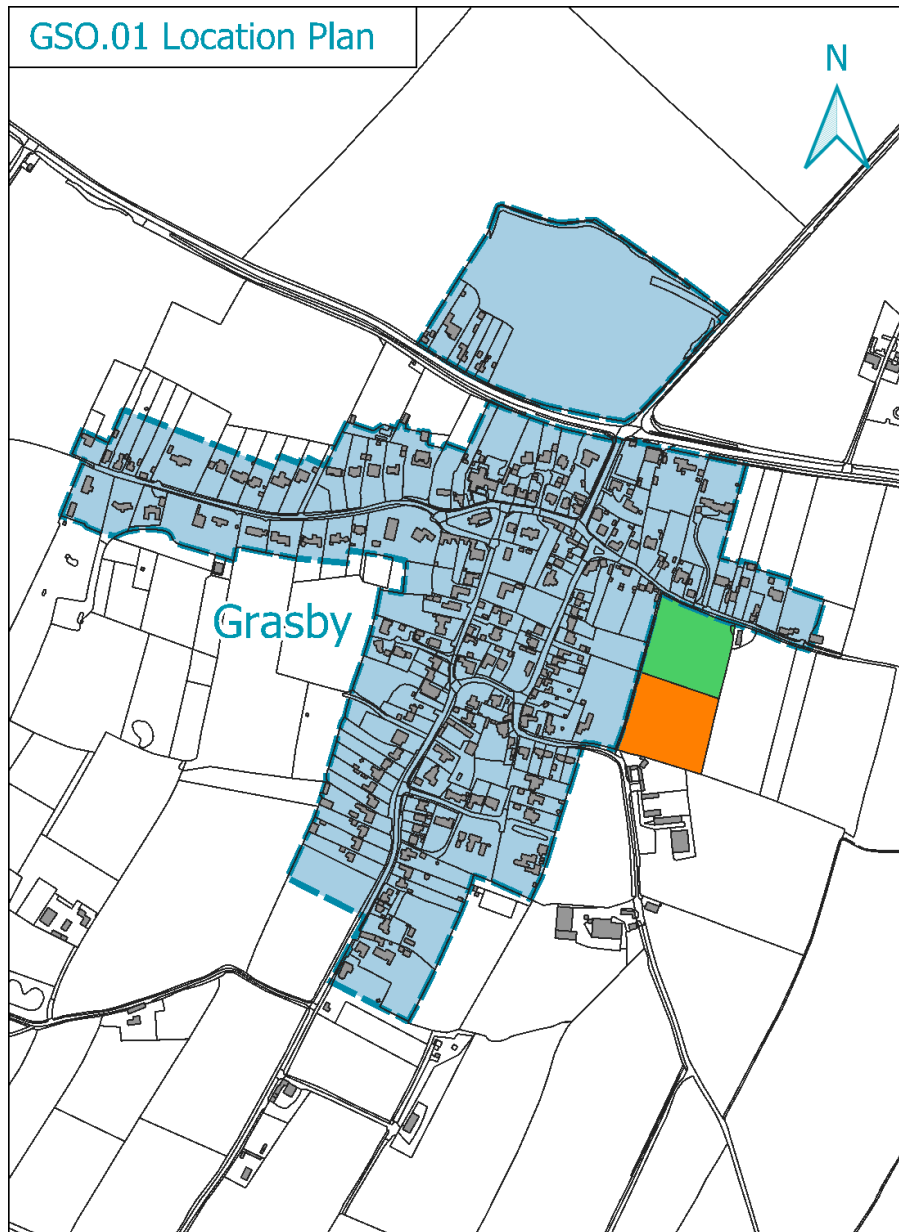


GSO.01 Land between Clixby Lane and Bentley Lane Grasby



Description

Land between Clixby Lane & Bentley Lane
1.76 hectares

Reason for Inclusion

- + Potential for a small high-quality retirement/ smaller dwelling development with character
- + Secure northern part of site for community/recreational use
- + Potential to increase biodiversity
- + Provide additional village parking

Aspirations/Opportunities

- Community open space
- Play area
- Public car parking
- Improved biodiversity (trees/shrubs/pond)

