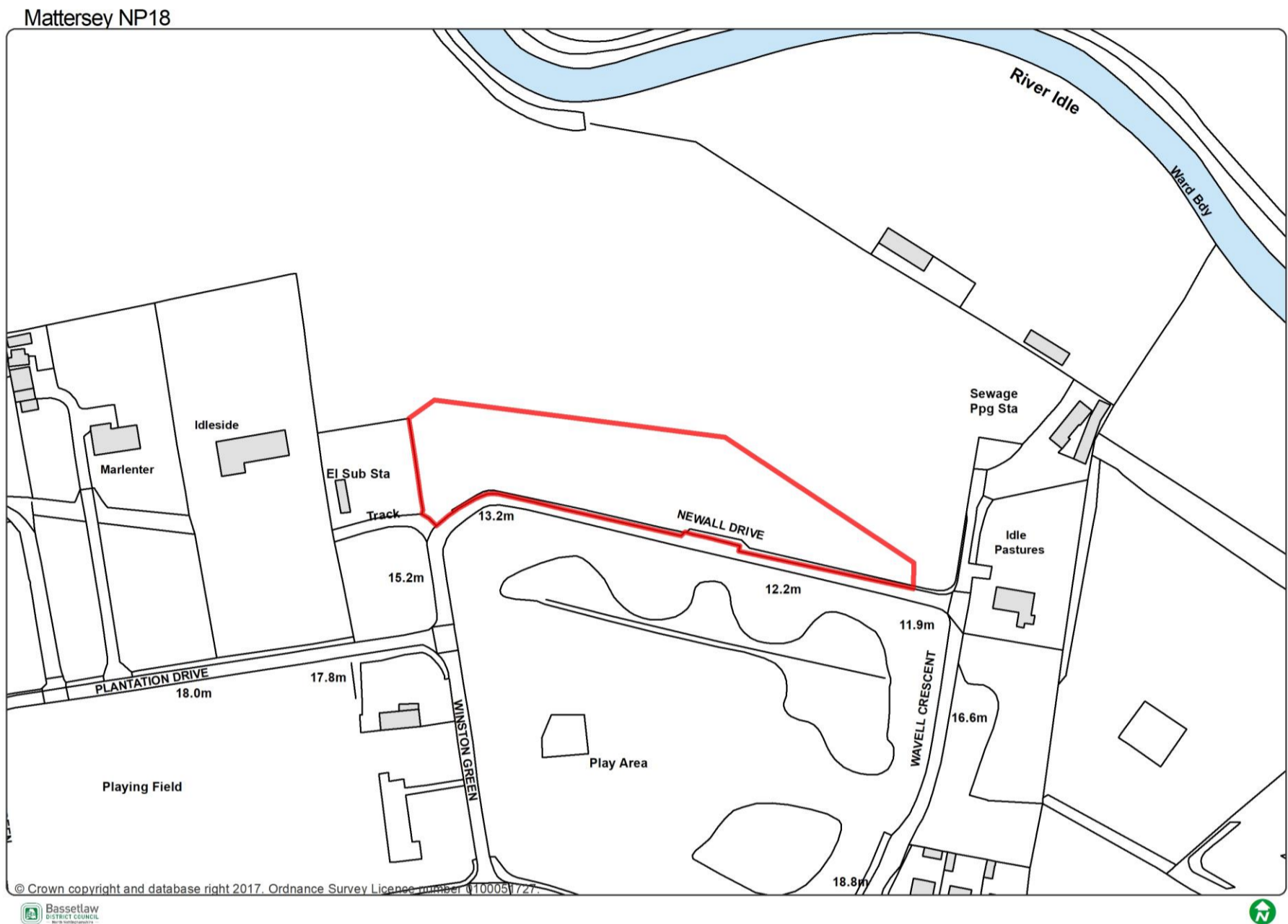


Proposed allocations in Mattersey Thorpe

NP18: Land north of Newall Drive, Mattersey Thorpe



Policy 14: Land north of Newall Drive, Mattersey Thorpe (pages 62 – 63)

Permission will be granted for residential development on the site shown on Map 19 where the applicant can demonstrate that;

- a) the layout constitutes frontage development onto an adopted highway; and**
- b) the buildings have active frontages and overlook the open space; and**
- c) boundary treatment creates private space at the front to allow for the planting of native trees and shrubs with low walls or hedges; and**
- d) boundary treatment in the form of hedges or low walls/fences in the rear gardens allows for a soft transition to the open countryside,**
- e) 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.**