

Submission Version

Mattersey Parish Neighbourhood Plan

2018-2033

Mattersey Neighbourhood Plan Steering Group on behalf of
Mattersey Parish Council, residents and businesses

July 2018

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Abbreviations

BDC - Bassetlaw District Council

NPSG - Neighbourhood Plan Steering Group

SHMA OAN Update - Strategic Housing Market Survey - Objectively Assessed Need Update

SHLAA - Strategic Housing Land Availability Assessment

HNA - Housing Needs Analysis

CIL - Community Infrastructure Levy

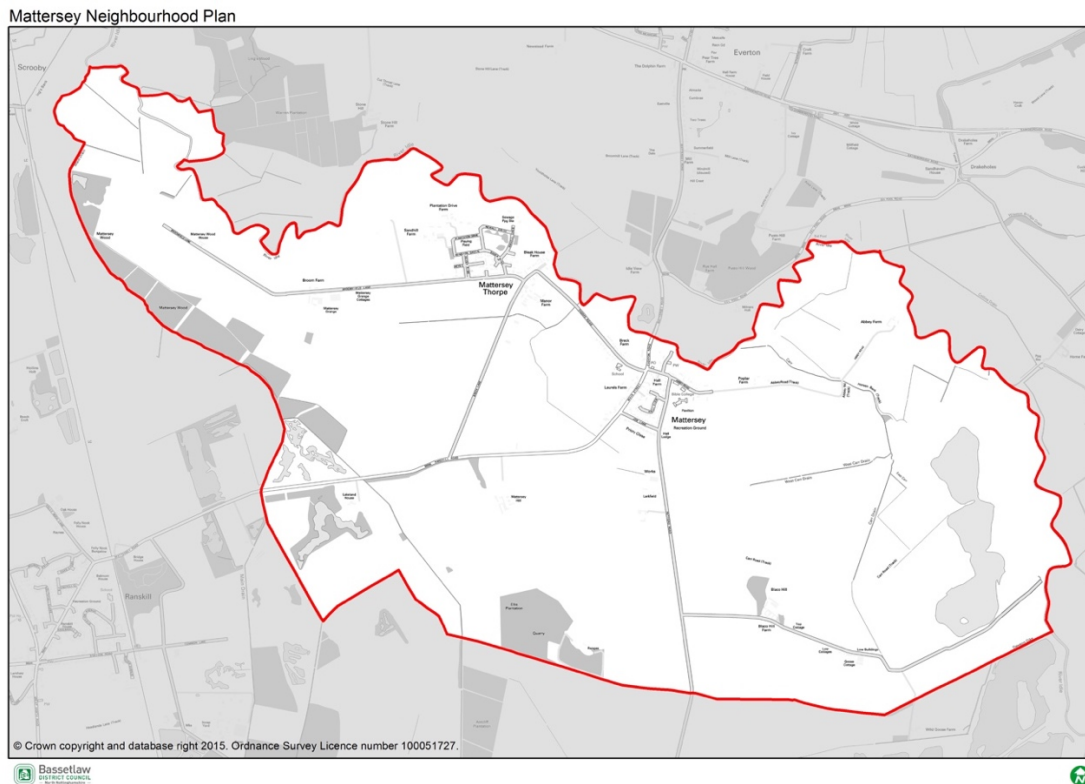
NPPF - National Planning Policy Framework

BfL 12 - Building For Life 12

1. What is the Mattersey Neighbourhood Plan?

1. This Neighbourhood Plan is a new type of land use planning document prepared by the Neighbourhood Plan Steering Group (NPSG) made up of residents and councillors from Mattersey Parish Council. It is a legal planning policy document and once it has been 'made' by Bassetlaw District Council (BDC) it must be used by
 - a) Planners at Bassetlaw District Council in assessing planning applications
 - b) Developers when preparing planning applications for submission to BDC
2. The Plan has been prepared by Mattersey Neighbourhood Plan Steering Group on behalf of Mattersey Parish Council. It covers the whole of the Parish of Mattersey and sets out planning policies for the Neighbourhood Plan Area from 2018-2033.
3. This time frame is 15 years as recommended in the National Planning Policy Framework. This extends beyond the existing Core Strategy reflecting the fact that BDC are preparing a new Local Plan and that new evidence that informs this Neighbourhood Plan (like the Strategic Housing Market Assessment 2014) has been produced to cover the period to 2031. This Neighbourhood Plan is intended to be in general conformity with the Core Strategy and the evidence base for the emerging Local Plan.

Map 1a: Mattersey Neighbourhood Plan area



2. Why do we want a Neighbourhood Plan?

4. Mattersey village is classed as a Rural Service Centre in BDC's Core Strategy due to the existence of a primary school and shop. In accordance with district policy development is required to *'be of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities'*.
5. Mattersey Thorpe is identified within the 'other settlements' tier of BDC's Core Strategy hierarchy. These settlements are considered to have limited or no services and are reliant upon other settlements for such needs. The Core Strategy considers such areas as unsuitable for ad-hoc housing growth (infill development). However, due to the close proximity and interconnected nature of Mattersey and Mattersey Thorpe (through their sharing of local services), it is considered that planned housing growth (via allocated sites) in Mattersey Thorpe will help to support the services in Mattersey, and help in the delivery of a plan for the whole of the parish. It is noted that the Core Strategy will be replaced by a new Bassetlaw Local Plan, and the initial consultation paper on this does recognise the relationship between settlements and the ability for growth in one village to be supported by services from a nearby village. Although the initial consultation paper on the Local Plan does not carry any material weight, it

is hoped that this approach to rural communities continues in the final Local Plan for Bassetlaw, and has been built upon by the Mattersey Neighbourhood Plan.

6. The approach in the Initial Draft Bassetlaw Plan places a cap on development in settlements – the site allocations in this Plan reflect the most up to date advice from BDC about the scale of development that may be considered acceptable in the two settlements.
7. The majority of the community recognises that some housing development is required to sustain existing services (particularly the primary school) and to support local housing requirements for smaller dwellings and to meet the district housing requirement.¹
8. The emerging Local Plan² provides scope for communities to undertake site allocations to contribute towards the identification of sufficient housing to meet district needs.
9. The production of a neighbourhood plan presented an opportunity for the Parish Council to take some control over the type and location of future development.
10. The Mattersey Neighbourhood Plan allocates sites and prescribes design guidelines for development in the Parish.

3. How does this Neighbourhood Plan work within the planning system?

11. Planning policy is formulated by Bassetlaw District Council (BDC) and BDC will continue to have a legal duty to provide this. However, the Localism Act 2011 gave new powers to Parish Councils to produce a Neighbourhood Plan, if they wished.
12. This Neighbourhood Plan, when ‘made’, will form part of the suite of statutory development planning policy documents for Mattersey. It will have significant weight in the determination of planning applications.
13. In 2017 the adopted District policies are in the Core Strategy 2011 and the Mattersey neighbourhood Plan must be in conformity with it.³ However, this Neighbourhood Plan has been prepared in the context of an emerging new Local Plan and there has been collaboration with the policy team at BDC to

¹ This is evidenced in section 7

² see <http://www.bassetlaw.gov.uk/media/620821/Bassetlaw-Plan-Initial-Draft.pdf>

³ see <http://www.bassetlaw.gov.uk/media/105902/CS1AdoptedCoreStrategy.pdf>

ensure this Plan is also in conformity with the new approach in the draft Local Plan.

14. This Plan has been drafted in the context of the National Planning Policy Framework, the Core Strategy, studies done for BDC to support a future Local Plan and work commissioned by the NPSG. In particular, these reports are:

BDC studies

- a) SHMA OAN Update 2017
- b) SHLAA 2013
- c) Residential Design Successful Places: Supplementary Planning Document 2013
- d) Mattersey Conservation Area Designation Statement 2010

Neighbourhood Plan studies

- e) Housing background papers from the Initial Draft Bassetlaw Plan⁴
- f) Site Assessment Reports 2017
- g) Sustainability Appraisal for the Sites 2017
- h) Housing Needs Assessment 2016
- i) Rural Area Profile 2016
- j) Mattersey and Mattersey Thorpe Village Appraisal 2017

15. Documents (a)-(c) and (e) are on BDCs web site; (f) to (j) are on the Mattersey Neighbourhood Plan web site.

4. Consultation

16. The Neighbourhood Plan Steering Group (NPSG) recognised consultation was key to successfully developing a Neighbourhood Plan for Mattersey Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people, young and old, from across the Parish.

⁴ <http://www.bassetlaw.gov.uk/media/623685/how-much-housing-does-bassetlaw-need.pdf>

17. At a public meeting in September 2015 there was an overwhelming positive response to the proposal that the Parish Council should undertake a neighbourhood plan. A Neighbourhood Plan Steering group was formed in November 2015.
18. Full details of the Consultation Strategy are set out in the Consultation Statement⁵ and will be available on the Neighbourhood Plan web site. In summary, key consultation activities were
- a) First Consultation Event was April 23rd 2016 at Mattersey Primary School
 - b) Children's questionnaire Mattersey Primary School on 25th May 2016
 - c) Business questionnaire took place in October 2016
 - d) A household survey - 2016 sent to all households 65% return rate⁶ - level of response is reflected with a high confidence level of 95% ± 5%.
 - e) The second Consultation event was December 3rd 2016 at Mattersey Primary School
 - f) The third Consultation event was April 8th 2017 at Mattersey Primary School
19. The high response rate to the household questionnaire reflects the community's engagement in informing the scope of the Neighbourhood Plan. Minutes of all meetings and regular updates were put on the Neighbourhood Plan website. The NPSG were effective at using existing community events to raise the profile and engage local people in the issues emerging as the neighbourhood plan was drafted. For example, the party in the park event was also used as the first community consultation event.
20. The range of activities has ensured that all residents and businesses have had the opportunity to shape and influence the scope and intent of this Neighbourhood Plan. ⁷

5. Status of Projects and Actions

21. One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed at Appendix A.

⁵ Consultation Statement will be submitted with the Neighbourhood Plan

⁶ for analysis of findings see <https://mandmtneighbourhoodplan.weebly.com/consultation-results.html>

⁷ The consultation events and activities that shaped the production of this plan are all on the website <http://mandmtneighbourhoodplan.weebly.com/consultations--meeting-notes.html>

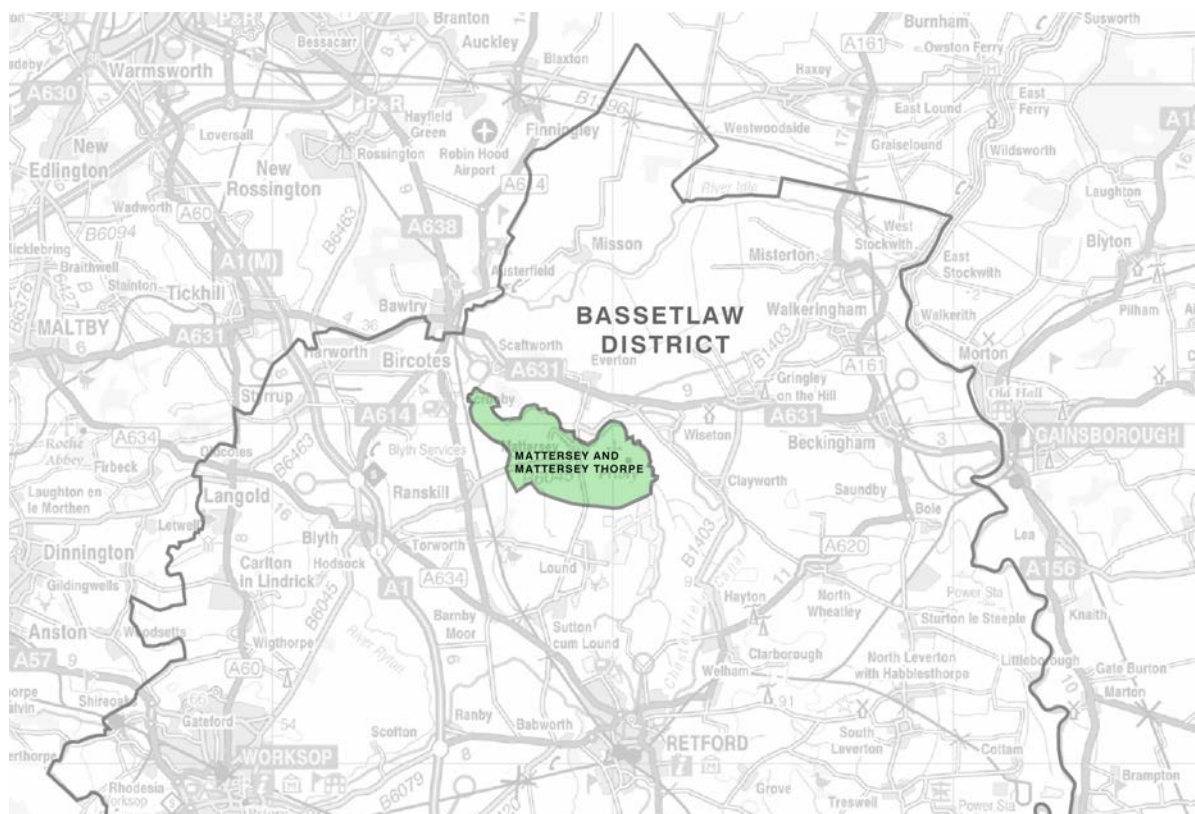
22. As Bassetlaw District Council has an adopted Community Infrastructure Levy policy, this Neighbourhood Plan will also look to maximise the planning gain by securing funding directly for the local community from development in the Parish. With a Neighbourhood Plan in place the Parish Council will be able to secure 25% of the CIL monies, (although the amount of CIL is directly related to the amount of local development that occurs). This will be invested in the improved provision of community facilities and environmental improvements (identified as projects at Appendix A).
23. The identification of Projects as part of the Neighbourhood Plan process shows local people how the Parish Council propose to focus this investment over the Plan period.

