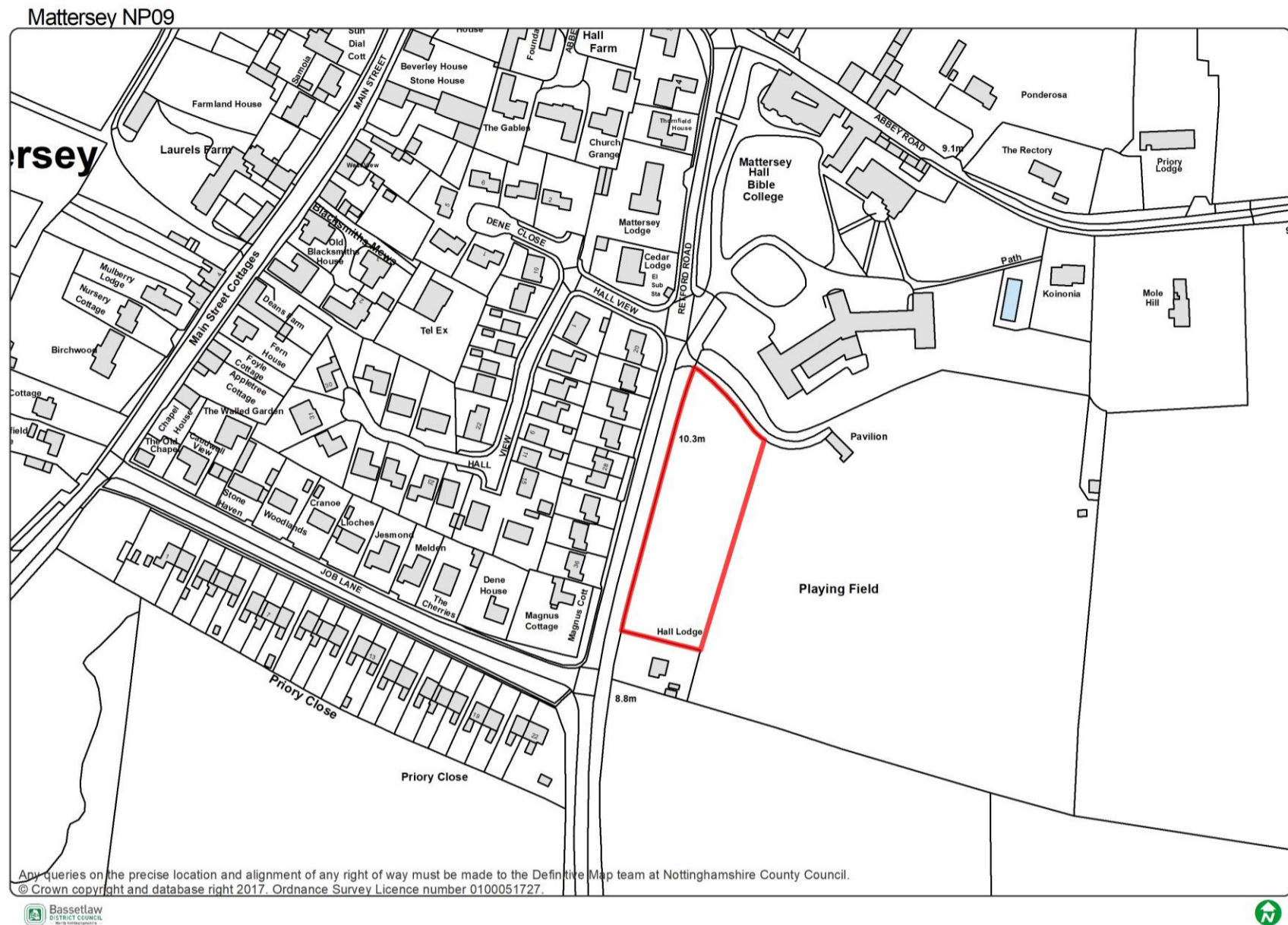


Proposed **allocations** in Mattersey

NP09: Land east of Retford Road, Mattersey (PART)



Policy 11: Land east of Retford Road

Permission will be granted for residential development on the site shown on Map 16 where the applicant can demonstrate;

- a) a layout that does not diminish the setting of the Grade 2 college or conservation area; and
- b) a landscaping scheme that minimises the impact on the lime trees along the western boundary. Where it can be demonstrated to BDC's satisfaction that any of these mature trees need to be removed the landscaping scheme will include mitigation measures; and
- c) a layout that reflects the character of the dwellings on the west of Retford Road with active frontages that overlook Retford Road; and
- d) the use of local materials (red brick with a multi grain texture and clay pantiles and some render); and
- e) 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
- f) 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 east; and
- g) the means by which a pedestrian footpath will be provided along the length of the site frontage connecting to the existing footpath north of the site.