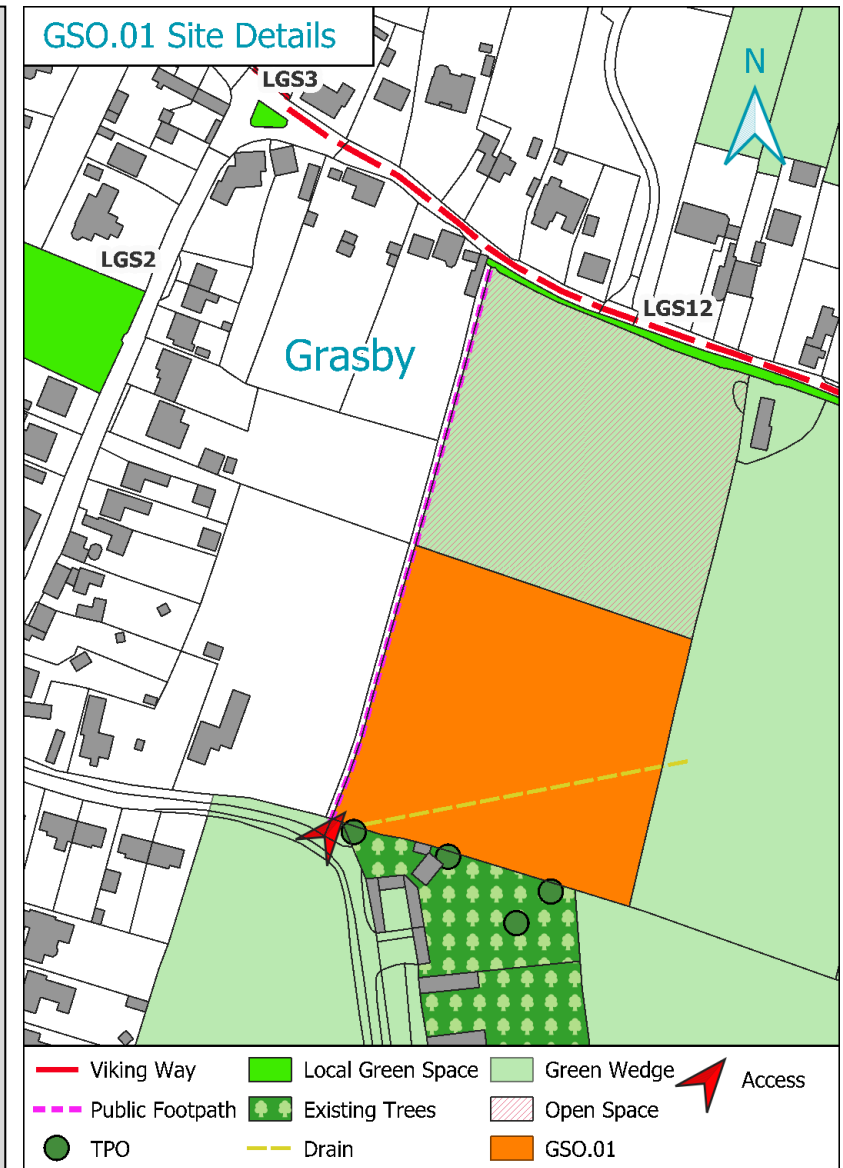
Constraints

- Highway access issues need to be resolved
- Drainage

GSO.01 Land between Clixby Lane and Bentley Lane Grasby

POLICY 13C LAND BETWEEN CLIXBY LANE AND BENTLEY LANE GSO.01

1. Well-designed residential development as defined in Policy 7a for up to 6 dwellings that reinforce the positive aspects of the character of the eastern edge of Grasby village is supported where:
 - a) public open space off Clixby Lane is provided and connected to the existing public footpath,
 - b) the boundary treatments (native hedgerows and mature trees) provides visual connections to the public open space and a soft transition to the open countryside to the east,
 - c) a landscaping scheme includes the retention of existing trees and hedgerows where possible or replaces them where it can be demonstrated that the removal of the original is necessary for the development to proceed,
 - d) the use of materials and a narrow colour pallet reflects the historic rural nature of Grasby village in accordance with Design Code A1, A2 and A3 in the Grasby and Searby cum Owmbly Design Codes and Guidance,
 - e) safe access and egress for vehicles and pedestrians is provided in accordance with LCC Highway standards off Bentley Lane only,
 - f) housing mix meets local need for 2-3 bed dwellings in accordance with Policy 8a,
 - g) the layout avoids impacting on the main drain that runs across the south of the site.
2. The provision of the public open space will be provided within the site by legal agreement.
3. Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas. Creative solutions that provide multi benefits, which mimic natural drainage patterns and are appropriate to the existing landscape character are supported. Proposals should ensure that flood risk is not increased to the site or to the land and buildings around it.
4. Development proposals should provide at least 10% net biodiversity gain in accordance with national legislation.



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