6. Mattersey in context

A. Location

Mattersey Parish lies within Bassetlaw District Council, North Nottinghamshire. Map 1b shows the plan area in relation to the wider area. The parish is 7 miles north of the market town of Retford and 4 miles to the east of Bawtry (which is in Doncaster Metropolitan Borough Council area).

Map 1b: Mattersey parish and the wider area



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B. History

24. Mattersey Parish is made up of two distinct settlements with very different histories although the current population of both settlements is about the same (approx. 350 persons per settlement).
25. The Domesday Book records there being a settlement on the west bank of the River Idle with 18 inhabitants in 1066. In 1192 Mattersey Priory was founded a mile to the east of the village. The Monks built a bridge across the River Idle in 1248 which was replaced by the current road bridge in 1953.
26. In 1403 Henry IV granted the Priory a weekly market on Mondays at Mattersey and two annual fairs. The market was held in the village probably near All Saints Church (parts of which date from the 13th century).
27. Mattersey village is split between the distinctive historic core along Main Street and Abbey Road with modern elements along Retford Road, Job Lane, Priory Close and Thorpe Road. The Conservation Area was designated on the 16th June 2010, encompassing the village's historic core. A Designation Statement was produced by BDC following the designation. An extract from the description of Mattersey village is included at Appendix E⁸.
28. Main Street is characterised by a mixture of late 18th to early 20th century farmsteads, cottages and houses. A few of these buildings are listed, but many are local interest buildings that have a good level of heritage significance. Characterful historic brick boundary walls remain throughout Main Street.
29. There are 25 listed buildings and 1 scheduled monument in the parish. The significance of these 'designated heritage assets' is discussed on Historic England's website⁹.
30. In addition, there are 5 non-designated heritage assets. These are listed at Appendix F. These are buildings or structures that have been identified by BDC as having local significance. Information on these assets, any update to the list and the criteria for their identification can be obtained from the Non-Designated Heritage Assets List on BDC's web site.¹⁰

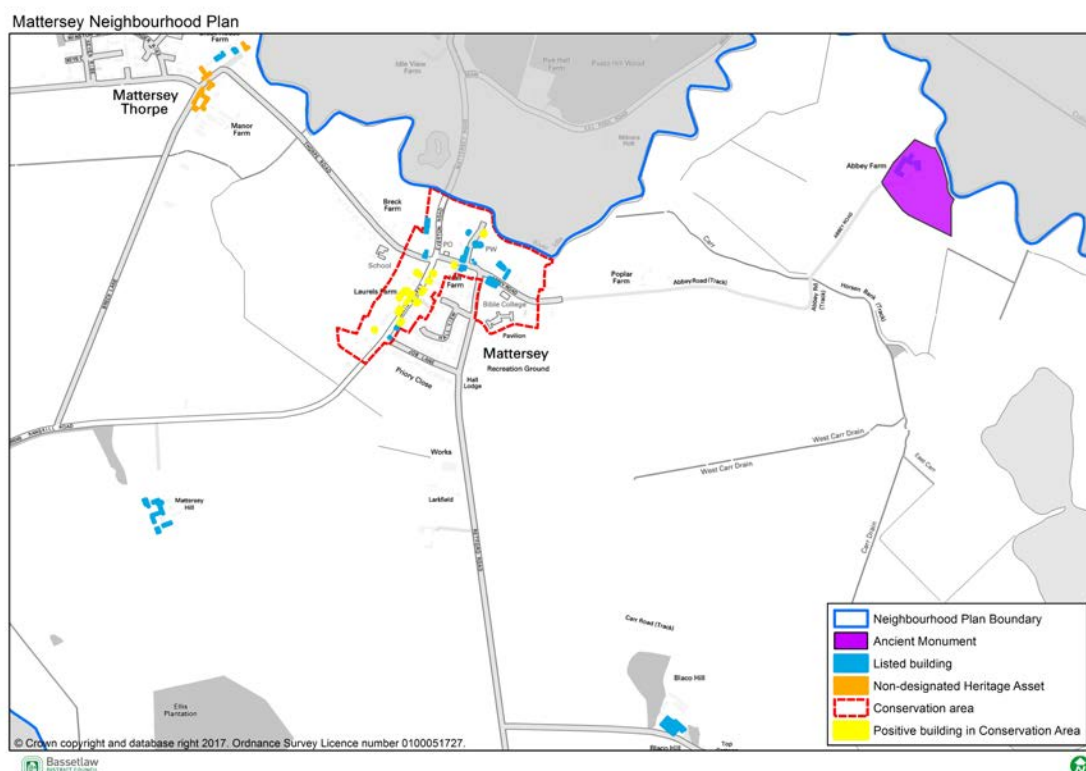
⁸ see Appendix E full report at <http://www.bassetlaw.gov.uk/media/69163/CAMatterseyStatement.pdf>

⁹ see <https://historicengland.org.uk/listing/the-list/results?q=mattersey%20&parish=-1&searchtype=nhlesearch&searchResultsPerPage=50>

¹⁰ see <http://www.bassetlaw.gov.uk/everything-else/planning-building/conservation-heritage/non-designated-heritage-assets.aspx>

31. BDC's Conservation team have also identified positive buildings within the Conservation Area that contribute to the historic and architectural interest of the Conservation Area these are listed at Appendix F.
32. Mattersey Thorpe was a small hamlet of 4 farms and associated dwellings (one dates back to 1648) until 1940. As part of the war effort the government built 157 pre-fabricated bungalows as an emergency housing settlement for the munitions factory that had been established in neighbouring Ranskill. There was also a shop, school and club building. After the war, the District Council took over the bungalows which were replaced in the 1970's by council houses in the style usually found in more urban areas. In the 1990's a development of market housing of 2 and 3 bed bungalows was completed on the remaining land.¹¹
33. Map 2 shows heritage assets that exist within the parish.

Map 2: Heritage Assets in Mattersey



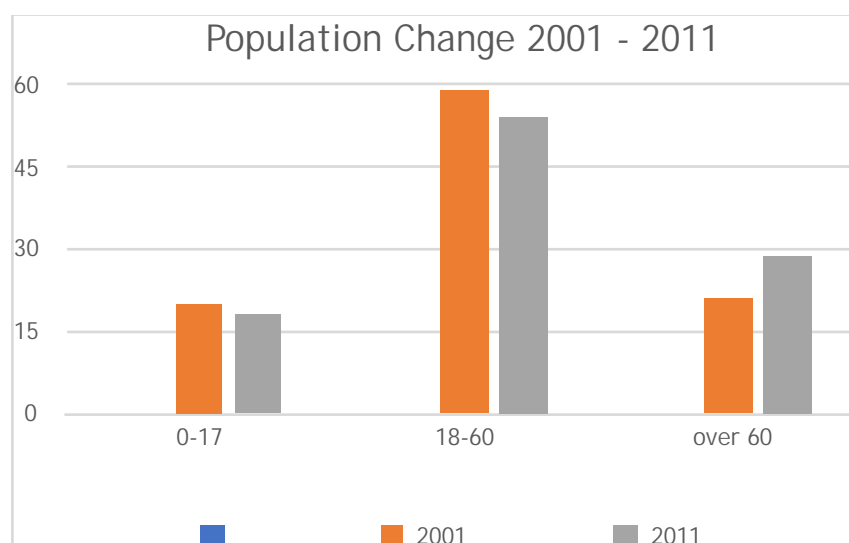
¹¹ information taken from the Parish Plan - http://mandmtneighbourhoodplan.weebly.com/uploads/6/0/5/5/60553929/parish_plan_2005_-_2015_v2.pdf

C. The People

34. In 2011 the Census recorded 790 residents living in 310 dwellings in the Parish; this was an increase of 9 dwellings and 24 people since 2001.

35. Figure 1 shows how the population of Mattersey Parish changed between 2001 and 2011.¹²

Figure 1



36. Figure 1 shows that there are fewer children and working age people and more over 60s as a proportion of the total population.

37. A more detailed analysis of these changing age groups has been undertaken by the Chair of the NPSG.¹³ This analysis shows a halving in the '6-10 years' age group census data - down from 59 in 2001 to 32 in 2011 pupils (a 46% drop), which is likely to have been one of the key factors impacting upon the decline in Mattersey Primary School numbers. The school currently operates with 35 children and there is concern that in the long term this may not be viable.

38. Similarly, the '25-44 years' group reduced by 32 from 196 in 2001 to 174 in 2011 (a 16% drop). When viewed alongside the reduction in primary school children it appears that young couples with children are not coming into the village to raise their families.

¹² census 2001 and 2011 analysed by the NPSG see report on <http://mandmtneighbourhoodplan.weebly.com/>

¹³ see report at https://mandmtneighbourhoodplan.weebly.com/uploads/6/0/5/5/60553929/2011_vs_2001_census_comparisons_-_7_reports_merged_.pdf

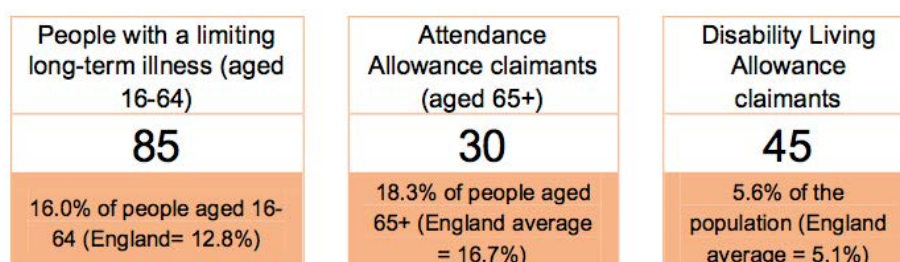
39. The Census data for '60-74 years' age group increased from 121 in 2001 to 172 in 2011 (a 42% rise) which shows that the village population is gradually getting older.
40. Figure 2 shows that in 2011, compared to the national average, Mattersey Parish has a higher proportion of people over 65 and fewer children.

Figure 2



41. Sustainable communities require a mix of people of different ages to keep local facilities like schools in use and who in turn require houses of differing sizes over their lives. The implications of this are considered more fully in section 16 and policy 4.
42. The Rural Area Profile produced by Rural Communities Action Nottinghamshire provides information to show the number (and proportion) of people who identified themselves as having a limiting long-term health issue, as well as those receiving government benefits for reasons of poor health (Attendance Allowance or Disability Living Allowance).

Figure 3



43. Figure 3 highlights that 16% of residents have a limiting long-term illness - higher than the national average of almost 13%. The proportion of attendance allowance claimants is also higher than the national average. Together these figures reflect both the ageing population (who are more likely to have limiting long term illnesses) and the socio-economic mix of residents that exist in the Parish.

44. The Rural Area Profile also shows a greater divergence of income levels than is usually evident in rural parishes in this part of Bassetlaw. 11% of households live in income deprivation, this is still below the national average of 13.5% but is double the proportion of people in parishes nearby¹⁴.

D. Amenities

45. The Plan area has a number of important local amenities and services listed in table 1.

Table 1

Mattersey	Mattersey Thorpe
Church Hall	The Green - includes play area for young children ¹⁵
Post Office and convenience store	Community House
Church of All Saints	The Playing Fields ¹⁶
Millennium Green with play area	
Mattersey Primary School (37 pupils, 3 from Mattersey, 23 from Mattersey Thorpe and 11 from outside the parish.)	
Mattersey Priory	

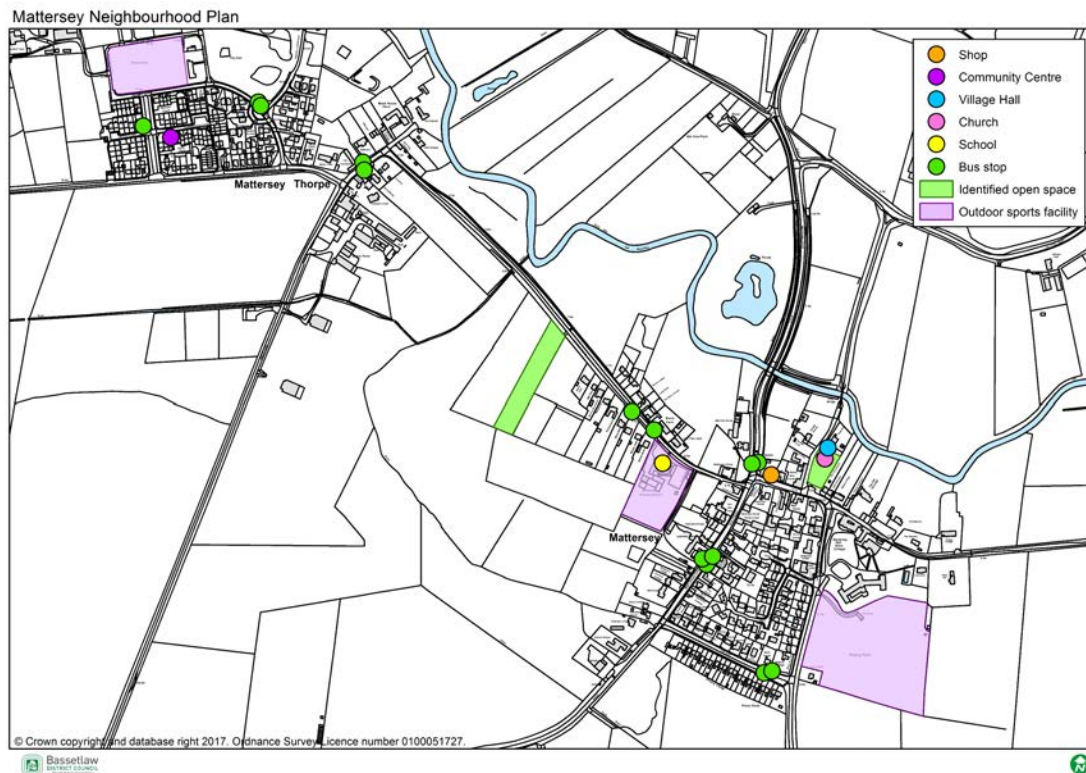
46. The nearest doctors' surgeries are either in Bawtry to the west or Gringley on the Hill to the east, both approximately 4 miles away. 87.6% of the respondents to the household questionnaire consider having a village shop as either important or very important. These facilities are shown on Map 3.

