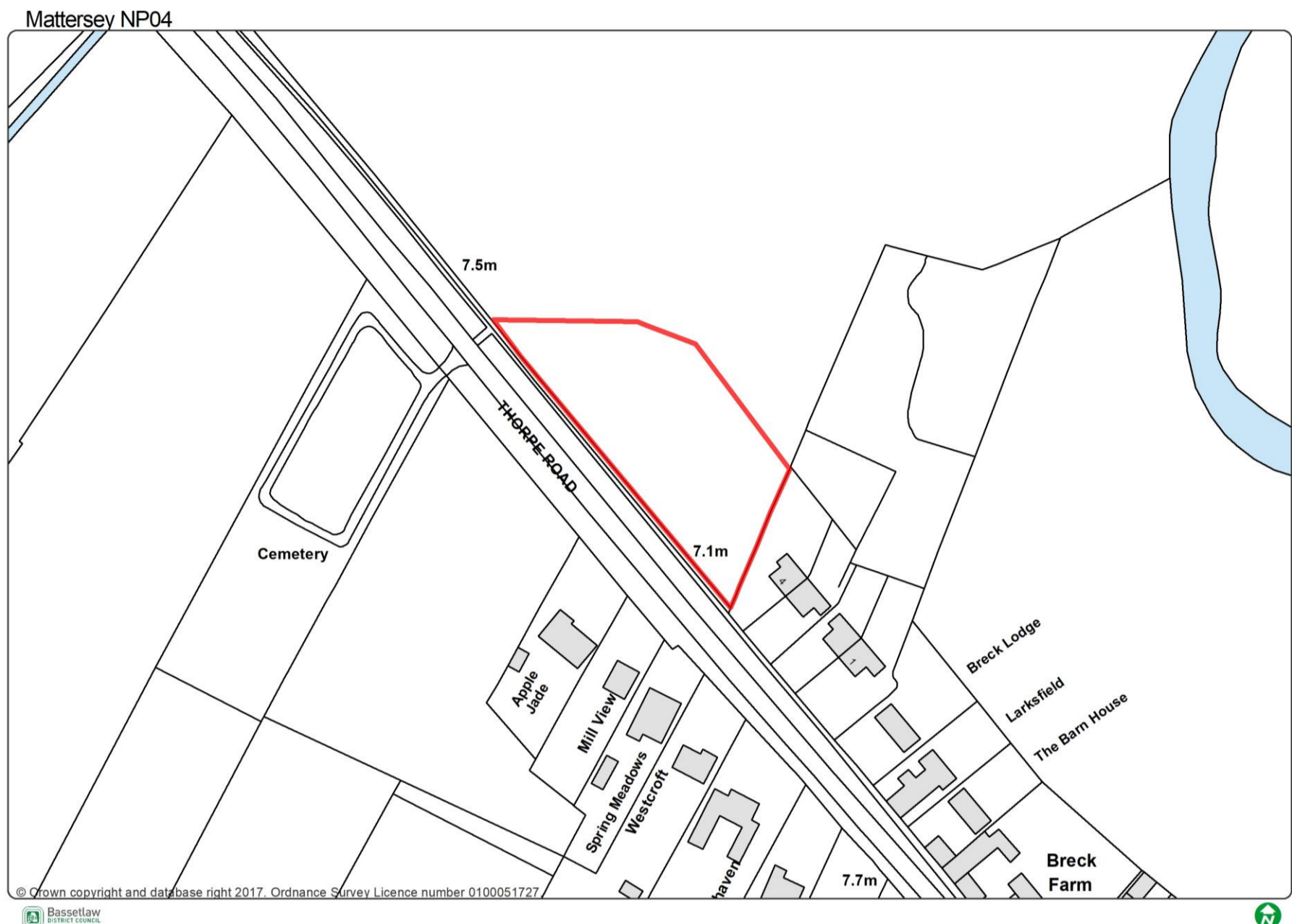


Proposed allocations in Mattersey

NP04: Land north of Thorpe Road, Mattersey (PART)



Policy 10: Land north of Thorpe Road Mattersey (page 55 – 56)

Permission will be granted for residential development on the site shown on Map 15 where the applicant can demonstrate;

- a) a layout that retains a sense of openness to ensure it respects the settlement break between the western edge of Mattersey village and the eastern edge of Mattersey Thorpe; and**
- b) the buildings have active frontages that overlook Thorpe Road; and**
- c) the use of local materials (red brick with a multi grain texture and clay pantiles and some render); and**
- d) to the front a boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs; and**
- e) boundary treatment in the form of hedges or low walls/fences in the rear gardens that allows for a soft transition to the open countryside to the west and north; and**
- f) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated; and**
- g) the means by which a carriageway side kerb will be provided along the length of the site frontage to connect to the existing kerb to the south east.**