archaeological features.
4. Provide S106 financial contributions for additional primary and secondary school places to meet demand arising in the district as a result of the development at Barby CP, Barby High or other schools serving the development.

Publication Local Plan

5. Provide a minimum of 20% affordable dwellings on site.
6. Ensure there are no adverse impacts on any protected species or their habitats as supported by an Ecological Survey.
7. Provide tree/hedgerow planting of native species to the site's eastern and southern boundaries.
8. Retain mature trees on the boundaries of the site.
9. Remediate any contaminated land that is present on the site.

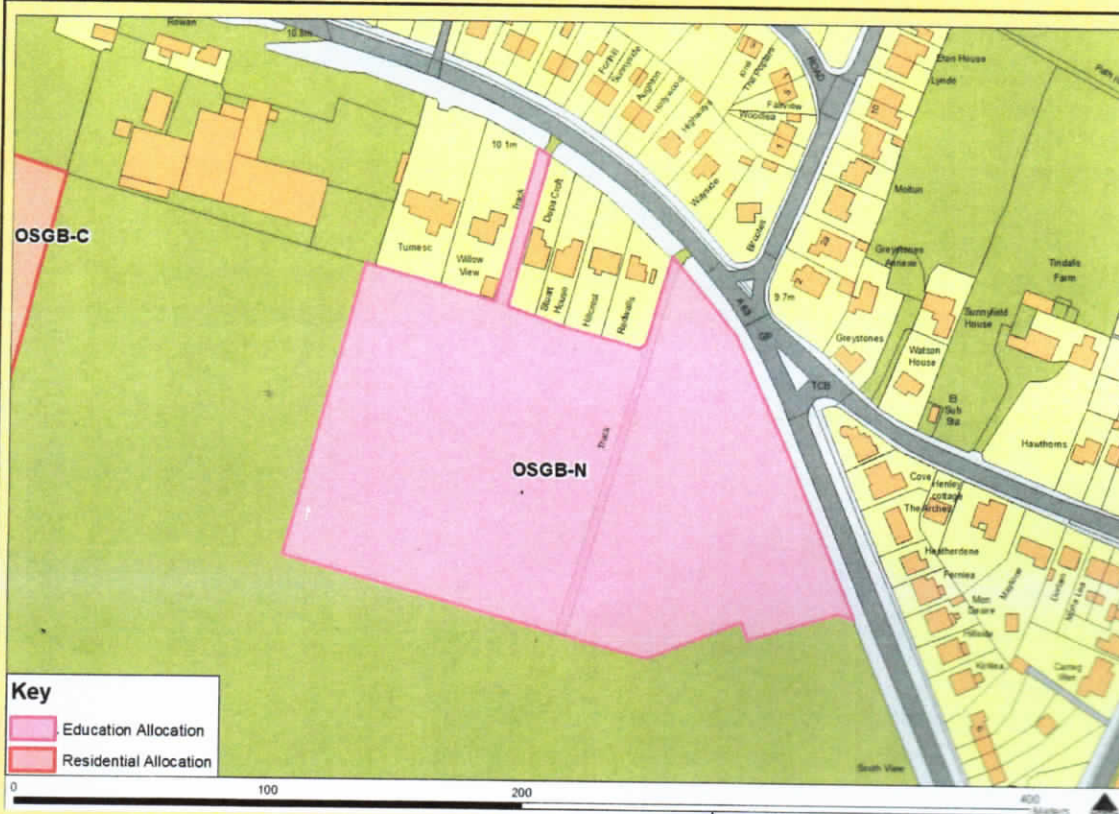
Supporting Information

- a. The design of the development should have regard to the Osgodby Village Design Statement. Buildings should be varied in their design, be set back behind front gardens to assist with off street parking and be no more than two storeys high.
- b. This site has archaeological potential, particularly for prehistoric, Roman and Anglo-Saxon settlement. Development proposals therefore require an archaeological assessment.
- c. The site currently has established boundary hedgerows and mature trees along these boundaries which should be retained wherever possible.
- d. The site lies within close proximity to an area of semi-natural habitat to the north which contains a pond which might support amphibians. Proposals to develop the site will therefore need to be supported by an Ecological Survey.
- e. An old sand pit is located on the southern part of the site and this could potentially have been infilled, the old sand pit may have given rise to land contamination and/or ground gas issues. The ground conditions must be investigated and any necessary remediation work must be undertaken to ensure that the land is safe and suitable for its proposed use prior to development. An appropriate contamination assessment must be submitted with any planning application.

OSGB-N

Location: Land south of Hull Road, Osgodby

Total Site Area: 2.35 hectares



This site is allocated for a Special Educational Needs and Disability School

Site Requirements

In addition to satisfying the requirements of relevant planning policies, development proposals on the site will be required to:

1. Provide a Special Educational Needs and Disability School and associated infrastructure.
2. As the site is close to or contains some identified archaeological features, it will require an Archaeological Impact Assessment to be undertaken.
3. Provide vehicle, pedestrian and cycle access to the site from Hull Road and provide a pedestrian crossing point in the near vicinity across Hull Road.
4. Retain the existing Public Right of Way on the site.
5. Provide a tree/hedgerow planting of native species to form the southern boundary of the site.

Supporting Information

- a. This site is allocated for a Special Educational Needs and Disability school, the grounds of which will contain the school buildings, associated car parking provision and play areas for the children.
- b. This site has archaeological potential, particularly for prehistoric, Roman and Anglo-Saxon settlement. Development proposals therefore require an archaeological assessment.
- c. The Public Right of Way that runs through the centre of the site will be retained and incorporated into the design of the school grounds.