¹⁴ see Rural Area Profiles produced for Misson Neighbourhood Plan (Appendix A of the Misson Neighbourhood Plan) and East Markham Neighbourhood Plan available on their web site.

¹⁵ Proposed for local greenspace designation

¹⁶ Proposed for local greenspace designation

Map 3: Community facilities



47. Reflecting the changing needs of society, access to a good mobile phone network also scored highly at 87.3% and good broadband at 83.7%. Online shopping and access to some medical services are just two of the many services that can be accessed in rural areas. Over the Plan period this trend will increase. (The importance of good telecommunication infrastructure in rural areas also has economic benefits for local businesses - see below).

48. The Household Questionnaire¹⁷ findings supported the expansion of existing or new facilities principally a pub and shops. There was strong support (60%) for the provision of a village hall. The church hall and the community house are not large enough for village functions. The school hall is used for occasional village events when a big room is required but there is concern about the long-term viability of the school.

E. Economy

49. In 2011 368 residents were economically active with 31% in full time employment (compared to 39% nationally; 20% of whom work more than 49 hours per week). 57 people (9%) classed themselves as self-employed and 25 (4%) said they worked from home. However, the Household Survey

¹⁷ https://mandmtneighbourhoodplan.weebly.com/uploads/6/0/5/5/60553929/mattersey_report_1.docx

undertaken in 2016 identified 33% of respondents as working from home (either full or part time). With a 64% response rate this suggests that those working from home has increased since the 2011 census and, given advances in technology, it is likely that this trend will continue.

50. The importance of good telecommunications systems to support the rural economy, and the role planning plays in supporting high quality communications infrastructure is recognised in the NPPF.¹⁸
51. There are 10 farms and 20 + local businesses based in the parish. There are likely to be more residents working from home who may not be registered as a business. The businesses range from the Bible College to a shooting range. A list of local businesses is on the neighbourhood plan web site.
52. There was support for the provision of craft/work units that would encourage home based work in the responses from the household survey. The NPSG explored ways to achieve this but were unable to identify a suitable site.

F. Housing in Mattersey

53. Mattersey Parish has a range of housing types. 54% are detached 26% are semi-detached, 17% are terraced and 2% are flats. Figure 4 shows this in relation to the national average.

Figure 4¹⁹

Detached houses 177 54.3% of dwellings (England average = 22.3%)	Semi-detached houses 83 25.5% of dwellings (England average = 30.7%)	Terraced houses 56 17.2% of dwellings (England average = 24.5%)
Flats (purpose built) 06 1.8% of dwellings (England average = 16.7%)	Flats (other) 02 0.6% of dwellings (England average = 5.4%)	Caravan or other temporary accommodation 02 0.6% of dwellings (England average = 0.4%)

Table 2 shows how the mix of housing types based on bedroom numbers compares to the District.

¹⁸ See NPPF para 42

¹⁹ See Rural Area Profile, p29

Table 2

No of Bedrooms	Mattersey %	BDC %
1	2	6
2	32	23
3	35	50
4	22	16
5 or more	8	4

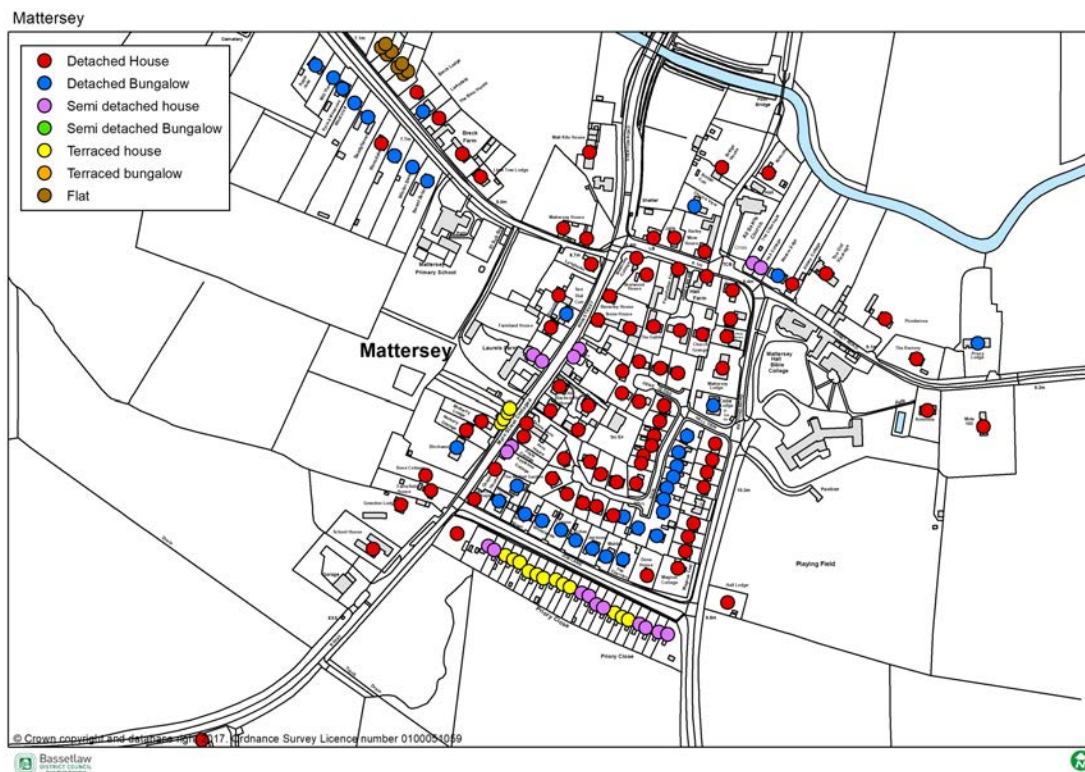
54. By comparison to some Bassetlaw villages, Mattersey Parish has a reasonable mix of housing types. This variety of dwellings relates primarily to the different histories of Mattersey and Mattersey Thorpe (see section A above).

55. The Housing Needs Assessment²⁰ identifies that the most popular dwelling type is detached followed by semidetached.

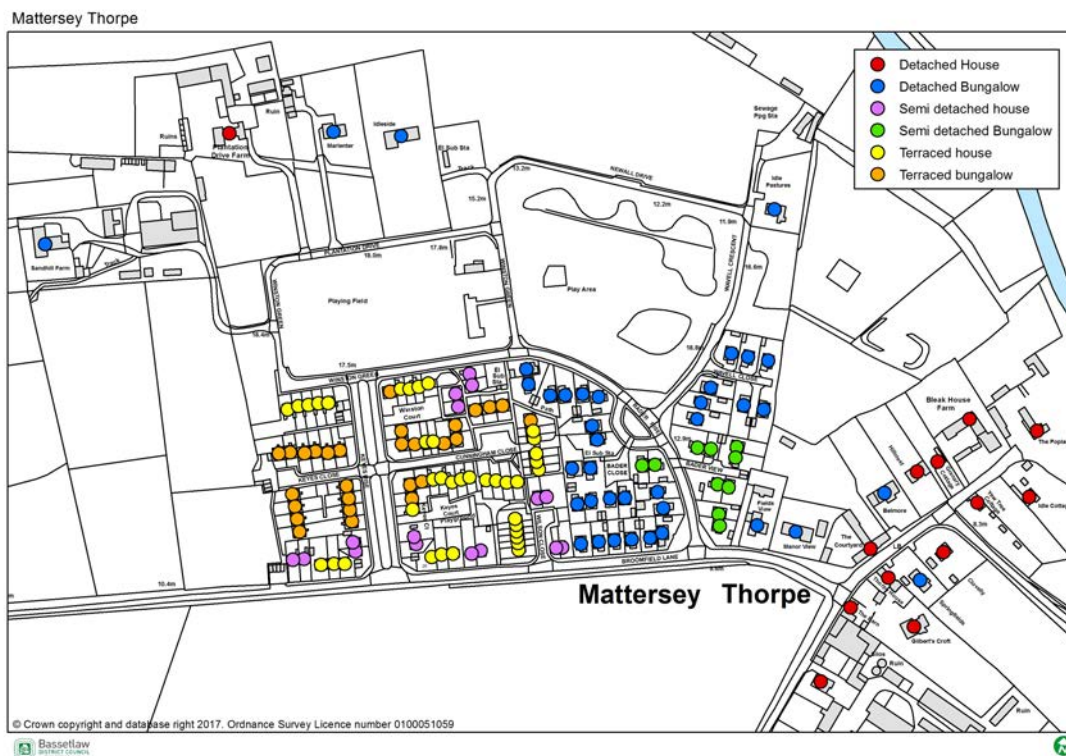
56. Map 4 shows the variety of housing types in the parish across the two settlements.

²⁰ produced by AECOM for this Neighbourhood Plan see https://mandmtneighbourhoodplan.weebly.com/uploads/6/0/5/5/60553929/mattersey_hna_final_feb17_weebly_ver_.pdf

Map 4: Housing Type Mattersey Village



Map 5: Housing Type Mattersey Thorpe



57. The 2017 Strategic Housing Market Assessment (SHMA OAN Update) anticipates that by 2035 there will be a 51% increase in the number of residents aged over 65 in Bassetlaw.
58. The 2017 SHMA OAN Update identifies that *'....based on the evidence, it is expected that the focus of new market housing provision will be on two- and three-bed properties.'* The analysis for this neighbourhood plan shows that Mattersey Parish is well served by bungalow development compared to similar sized rural communities in Bassetlaw.²¹
59. The household questionnaire identified support for smaller homes (2 bedroom) which would be suitable for people downsizing and for starter homes, and family homes (3-4 bedrooms).
60. The Housing Needs Assessment commissioned for this Neighbourhood Plan confirms that *'Future need for detached housing (other than smaller bungalows) may be limited due to the proportionally older population structure of the parish and the corresponding number of older people wishing to downsize from family homes and / or move to specialist accommodation. Although demand for flats or apartments is likely to remain low due to the rural nature of Mattersey, there may be an increased need for terraced houses and bungalows to accommodate those wishing to downsize from detached family homes.'*²²

G. Landscape Character

61. The importance of protecting the District's landscape character is recognised in District policy²³ and the NPPF²⁴.
62. The Bassetlaw Landscape Character Assessment²⁵ assesses the District in terms of landscape condition and sensitivity, identifying Policy Zones (based on recommended landscape actions).

²¹ see East Markham Neighbourhood Plan, Misson Neighbourhood Plan

²² AECOM Housing Needs Assessment Report table ES2

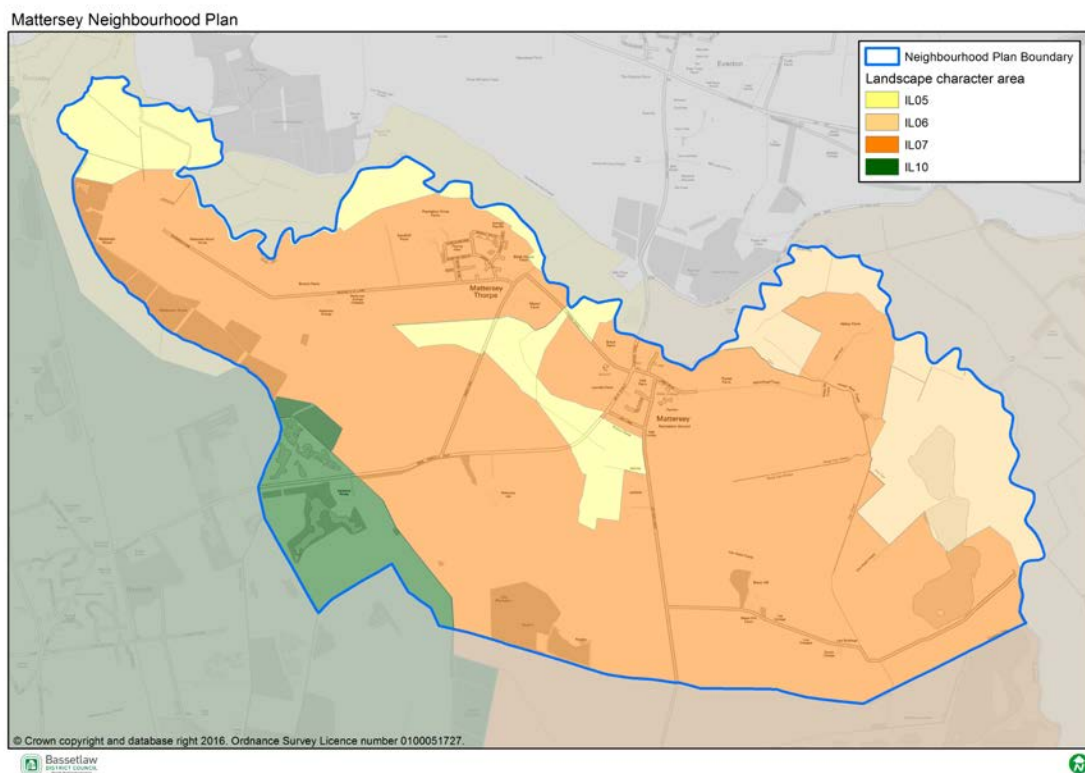
²³ see BDC's Core Strategy Development Management Policy DM9 and proposed Policy Approach: Landscape in the Initial Draft Bassetlaw Plan

²⁴ see NPPF para 109 and 113

²⁵ Copy of this study can be accessed from the planning pages of the Council's website: www.bassetlaw.gov.uk

63. The Plan area is in the Idle Lowlands Character Area and there are 4 policy zones that cover the parish of Mattersey these are shown in Map 6.

Map 6: Landscape Character Mattersey

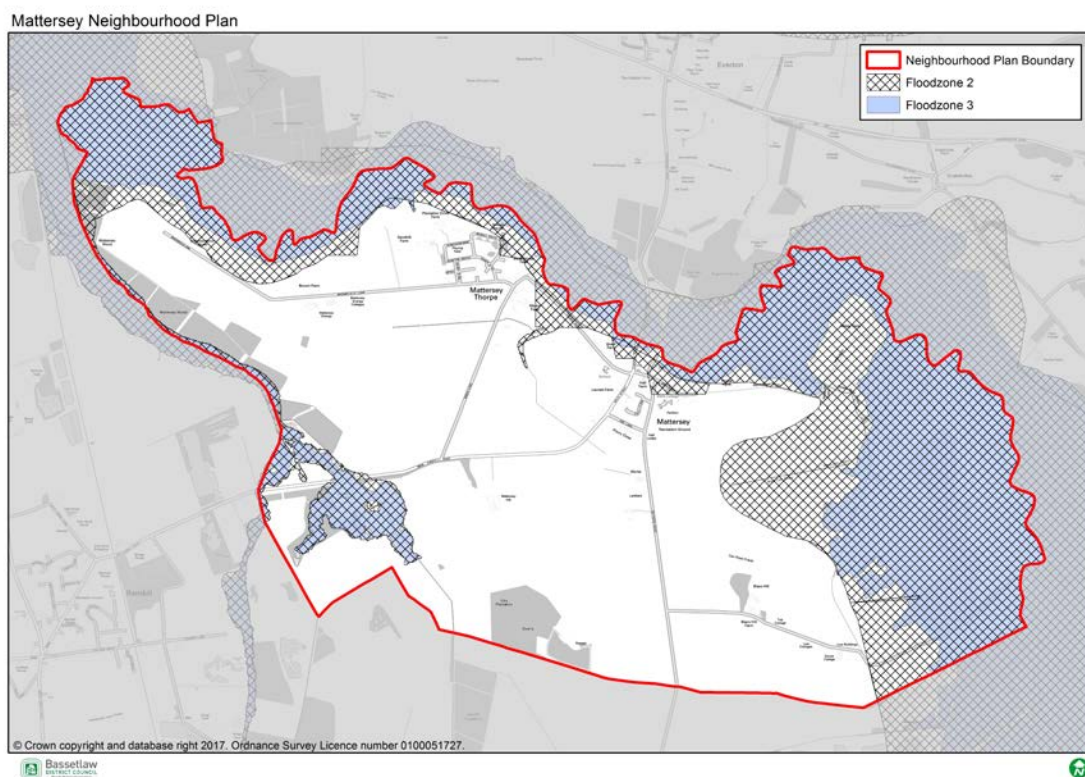


64. Most of the Plan area (and the sites allocated for development in this Neighbourhood Plan) is in IL06 which is described as having a relatively flat landform where arable farmland dominates. *'Drainage ditches form the majority of field boundaries although hedgerows align some fields and the roads Willow and ash are dominant species along the river corridor. A number of mature oaks are scattered across the central farmland.'*
65. As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given for new build development. *'Conserve the traditional character of Lound, Mattersey and Mattersey Thorpe, reinforce the local vernacular in any new development. Conserve and reinforce the open rural character of the Policy Zone by concentrating new small-scale development around Lound, Mattersey and Mattersey Thorpe. Create woodland to contain and soften built development, preferably in advance of new development.'*

H. Flooding

66. The flat, low lying nature of the parish with the River Idle running along the northern boundary and a main drain marking the western edge (including river washlands, ditches and dykes) is indicated in the area that is affected by flooding. Map 7 shows that the eastern part of the Parish is in flood zone 3 (land that has a 1 in 100 or greater annual probability of river flooding) and flood zone 2 (land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding).

Map 7: Flood Zones in Mattersey Parish



67. Any sites identified as part of this Neighbourhood Plan process that were within flood zone 2 or 3 were considered unsuitable for development. A full analysis of all the sites including an assessment of their suitability in relation to flooding is in the site assessment report.²⁶
68. The Core Strategy DM12 requires that a site-specific Flood Risk Assessment is produced for all development in flood zones 2 and 3. It was considered that DM12 deals adequately with flood risk and there is no specific Neighbourhood Plan policy in that regard.

²⁶ see <http://mandmtneighbourhoodplan.weebly.com/>

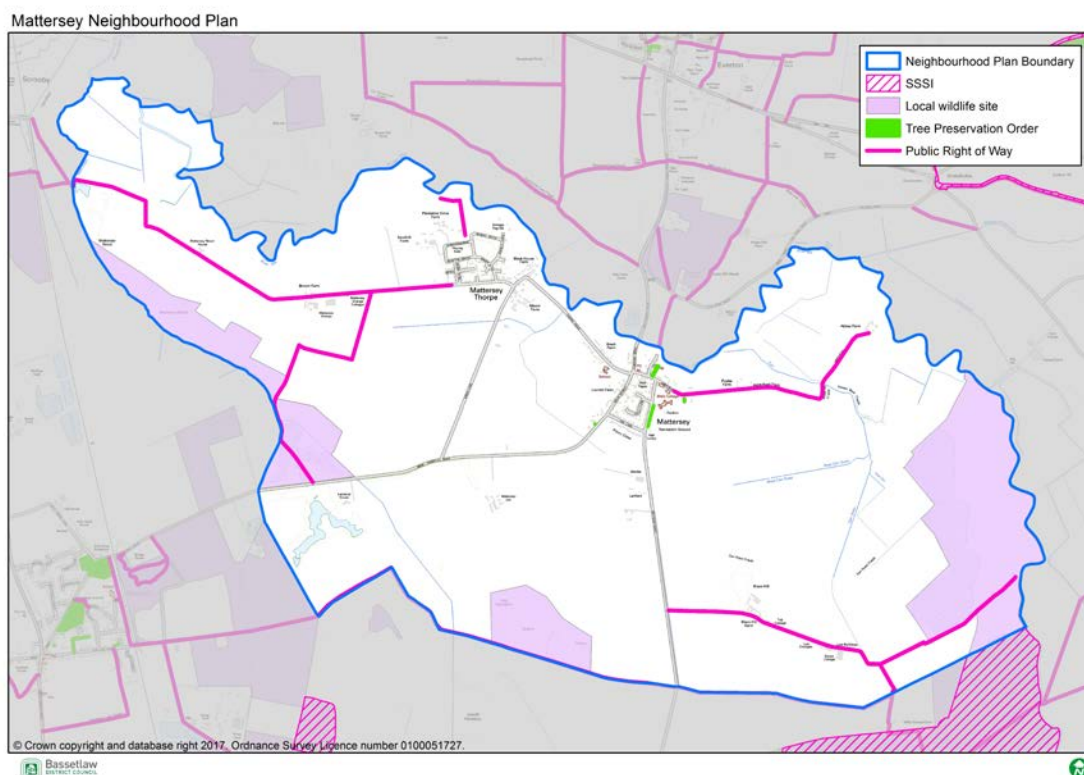
I. Recreation

69. Recreation plays a big part in village life. The household questionnaire asked parishioners to rate how important they felt recreational facilities were to them. *Local walking routes and footpaths* and the *River Idle* ranked most highly. 92% of respondents considered walking routes and footpaths as important or very important, with 87% considering the River Idle as important or very important.

70. 78% of respondents to the household survey considered that the footpaths could be improved. There are footpath routes through the village and out to the open countryside.

71. Map 8 shows the extent of these Local Wildlife Sites and the SSSIs and the footpaths across the Parish.

Map 8: Local Wildlife Sites, Sites of Special Scientific Interest and footpaths



J. Getting Around

72. Of the 200 households who responded to the household questionnaire 101 reported that they owned a bike. Proposals to improve the cycle routes around the parish were supported.

73. The bus service to Bawtry (where the nearest doctors and shops are) has been reduced over the years and is now down to 5 services each way per day (about every 2 hours). In the household survey 78% of respondents wanted to see an improvement to public transport.

7. Mattersey Parish Today: Challenges and Opportunities

74. The Consultation Summary shows the extensive dialogue that was undertaken before the scope of the Plan was agreed. Where the concerns raised by local people were substantiated by evidence then it is possible to have a Neighbourhood Plan response. This is set out in table 3.

Table 3: Key Issues

Community Concerns	Neighbourhood Plan Opportunities
Scale and location of future development could erode the rural character of parts of the Parish. The location of development could have a negative impact on key views to the open countryside	Include site allocation policies to ensure the community have a say in the scale and location of future growth.
Changing population and implications for local services	Need to ensure that future development continues to meet the needs of the local population. Providing a range of house types and sizes will enable people to down size and stay in the village and frees up family housing which attracts younger people to the village. This is important to ensure a through put of families with young children to ensure the school remains open (and provides a more balanced community)
Future of other services	Importance of retaining village services like the school and the shop; some housing growth will help sustain demand for local services.
Location of future development and keeping Mattersey and Mattersey Thorpe separate settlements	Importance of protecting the existing rural character of the villages, the historic buildings in the centre and sensitively siting development to make the most of views into and out of the village from publicly accessible routes. Keeping green gaps between the two villages so that they do not join up.

Community Concerns	Neighbourhood Plan Opportunities
Design	New development needs to be designed to a high quality and should integrate well with the existing housing. In part of Mattersey Thorpe, where the current design has a very urban feel, development should seek to enhance the rural character of the surrounding area. Where possible design should include energy efficient materials to keep running costs down.
Limited local employment	To identify a site suitable for live / work units and to encourage small scale employment use across the parish either by ensuring broadband speeds and supporting the change of use of vacant farm buildings for alternative employment uses
Protection of green spaces	The character of Mattersey Parish is due in part to the gardens, open spaces and other breaks between buildings in the historic core of the village and on the edge of the settlement and the gap between the two settlements. This allows for views into and out of the village to the open countryside and contributes to the rural character of the two settlements.

8. Community Vision

75. This vision has been prepared by the NPSG and endorsed by the community based on the consultation events and questionnaire feedback.

In 15 years' time Mattersey Parish will be a thriving community and sensitively developed area. It will value the community, the school and its rural location and provide people with an opportunity and the facilities to live, work and grow. It will be a Parish that has sufficient housing and facilities to attract and retain families, where everyone can live, work and enjoy village life.

9. Community Objectives

76. A range of issues were raised through the early consultation process. The objectives below reflect the area of focus for this Neighbourhood Plan.

Community Objective 1: To encourage housing growth to sustain the range of facilities in the village like the school and post office.

Community Objective 2: To ensure that future housing development meets local need for smaller 2 to 3 bed market dwellings.

Community Objective 3: To ensure that the design of new development reflects the rural nature of the parish.

Community Objective 4: To ensure that development protects and where possible enhances the heritage assets in the parish.

Community Objective 5: To improve the range of community facilities particularly increasing the provision of indoor space.

Community Objective 6: To protect, enhance and, where possible, extend the walking, cycling routes and public open spaces in the Parish.

Community Objective 7: To ensure that future development minimises its impact on the environment and reduces running costs by using energy efficient materials.

Community Objective 8: To ensure the Parish Council is consulted early in the planning application process (at pre-application stage) via the mechanisms outlined in this Neighbourhood Development Plan.

10. Sustainable Development Principles and Mattersey Parish

77. Getting the right balance between maintaining the distinctive character of the area whilst allowing modest growth that enables the community to thrive is a challenge. This Neighbourhood Plan will ensure the right balance is achieved up to 2033 by;

- a) the careful selection of sites with a lot of community consultation,
- b) the requirement for pre-application consultation with the Parish Council as schemes are developed,
- c) the requirement for housing design to meet national standards for high quality design and to enhance the local distinctiveness of the parish,
- d) the location of development to minimise the impact on the rural character of the Parish and
- e) to ensure the two villages remain separate.

78. The NPPF states that there are three dimensions to sustainable development; economic, social and environmental. The planning system must balance up these dimensions to ensure the vitality of communities.

79. Mattersey residents have considered carefully the location and approximate amount of development that would be appropriate given the rural setting and scale of the village.
80. On the sites allocated the Parish Council will work proactively with developers at the pre-application stage, wherever possible, to secure development that is in accordance with policies in this Neighbourhood Plan.

11. Consulting the Community

81. This Plan is a reflection of the community's need to have greater involvement and influence in development proposals that come forward between 2018 and 2033. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.
82. This community knows their area and wants to be involved constructively in ensuring new development is well designed. The key principle set out below is intended to encourage applicants who are submitting applications for new build, or replacement buildings, to talk to the Parish Council prior to a scheme being submitted for planning permission.
83. Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by BDC.
84. The requirements necessary to constitute 'community consultation' as referred to in this key principle are also set out below.

Key Principle: Pre-application Community Consultation

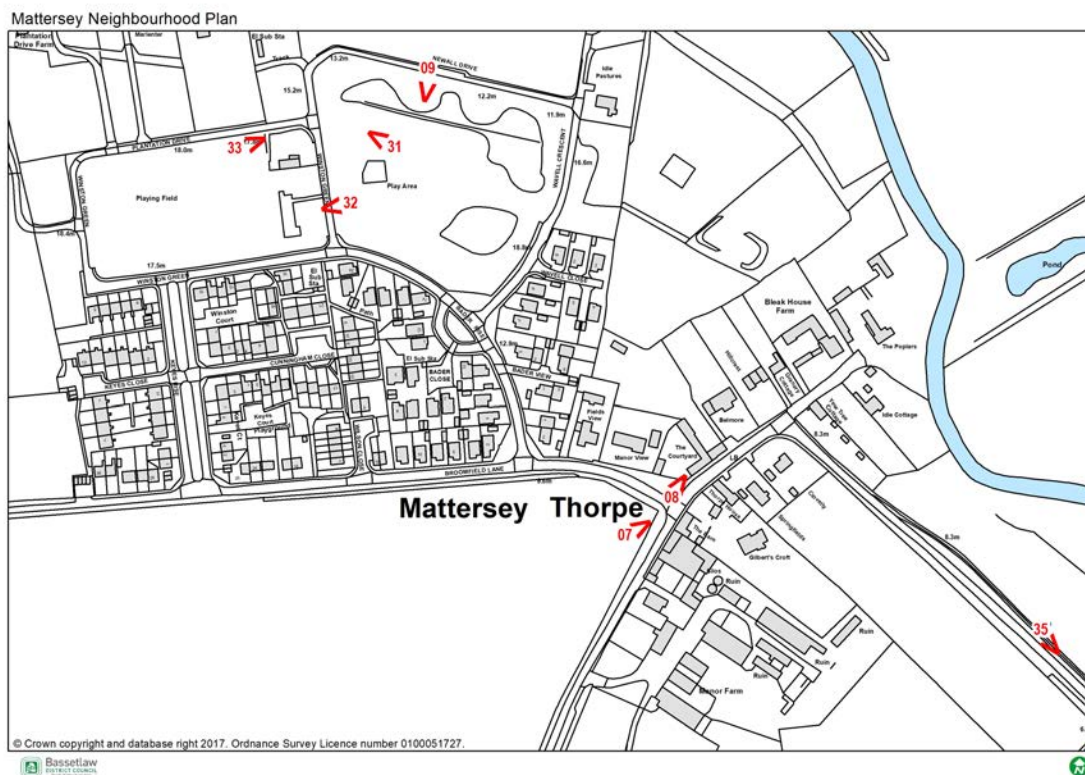
1. Applicants submitting development proposals are encouraged to actively engage in consultation with Mattersey Parish Council and the community as part of the design process at the pre-application stage.
2. In consulting with the community it will be considered best practice for the applicant to involve and engage with local people and other stakeholders, and particularly the Parish Council, about any proposals before detailed plans are prepared.
3. The planning application should include a short document explaining how the proposals being submitted following this consultation with the community have addressed the views of, and any issues or concerns raised by, local people and the Parish Council.

12. Protecting the Landscape Character of Mattersey Parish

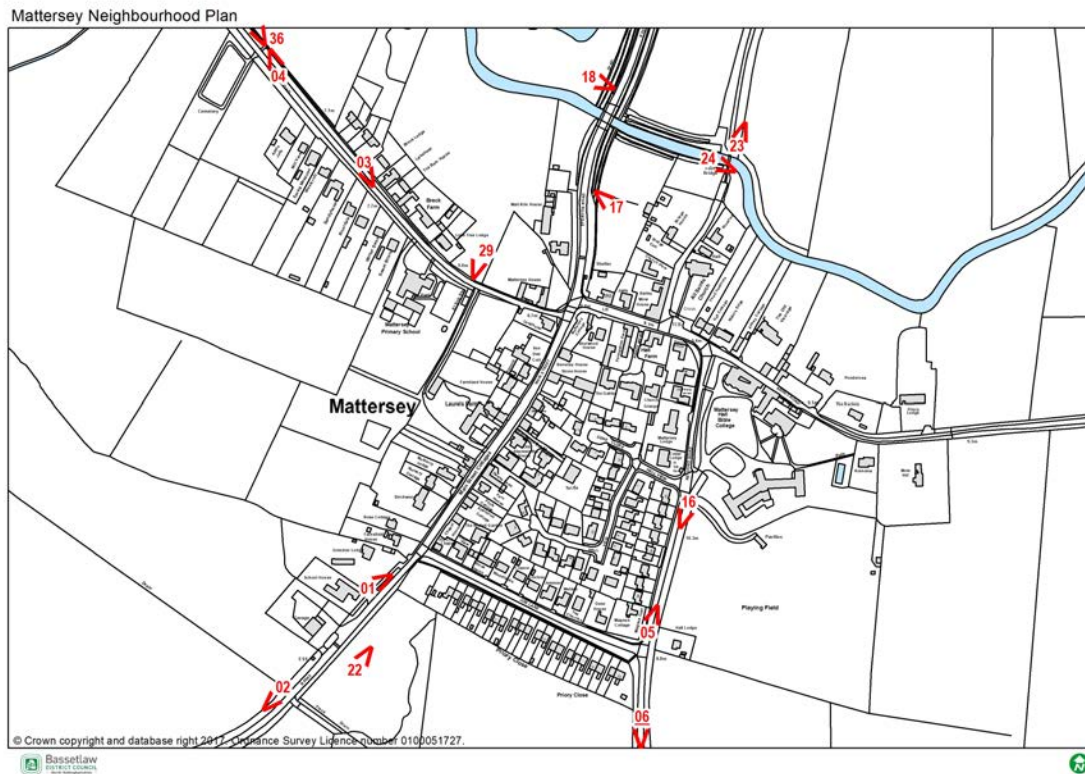
85. The Landscape Character Assessment 2009 recommends that new development should be around the existing settlements to conserve and reinforce the open rural character. This approach is supported by the community who identified that keeping Mattersey and Mattersey Thorpe separate settlements was an important requirement in considering suitable sites for development.

86. Maps 9a and 9b show the important views from publicly accessible points that are highly valued by local people. Any development on sites which overlook such views must be very sensitively designed and located. Ensuring that size, scale and use of materials reflects the local vernacular and that on-site landscaping is of native species and complementary to the wider rural landscape will mean the development will nestle within the settlement and not be unduly prominent.

Map 9a: Important Views Mattersey Thorpe

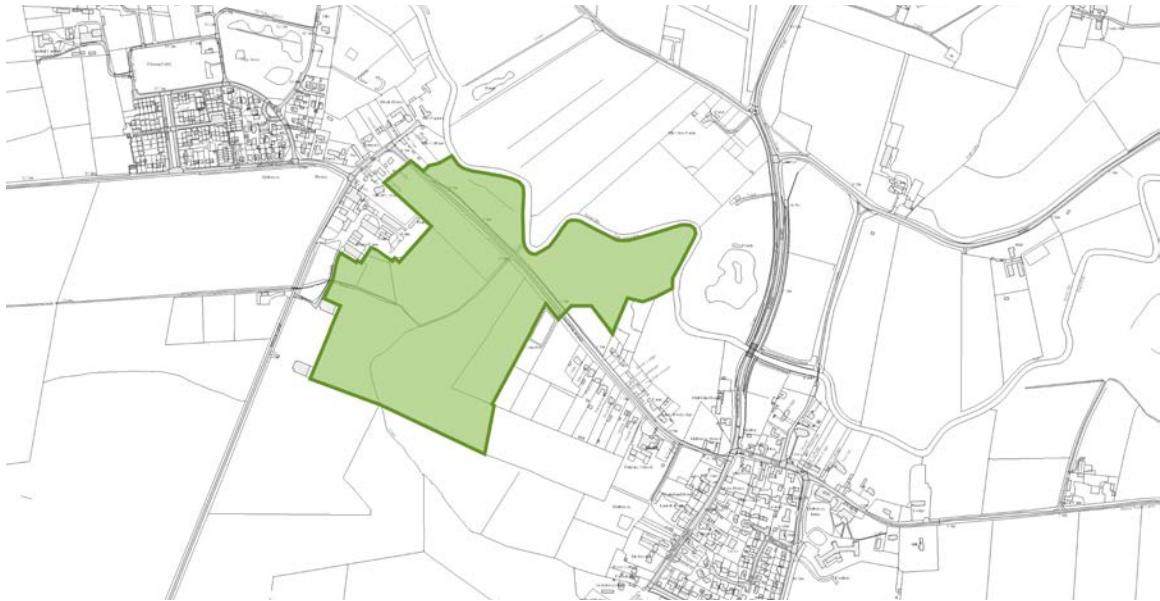


Map 9b: Important Views Mattersey Village



87. The distinct evolution of the two settlements has been set out in section 6. Although the Neighbourhood Plan process revealed a strong desire for the two communities to work together, the feedback was also clear that they are two separate settlements.
88. Map 10 shows the settlement break as defined by the group as part of the work on the village appraisal. This is supported by the significance of the view point 04 and 36 on Map 9b.

Map 10: Settlement Break



Policy 1: Protecting the Landscape Character of Mattersey Parish

1. To protect the landscape character of the Parish, development in Mattersey is required to demonstrate that:
 - a) it does not represent a significant visual intrusion into the landscape setting. The view corridors highlighted in Map 9a and 9b are particularly sensitive in these respects and development is required to demonstrate it will not have a significantly adverse impact on these publicly accessible views; and
 - b) where practicable, it conforms with the actions of the landscape and built features recommended for the policy zone as designated in the Bassetlaw Landscape Character Assessment and listed at Appendix B. Where appropriate, mitigation planting should include native species recommended for the Idle Lowlands 05 and 07 character area.
2. Development proposals are required to show they have taken into account the guidance in the Mattersey Village Appraisal Landscape sections for both villages in relation to;
 - a) the use of landscaping to provide a green soft edge to site boundaries, and
 - b) by orientating rear gardens to meet the edge of the settlement boundary.
3. The settlement break between Mattersey and Mattersey Thorpe as shown on Map 10 is a key character forming space. Development in this gap is required to demonstrate that it would not create coalescence between the two settlements.

13. Design Principles

90. This section focuses on the importance of good design in new residential development across the parish (additional considerations will be required for development within and adjoining the Conservation Area).
91. The NPPF paragraph 56 acknowledges that *'good design is a key aspect of sustainable development and is indivisible from good planning'*.
92. Section 2 and 3 of the Mattersey and Mattersey Thorpe Village Appraisal ²⁷ provides a comprehensive analysis of the settlement including design details, examining the aspects that make up their character and identity. This analysis is then translated into useful principles for future development, suggesting ways in which designers can ensure their proposals support rather than erode local distinctiveness.

Mattersey Village

93. Mattersey village's evolution from a mainly agricultural settlement to a village supporting workers in nearby towns, is quite usual and the village has evolved incrementally over time.
94. About one third of Mattersey village is a Conservation Area. Table 4 is a summary of the key features taken from the Mattersey and Mattersey Thorpe Village Appraisal that are significant to the character of Mattersey village.

Table 4: Key Findings Character Appraisal Mattersey Village

Settlement Pattern
<p>Thorpe Road, part of Main Street and Abbey Road run parallel to the river. Retford Road, Everton Road and part of Main Street run perpendicular. Development is mostly contained within these streets. The lines of the streets are clearly discernible with the front of buildings either facing or being gable-end onto the street. Late-20th century housing developments in the form of cul-de-sacs are not reflective of the overall character.</p> <p>Retford Road and Priory Close / Job Lane are mainly 20th century suburban layouts. The houses on Retford Road have frontages facing the open countryside. In the main, Priory Close has rear gardens leading to open countryside.</p>

²⁷ See Annex 1 for details of Village Appraisal document

Conservation Area

Within the Conservation Area, traditional building forms and plot layouts contribute to the distinctive character of this part of the village. Historic buildings, plots and materials within this area provide a palette which should inform future development in the Conservation Area and in its immediate surroundings.

Streets and Spaces

The land to the east of Retford Road (the grounds of Mattersey College 1 on the aerial view below) and the open space to the east of Ranskill Lane and south of Job Lane (Millennium Green 2 on the aerial view below) are located at the edge of the village but are the 2 open spaces that are integral to its character. Should development occur around these spaces then overlooking onto them should be encouraged to improve surveillance.

Streets have long site lines allowing for a rich visual field to be seen. The development round Hall View and Dene Close is the exception and is not characteristic of the area. Should new streets be added these should allow for long site lines.

New development or landscape treatments should not obstruct long views where they occur.

Aerial View 1



Plots

Historic plots within the village are generally rectangular in shape and orientated perpendicular to the road. The larger plots are along Main Street, with a mix of small and large buildings. Most historic buildings are sited close to the road, although a number of plots feature buildings set well back.

Regular plots with front gardens and on-site parking should be encouraged. New development should seek to reflect traditional plot layouts in the village, being regular in their form and orientation.

New buildings should reflect the traditional layout of buildings within the village, either being sited parallel or perpendicular to the road, whilst retaining, where possible, an active edge to the street with windows (and doors where appropriate) overlooking the frontage.

Boundaries and Landscape

The predominant boundary treatment within Mattersey is red brick walls with brick, tile or stone copings. Boundary hedges are also common.

New development should be encouraged to include traditional red brick walls around boundaries, of an appropriate design, scale and brick bond, to help reinforce this element of local character.

Existing boundary treatments should be maintained and the removal of walls and hedge to allow for more parking should where possible be resisted.

Buildings and Materials

The majority of historic buildings within Mattersey are constructed from local red brick, with non-interlocking natural red clay pantiles used on the roofs. A number of buildings are also rendered, although much of the render dates to the 20th century. A small number of buildings have a Magnesian Limestone facing. Natural slate and plain clay tiles are also found, especially on earlier 20th century buildings.

Traditional brick bonds, such as Flemish, English garden wall or Flemish stretcher, are found throughout the Conservation Area. Stretcher bond is used on buildings dating to the mid-20th century onwards.

Timber windows and doors are found throughout the historic core. Traditional window lintels, such as true brick arches or natural stone, in addition to verge/eaves corbelling, are also commonplace.

Mattersey Thorpe

95. Mattersey Thorpe is two distinct places; the historic hamlet (farms and associated buildings) along Thorpe Road and the new village off Broomfield Lane. The newer village extends up the slopes to the north creating an arrangement of streets to make an estate. The design and layout of the streets, public spaces and parking areas are of its time and does not reflect its rural setting.

96. Table 5 is a summary of the key features taken from the Mattersey and Mattersey Thorpe Village Appraisal that are significant to the character of Mattersey Thorpe.

Table 5 Key Findings Character Appraisal Mattersey Thorpe

Settlement Pattern
<p>Most of the village is bounded within the street system so that the countryside beyond is addressed by building fronts. This does offer long views out from the settlement. Development generally faces out onto the countryside and could be a useful device in new development.</p> <p>The lines of most streets are clearly discernible from how the buildings define their edges and where buildings face front on to the street. However, the layout does break down where public space should be private space - this was a feature of this type of development built at the time but should not be replicated.</p> <p>Buildings should have a clear relationship with the street and spaces at front and back should be private.</p> <p>The older part of Mattersey Thorpe is more traditionally laid out with gardens providing the transition to the countryside.</p>
Streets and Spaces
<p>The open spaces here are integral to the character of the village. The large open spaces to the north of the village provide formal play (1) and more informal public open space (2).</p> <p>Both of these spaces are unusually large and new development should seek to support these spaces by being well connected to them. The football hut (3) is in need of replacement - new development could help achieve this. Winston Green does front the open space and provides natural surveillance.</p>

The streets have very few trees or hedges Manual for Streets should be used to design new streets. The grass space in the middle of Keyes Rise has a lot of potential for improvement - adding trees and parking areas.

The positive relationship with development to the edge of these spaces should be maintained, and any new development to the edges should seek to address the spaces in a way that increases overlooking and natural surveillance

New development should support these large open spaces including contributions to add or improve facilities.

Aerial View 2



Plots

The newer parts of the village have narrow plots with the long edge to the street and shorter front and rear gardens. The arrangement is very regular. The change in levels are dealt with by retaining walls that can be seen from publicly accessible spaces.

Some of the parking is dealt with in courtyards - this was a practice of its time and should be avoided in new development.

In the older part the arrangements are looser with buildings set back.

Regular plots with front gardens and on plot parking should be encouraged - new development should seek to create a similar pattern with plots of similar size.

Buildings should present an active edge to the street with front doors and windows overlooking the frontage. Level differences should be dealt with along the back edge of the plot so that unsightly retaining walls are not visible from the street.

New development should encourage on plot parking and integrated on street parking.

Boundaries and Landscape

Existing boundary treatments are variable and inconsistent. Some development is open fronted with no delineation of public and private space.

New development should establish a strong boundary treatment (low walls and hedges) to the plot edge. A programme to implement a cohesive boundary treatment should be explored, tree planting would also improve the visual amenity of the area.

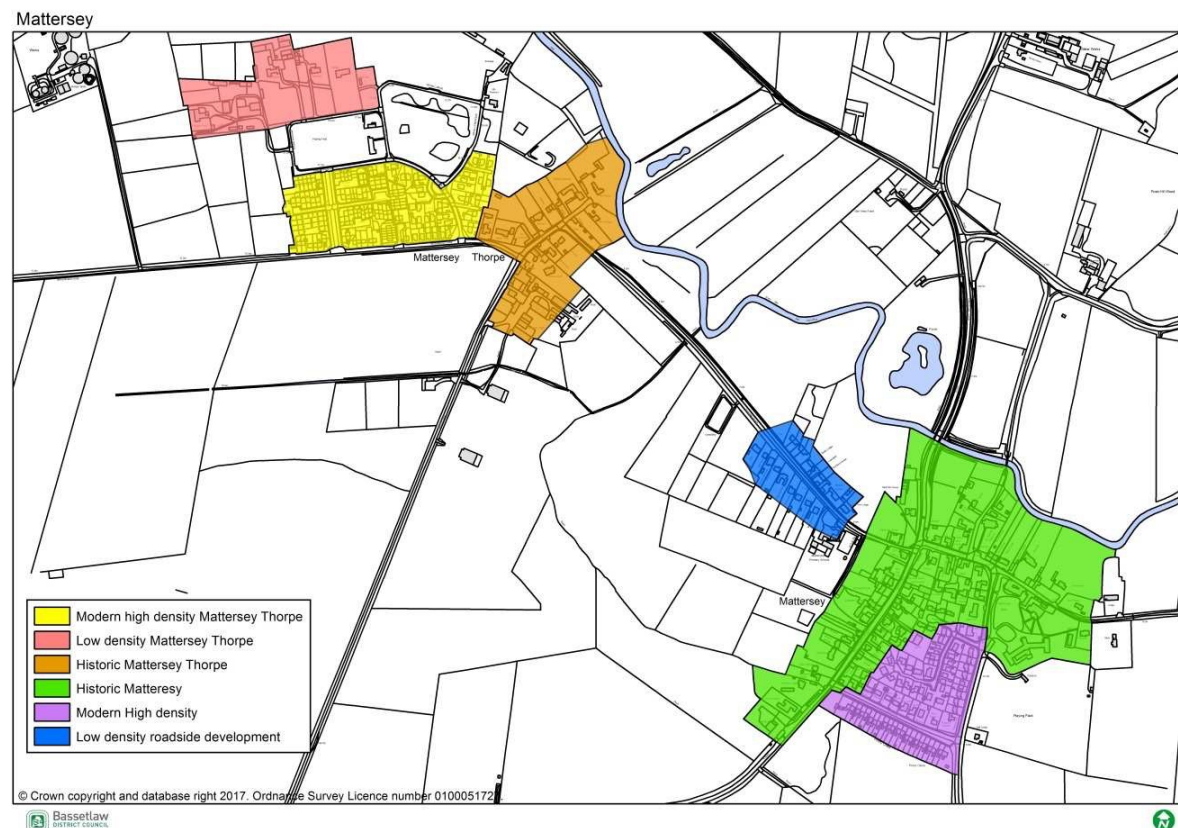
Buildings and Materials

The old part of the village uses traditional red brick and non-interlocking natural red clay pantiles. The newer parts of the village use engineered brick and concrete roof tiles. Although the narrow palette of materials provides some coherence. There is no predominant form for the village and the design is out of character with the rural setting.

A simple palette of materials should be maintained but with a local reference. Clusters of similar buildings well executed are encouraged so that a rhythm to the street scene is created.

97. The Site Assessment Report also identifies character areas ranging from high density more modern development to historic low-density roadside development (see Map 11). For new development to integrate with the existing settlements it should usually reflect existing densities and layout patterns. This principle applies for all character areas except the 1970's development at Mattersey Thorpe which although of its time, does not sit well in the rural landscape.

Map 11: Character Areas



98. In 2013 Bassetlaw District Council adopted a Supplementary Planning Document "Successful Places a Guide to Sustainable Housing Layout and Design". The Parish Council support the approach adopted in this guidance and will expect development across the Plan area to be in accordance with the design principles within it.
99. In addition, this Neighbourhood Plan also encourages the use of Building for Life 12 (Bfl12) by developers in the preparation of their planning applications. Bfl12 is the industry standard endorsed by government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages

in the design process to check that new development is meeting the standards required.

100. Bassetlaw's Supplementary Planning Document also endorses the use of BFL 12 as a '*national standard for well-designed homes and neighbourhoods and is about creating good places to live.*'

101. BFL12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters: 'integrating into the neighbourhood', 'creating a place' and 'street and home'.

102. Based on a simple 'traffic light' system (red, amber and green) proposed new developments should aim to:

- a) Secure as many 'greens' as possible
- b) Minimise the number of 'ambers' and;
- c) Avoid 'reds'

103. The more greens that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens are considered the threshold for good design.

104. New development will be expected to use Building for Life 12 to help shape design proposals and evidence of this will need to be demonstrated. This will provide assurance to the community that the schemes will be of the highest design standards, reflecting the location of the sites adjacent to the open countryside and adjoining a rural village with significant heritage assets.

105. The principles in the Mattersey and Mattersey Thorpe Village Appraisal, an appreciation of the various character areas and national design standard criteria (BfL12) form the basis of POLICY 2.

Policy 2: Design Principles

1. Proposals for residential development should demonstrate a high design quality that enhances the distinctiveness and quality of Mattersey and Mattersey Thorpe and contributes to their rural character.
2. Applicants will be required to demonstrate that their scheme accords with national design standards (9 greens for BfL 12 or equivalent).
3. Development in both settlements should;
 - a) use a locally inspired range of materials (traditional red brick and some render in light colours) which will ensure a narrow colour palette in keeping with, or enhancing, the character of the village; and
 - b) use low walls made from local materials (traditional red brick) and native species hedges as boundary treatments, to delineate public and private space; and
 - c) have a scale and mass that provides views to the wider landscape; and
 - d) demonstrates a layout that maximises opportunities to integrate new development with the existing settlement pattern; and
 - e) where development is located along a through road the plots should be regular with buildings facing the front with consistent building lines and regular spacing; and
 - f) where development adjoins the countryside, proposals should use landscaping to provide a green soft edge to site boundaries and reflect existing character by orientating rear gardens to meet the edge of the settlement boundary.
4. Development in Mattersey village should ensure that they;
 - a) reflect traditional plot sizes, building locations and building orientations; and
 - b) be on plots that have front gardens and on plot parking; and
 - c) where possible present an active edge to the street with windows (and doors where appropriate) overlooking the frontage; and
5. Development in Mattersey Thorpe should, where possible reflect the rural character of the older part of the village by;
 - a) presenting an active edge to the street with windows (and doors where appropriate) overlooking the frontage; and
 - b) ensuring that the spaces at front and back are private; and
 - c) using regular plots with front gardens and on plot parking; and
 - d) establishing a strong boundary treatment (low walls and hedges) to the plot edge; and
 - e) where development is located near to the open spaces 1,2 and 3 on Aerial View 2 it should be well connected by direct walking routes and development should front these spaces.

14. Infill and Redevelopment in Mattersey Parish

106. Infill development is governed by Bassetlaw District Council's Core Strategy (2011). Infill development is permitted in Mattersey, in light of it being classified as Rural Service Centre (Core Strategy Policy CS8), but not in Mattersey Thorpe, which is included in the 'All Other Settlements' tier (Core Strategy Policy CS9). As a consequence Policy 3, and the justification below, applies only to Mattersey village.
107. It is possible that, over the Plan period, small sites within the existing settlements will come forward for development. The cumulative effect of this can change the character of the area.
108. Not all gaps are appropriate for infilling. Early on in this Neighbourhood Plan process the community identified the protection of green spaces as a key issue (see table 3). Part of the character of Mattersey parish is the open spaces and other breaks between buildings that exist due to the scale and massing of former agricultural buildings (farmhouses and barns). Infill development will not be desirable if it erodes the historic character of the parish.
109. This Neighbourhood Plan defines limited infill as the completion of an otherwise substantially built up frontage by the filling of a small gap normally capable of taking one or two dwellings only. A substantial built up frontage is defined as an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene.
110. Given the local need for smaller market properties, downsizing for an ageing population and the fact that development within the Conservation Area in Mattersey village will be closer to local amenities than any development on the edge of the village, smaller dwellings suitable for older people or those with mobility issues will be particularly supported in the village. Equally, smaller properties in the centre of the village would also be suitable for young people looking to own or rent their first property.
111. Where such character is clearly distinguishable, new development should respect this character. Limited infill development may be acceptable provided it preserves the character of the village.
112. Given the local need for smaller market properties, downsizing for an ageing population and the likelihood that some of these sites may be in the centre of the village close to local amenities, smaller dwellings suitable for older people or those with mobility issues will be particularly supported in

the village. Equally, smaller properties in the centre of the village would also be suitable for young people looking to own or rent their first home.

113. Development on infill plots are required to respect the surrounding character and densities in accordance with the character areas identified in this Plan. Regard should be had to the scale and character of the area when assessing development proposals.

Policy 3: Infill and Redevelopment in Mattersey village

1. Applications for residential development on infill (see paragraph 109 for definition) and redevelopment sites will be supported where the proposals are of a high design quality and where such development meets all the following criteria;
 - a) the scheme is in keeping with the character of the area, particularly in relation to historic development patterns, plot sizes, building forms and building layouts; and
 - b) the scheme does not detract from the setting of a listed building, the character, appearance or setting of the Conservation Area or the significance of a non-designated heritage asset; and
 - c) building lines and new boundary treatments reflect traditional boundary treatments of the area.
2. Proposals that include smaller dwellings on infill sites that are within a safe walking distance of local amenities will be encouraged, subject to an appropriate design, layout, siting and materials.

15. Protecting and Enhancing Heritage Assets

113. The heritage assets (map 2) shows the Conservation Area and the location of the listed buildings and non-designated heritage assets (dwellings of local historical or architectural significance).

114. One third of Mattersey Village is a Conservation Area. The Conservation Area Designation Statement (June 2010) states that

'Main Street is predominantly characterised by a mixture of late 18th to early 20th century farmsteads, cottages and houses. A few of these buildings are listed, but many are local interest buildings that have a good level of heritage significance, particularly Laurel's Farm. Other buildings such as the School House, adjacent lodge, and Lyndhurst are good exemplars of Victorian and

Edwardian architecture that complement the older parts of Main Street. Characterful historic brick boundary walls remain throughout Main Street'

*Despite occasional infill plots of variable quality, the historic and architectural interest of this part of Mattersey overall is regarded as being special.'*²⁸

115.BDC's character area analysis identified a historic core at Mattersey Thorpe. This does not have the benefit of Conservation Area status designation. Particular importance is given to the character of buildings on Thorpe Road where several non-designated heritage assets are situated in close proximity to each other.

116.District policy requires proposals to recognise the significance of heritage assets and to '*be in line with conservation area appraisals*'. However, NP3, focusing on both the Conservation Area of Mattersey village and the historic core of Mattersey Thorpe can be more specific.

Mattersey Priory

117.Section 6b describes the history of the Priory²⁹ - which is a scheduled ancient monument that has been visited and enjoyed by many generations of parish residents, as well as visitors from further afield. Local residents are keen to protect these highly valued remains of medieval heritage for the benefit of future residents and the wider community. The site is accessed from a public right of way. Recent modification to the gate means it is no longer accessible for wheelchair users. Appendix A contains a project, in which the Parish Council would aim to work with the landowner as a means of enabling access for wheelchair users.

²⁸ see Appendix E for a more detailed extract of the Conservation Area Statement 2010

²⁹ source ref <https://mandmtneighbourhoodplan.weebly.com>

Policy 4: Development Affecting Heritage Assets

1. Applications for development will be supported within the Mattersey Conservation Area where the proposals are of a high design quality and where such development meets the following criteria:
 - a) it is in keeping with the character of the area particularly in relation to historic development patterns, plot sizes, building forms and building orientations; and
 - b) the design preserves and where possible enhances the character and appearance of the Conservation Area and the setting of nearby Listed Buildings; and
 - c) the materials used should be in keeping with the character of surrounding development, particularly with respect to the use of traditional red brick and non-interlocking natural red clay pantiles.
2. Where applicable, development adjacent to the Conservation Area should not detract from its setting. Care should be taken to ensure that building forms, materials and boundary treatments reflect the local vernacular.
3. The effect of a proposal on the significance of non-designated heritage assets, including their setting, will be taken into consideration when determining planning applications. Applications that are considered to be harmful to the significance of a non-designated heritage asset, especially full demolition, will require a clear and convincing justification. Proposals should minimise the conflict between the heritage asset's conservation and any aspect of the proposal.

16. A Mix of Housing Types

118. The importance of providing a '*mix of housing based on current and future demographic trends*' is emphasised in the National Planning Policy Framework (see NPPF paragraph 50.)

119. A vital part of planning for sustainable growth is to promote policies that will generate a more balanced local community. The NPPF supports the aim of creating healthy, inclusive communities. Ensuring that Mattersey Parish has a balanced provision of house types to meet the needs of young and old and of people on different incomes is an important aim of this Neighbourhood Plan.

120. Evidence has shown³⁰ that a community thrives when it is made up of people from a mixture of ages and income levels. Young people keep the schools going, young families provide children for the schools, working age people usually have more money to spend at the local pub or in the shop and working age people may work within the community providing local services.
121. In terms of social cohesion, communities need a range of people doing different jobs so that, from within the community, there will be people employed in a range of services and industries.
122. Although Mattersey Parish has 9% more 2 bed properties than the District (see table 2) it has 15% less 3 bedroom houses than District average.
123. The consultation revealed a strong preference for the provision of houses to ensure Mattersey Parish remains a vibrant place with a secure future for the village school. The need to provide a range of house types is crucial; smaller properties are suitable either for starter homes or for older people and where older people downsize within the village this frees up family houses (3 to 4 bedroom). There is a need also to provide some additional 3 bedroom homes to address the under supply compared to the District.
124. The need to consider future population needs is a central tenet of planning, and the 2017 Strategic Housing Market Assessment (SHMA OAN Update) anticipates that by 2035 there will be a 51% increase in the number of residents aged 65 and over in Bassetlaw. The SHMA OAN Update also states that *'the majority of the market housing needed across the HMA is expected to be for two- and three bedroom properties. The analysis suggests that housing need can be expected to reinforce the existing profile, but with a shift towards a requirement for smaller dwellings relative to the distribution of existing housing (particularly towards a need for 2-bedroom homes) particularly as a result of an ageing population some of whom will choose to downsize'*³¹.
125. Table 6 sets out the conclusions of the Housing Needs Assessment for Mattersey Parish.

³⁰ Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

³¹ see para 7.11 of the SHMA OAN Update Report at <https://www.bassetlaw.gov.uk/media/748067/SHMA-OAN-UPDATE-OCT-2017.pdf>

Table 6³²

Dwelling Type	It is recommended that new dwellings to be provided should be a mix of houses and bungalows, designed to meet the needs of a range of population sectors, but bearing in mind the need for a particular focus on homes for older people and also starter homes for younger people (as evidenced by the high income level needed to purchase relative to the wider HMA). Although it is accepted that the local context suggests a proportion of the new dwellings coming forward would be semi-detached and detached, the Neighbourhood Plan should seek to avoid an over-provision of new detached dwellings (with a possible exception for bungalows) in light of the high proportion already available and the identified future needs of an ageing population.
Dwelling Size	Support, encourage and/or require the development of a large proportion of smaller (2-3 bedroom) dwellings to meet the needs of older people looking to downsize, and also younger families who may want to live in Mattersey for family, economic or other reasons. Smaller dwellings most likely to be in demand would be houses rather than flats, and could be terraced or semi-detached depending on its local context. There also continues to be a demand for larger detached homes, however this need will in part be met through older residents downsizing from under-occupied homes.

126. Nearly a fifth of Mattersey Parish's population are already over 65 and the analysis at section 7 showed that the over 60 cohort had increased by 42% between 2001 and 2011.

127. Government policy states that *'Older people occupy nearly a third of all homes. Nearly two-thirds (60%) of the projected increase in the number of households from 2008-2033 will be headed by someone aged 65 or over'*.

128. Policy 5 requires new housing to reflect the local need for smaller dwellings.

³² extract from table ES2 of Housing Needs Assessment AECOM 2016

Policy 5: A Mix of Housing Types

1. Planning applications for housing schemes are required to deliver a housing mix that reflects the demonstrable need for smaller (2 - 3 bed) market dwellings in the most recent Housing Needs Assessment.
2. Developers must show how this has been taken into account in the different house types and bedroom numbers proposed.

17. Enhancing Facilities in the Parish

129. Mattersey village is classed as a rural service centre because it offers a 'range of services and facilities'. However, the village lacks a large room for community events and the village pub closed in 2008.

130. The NPPF para 69 advocates that planning policies should aim to 'achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other'

131. Local facilities not only aid social cohesion (by providing meeting places for local groups) but being able to walk or cycle to local shops reduces car usage - an important measure of a sustainable community.

132. There is also concern about the future of the school if there are insufficient young children locally to safeguard its future. The household questionnaire asked respondents to identify children by household who were likely to attend the school in the next 5 years. The feedback only reflects the expectation of those who completed the survey but the table shows a fall off in the number of local children who are expected to attend.

Table 7

	This Year	In 1 Year	In 2 Years	In 3 Years	In 4 Years	In 5 Years
Mattersey Primary	12	11	12	6	3	6

133. Although Mattersey Parish has a limited range of facilities, those that exist are highly valued and well used. The school, local shop and church hall are focal points for village life.

134. The community want to improve these facilities. The consultation identified

- The desire for a pub

- The need for a village hall to provide a large room for community events³³

135. The viability of a pub is a commercial decision; local people would support the provision of a pub within the Parish.

136. No site was identified for a village hall but residential development that included the provision of a village hall would be supported where the proposals accord with other policies in this Neighbourhood Plan.

137. With 20 + businesses listed as operating within the Parish, technological advances and changing working practices means this number is likely to grow over the Plan period. Fast and reliable fibre to cabinet broadband access and a widespread 4G mobile telephone signal help make Mattersey Parish suitable for home working.

138. As more people work in the village during the day time this presents opportunities for village facilities like the pub to provide a social space for interaction.

139. In Mattersey Thorpe next to the Playing Fields³⁴ are changing rooms that have fallen into dereliction. The land on which the changing rooms sit is owned by BDC. The land to the south is privately owned although this area includes the footings of a former sports and social club. A planning application for three dwellings on the site of the former sports and social club was refused in 2016 as the site was previously used for community and recreational purposes. The site has been listed as an asset of community value.³⁵

140. Mattersey Thorpe does not have any indoor community space and proposals to redevelop the changing rooms into a multi-use building are being explored. (It is listed as a project in Appendix A). This Neighbourhood Plan supports the continued use of this land for community and recreational purposes.

141. Policy 6 supports proposals that enhance all the community facilities across the Plan area. The Parish Council intends that, where the Community Infrastructure Levy is secured, (if applicable) it may be used to support improvements to local community facilities. See the projects listed at Appendix A.

³³ In the household questionnaire 60% of respondents supported the provision of a village hall.

³⁴ Proposed for Local Green Space designation see section 18

³⁵ see planning application ref 15/01677/OUT at <http://publicaccess.bassetlaw.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NZJT7YCSFU500>

Policy 6: Enhancing facilities in the Parish

1. The facilities identified in Map 3 support the vibrancy and vitality of the villages will be supported. Development that improves these and expands the range of facilities for the local community. Particular support will be given to development proposals that support the provision of a pub and village hall in either of the settlements and the provision of a multi-use community building in Mattersey Thorpe, where it can be demonstrated that the proposal;
 - a) is meeting a local need; and
 - b) is appropriate to its rural setting; and
 - c) does not adversely impact upon the amenity of neighbouring residential properties, including the effects of noise, light, and sound pollution.
2. In order to promote a thriving village for all ages, and not withstanding permitted development rights, the redevelopment of community facilities for non - community uses will be resisted unless it can be demonstrated that the operation of the facility is no longer financially viable or necessary or that a replacement facility of equal size and quality is provided elsewhere within either settlement.

18. Local Green Space

142. In terms of outdoor provision the Parish benefits from Mattersey Thorpe Green and Playing Fields and the Millennium Green. The Green and Playing Fields are both designated as Local Green Space.

143. The Open Space Study 2012 produced for BDC scored the Millennium Green as poor although 69% of respondents in the survey rated the Millennium Green as important or very important.

Mattersey

Site	KKP Ref	Quality score	Value score	Action
Amenity greenspace				
Millennium Green	148			Consider reclassifying typology of site to natural/ semi-natural greenspace.

144. Millennium Green is registered under a deed of trust. The parish council are the sole trustees responsible for its upkeep and ongoing maintenance. The location of the Millennium Green, on the edge of the village surrounded by mature trees, means that it lacks natural surveillance and is not easily accessible or suitable for those with restricted mobility or young families with prams or buggies.
145. There remains some uncertainty about the long term suitability of this location as a community open space but it has not proved possible to engage the landowners as part of this Neighbourhood Plan process. This remains a project for the Parish Council to consider and maybe reconsidered as part of a review of the Neighbourhood Plan.
146. The village survey identified that 96% of respondents considered the rural environment as important or very important. The Mattersey and Mattersey Thorpe Village Appraisal identified the public open spaces in the two settlements. (see Aerial photos 1 and 2 in table 4).
147. The Village Appraisal notes that in Mattersey Thorpe these 'unusually large' spaces are integral to the character of the settlement with the large open spaces providing formal play and more informal public open space. However neither of these spaces in Mattersey Thorpe were identified in the Open Spaces Study 2012.
148. In Mattersey village the public open spaces are the cemetery and the Millennium Green. The school grounds and the playing fields (that are part of Mattersey Hall) are not publicly accessible.
149. The National Planning Policy Framework (paras 76 - 78) affords Neighbourhood Plans the powers to designate certain areas as Local Green Spaces.
150. It is proposed to designate The Green and the Playing Fields at Mattersey Thorpe as Local Green Spaces. Both sites are owned by BDC and are separated by the access road Winston Green. There is some planning history regarding the land on the corner of Winston Green and where a previous community building stood.³⁶ This is excluded from any LGS designation.

The Green Mattersey Thorpe

151. This 1.79-hectare green space functions similar to that of a village green providing an informal area for recreation with a range of trees, shrubs and footpaths. It has some natural surveillance being bounded by Bader Rise, Winston Green, Wavell Crescent and Newall Drive. The development of the

³⁶ see section 17 for reference to planning history on the former sports and social club site

land north of Newall Drive will improve this. Additional opportunities will be sought to provide benches and make environmental improvements to improve this area in keeping with its status as a Local Green Space.

Playing Fields Mattersey Thorpe

152. The 0.76 hectare playing fields are owned by BDC and include a football pitch and goals and are bounded by Winston Green and Plantation Road. They are well used by local children and young people.

153. The Parish Council remain committed to redeveloping the existing derelict changing facilities which adjoins the Playing Fields. This site is excluded from designation as a Local Green Space. However, if a new community building is provided the open space surrounding it (the Playing Fields and the Green) will become even more valuable as a focus for community activity.

Map 12



Policy 7: Local Green Spaces

1. The Green and the Playing Fields at Mattersey Thorpe (shown on Map 12) are designated as Local Green Spaces.
2. Proposals will be supported for associated buildings, spaces, fixtures and fittings intended to enhance the spaces for public use, where they do not undermine the purpose of their designation.

19. Conservation and Enhancement of Footpath and Cycling Routes

154. In the resident's survey 92% of respondents considered local walking routes and footpaths important or very important and 87% considered the River Idle as very important.

155. Map 8 shows the relatively limited and linear footpath routes within the parish (although there is a better network of routes to the north of the parish in Everton).

156. The NPPF requires planning policy to seek to promote healthy communities. The Nottinghamshire Joint Strategic Needs Assessment (JSNA) provides a picture of the current and future health needs of the local population and states the importance that the natural and built environment has on health.³⁷

157. The 'Spatial Planning for Health and Wellbeing of Nottinghamshire' document approved by the Nottinghamshire Health and Wellbeing Board in May 2016 confirms that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally. In addition, a health checklist is included to be used when developing local plans and assessing planning applications.³⁸

158. The Parish Council and local people are equally aware of the improved quality-of-life and health benefits that come from being able to access local services and facilities and/or go on walks into the countryside without needing to use the car.

159. The consultation revealed a desire to protect and enhance the footpath network and the value of walking along the River Idle. This could create connecting routes that would enable circular walks out of and between the two settlements. One of the projects listed at Appendix A is for Mattersey

³⁷ see <http://jsna.nottinghamcity.gov.uk/insight/StrategicFramework/NottinghamshireJSNA.aspx>.

³⁸ see <http://www.nottinghamshire.gov.uk/caring/yourhealth/developinghealthservices/healthandwellbeingboard/strategy/>

PC to continue to work with landowners to seek to extend and connect the existing footpath network.

160. Every opportunity should be sought as a consequence of development on the allocated sites to also provide new opportunities to extend footpath networks from the edge of both the settlements.

Policy 8: Conservation and Enhancement of Non-Vehicular Routes

1. Development which is related to improving, extending or creating new non-vehicular routes will be permitted where the proposals do not detract from the landscape character or areas of identified ecological value as defined in the most recent Landscape Character Assessment Study.
2. Proposals that seek to create connecting routes particularly along the River Idle will be encouraged, in accordance with Bassetlaw District Council's Green Infrastructure Study (2010) and Nottinghamshire County Council's Rights of Way Management Plan (2018).
3. Development proposals for the allocated sites should demonstrate how they have sought opportunities to create new routes or extend existing ones where possible.

20. Site Allocations

161. The NPSG have undertaken substantive consultation with local people to consider the suitability of sites for development and to provide comments on the sites proposed. The NPSG has commissioned site assessment studies with sustainability appraisals, to consider in more detail the issues on each of the sites to ensure that the policies are;

- viable
- deliverable
- meet local housing needs
- do not diminish the heritage value of their surroundings
- are appropriate to the rural setting
- meet sustainability criteria

162. A total of 22 sites were considered by the community at 3 consultation sessions in 2016 and 2017 (see Appendix D for the original 22 sites). 4 sites had been identified by BDC as part of its SHLAA process (for its Site Allocation Development Plan Document 2014 that was withdrawn)³⁹ the Neighbourhood Plan process identified a further 19 sites. Appendix B shows

³⁹ one site was proposed for 13 dwellings off Retford Road to the rear of Job Lane in the withdrawn Site Allocations DPD

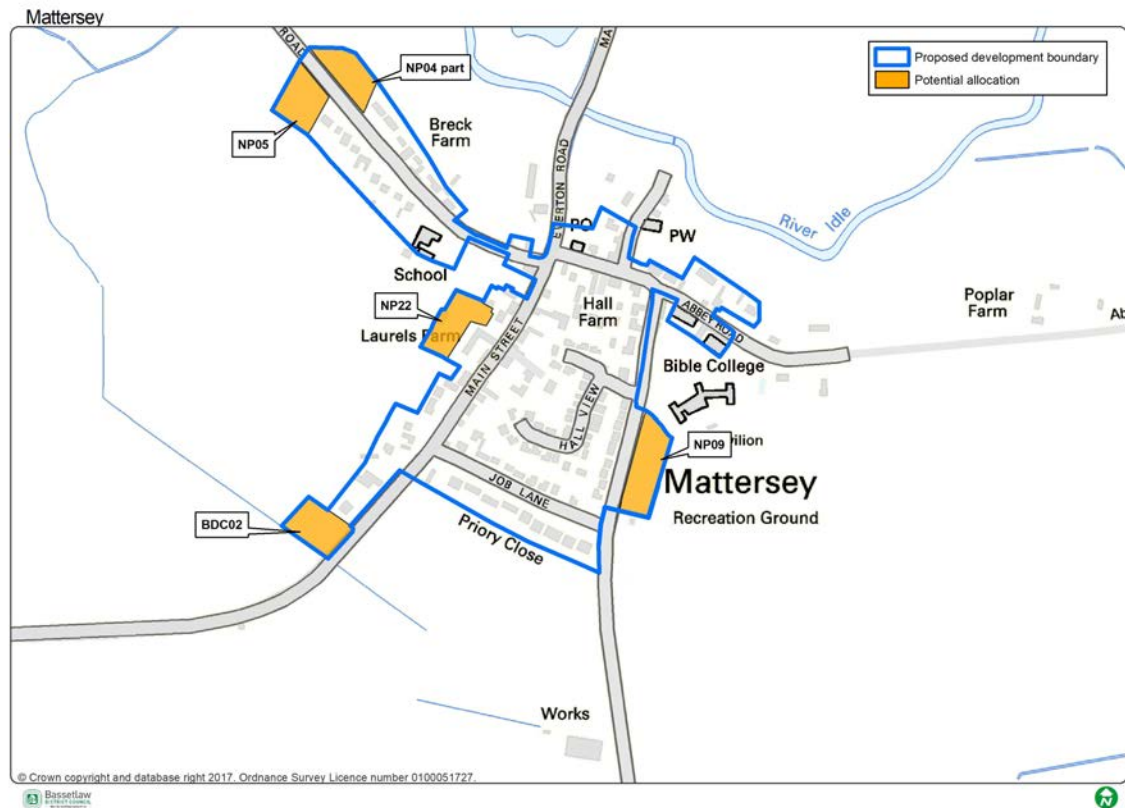
the sites that were included in the site selection consultation for this Neighbourhood Plan.

163. The consultation feedback and the map showing all the sites that were considered are on the Mattersey Neighbourhood Plan web site.
164. Site analysis of all the proposed sites was undertaken by Bassetlaw District Council on behalf of the NPSG. This formed the factual basis of the site assessment in the Site Assessment Report⁴⁰. BDC also produced a Sustainability Appraisal for each site.
165. The discussion relating to these sites is shown in the Consultation Statement.
166. The sites below have been selected as being suitable, available, achievable and acceptable to the local community.
167. The current Development Boundary for Mattersey village established through policy CS8 of the Bassetlaw Core Strategy and Development Management Policies DPD excludes the sites proposed to be allocated for housing. It is open to Neighbourhood Plans to review development boundaries provided that in doing so any changes do not undermine the strategic policies of the Development Plan. As the allocated sites are small and immediately adjoin the development boundary it is not considered that their development would materially affect the development strategy as set out in BDCs Core Strategy. Accordingly the development boundary is therefore revised to include the 5 development sites adjoining the built framework of Mattersey village. The new boundary and the exact extent of the areas for development are identified in the Policies Map.
168. Important note: The allocation of the following sites for development establishes the principle of development only. It is the planning application process that will determine the appropriate number of dwellings for the site. The planning application will also be required to address the issues raised in the site assessment.
169. The Core Strategy did not include Mattersey Thorpe in its development boundary policy. The proposals map below shows the site allocations and the amended boundary for Mattersey village.

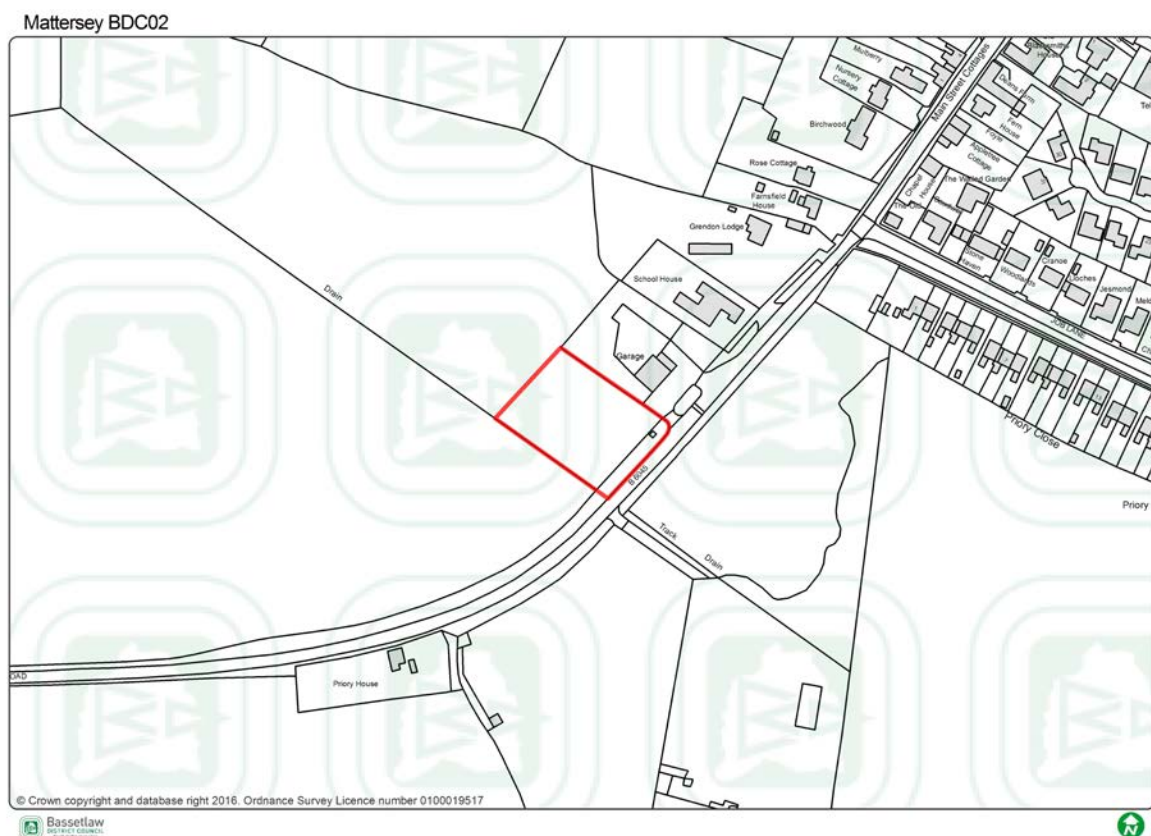
⁴⁰See neighbourhood plan web site for full report

Proposals Map: Mattersey (Map 13)

Sites in Mattersey Village



Land west of Main Street, Mattersey (Map 14)



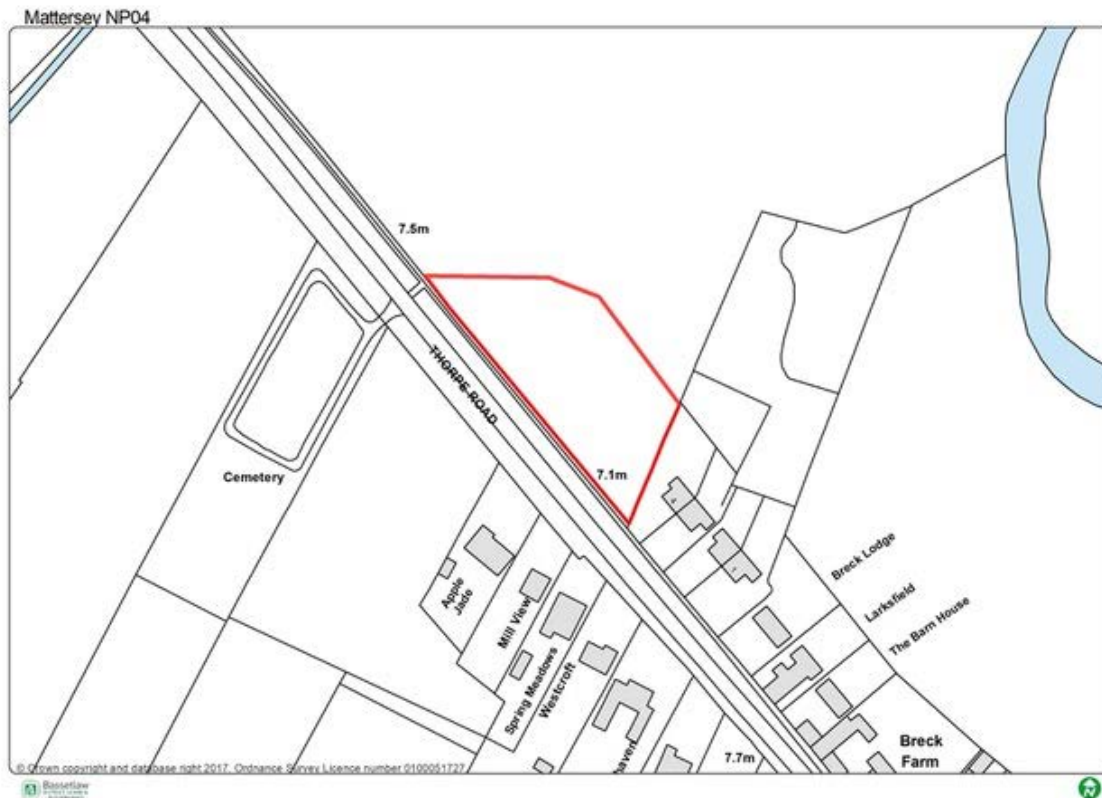
170. This 0.32 hectare site is outside the Development Boundary but adjoins it. It is adjacent to a commercial operation. Highways advise that a footway should be provided across the site frontage and development should be along the frontage to reflect existing character and designed to reflect the local vernacular.
171. There was good community support for the development of this site. In the community consultation in May 2017 77% of people voted for some housing on this site. (See consultation statement)
172. The Site Assessment⁴¹ assessed the site scoring it 4 'greens' as it would not negatively impact on the built character, or on heritage assets and it has land owner and community support. It scored 1 red for landscape character - Mattersey is in a policy zone that is identified as 'conserve and reinforce'. As all the potential sites considered are green field, all the sites scored 'red' on this measure.

Policy 9: Land west of Main Street, Mattersey

1. Permission will be granted for residential development on the site shown on Map 14 where the applicant can demonstrate that;
 - a) the buildings have active frontages that look onto Ranskill Road; and
 - b) boundary treatment creates private space at the front to allow for the planting of native trees and shrubs with low walls or hedges; and
 - c) boundary treatment in the form of hedges or low walls/fences in the rear gardens allows for a soft transition to the open countryside, and
 - d) 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.

⁴¹ See Appendix C

Land north of Thorpe Road, Mattersey (Map 15)



173. This site is outside the Settlement Boundary as defined in BDC's 2011 Core Strategy and currently an agricultural field with the cemetery opposite. The wider area to the north west represents an important gap between Mattersey village and Mattersey Thorpe. The protection of the gap between Mattersey and Mattersey Thorpe is a key consideration in limiting the extent of site area. Development design and density should reflect the rural nature of the location.

174. The surrounding field is in flood zone 2 and not suitable for development. Highways advise that Thorpe Road is semi-rural at this point with wide verges. However, a footway is present within the verge on the development side and a carriage way side kerb will be required the length of the development to tie in with the existing kerb to the south east.

175. Frontage development would be in keeping with the existing character.

176. In accordance with Policy 1 Protecting the Landscape Character, the importance of the gap between the two villages should be protected and the boundary treatment on the north-western edge must ensure that the built edge does not breach the settlement break (see Map 10).

177. In the April site consultation with the community 59% supported some housing on this site. Concern relates to the potential for this site to extend

further towards Mattersey Thorpe and creating the coalescence of the two villages.

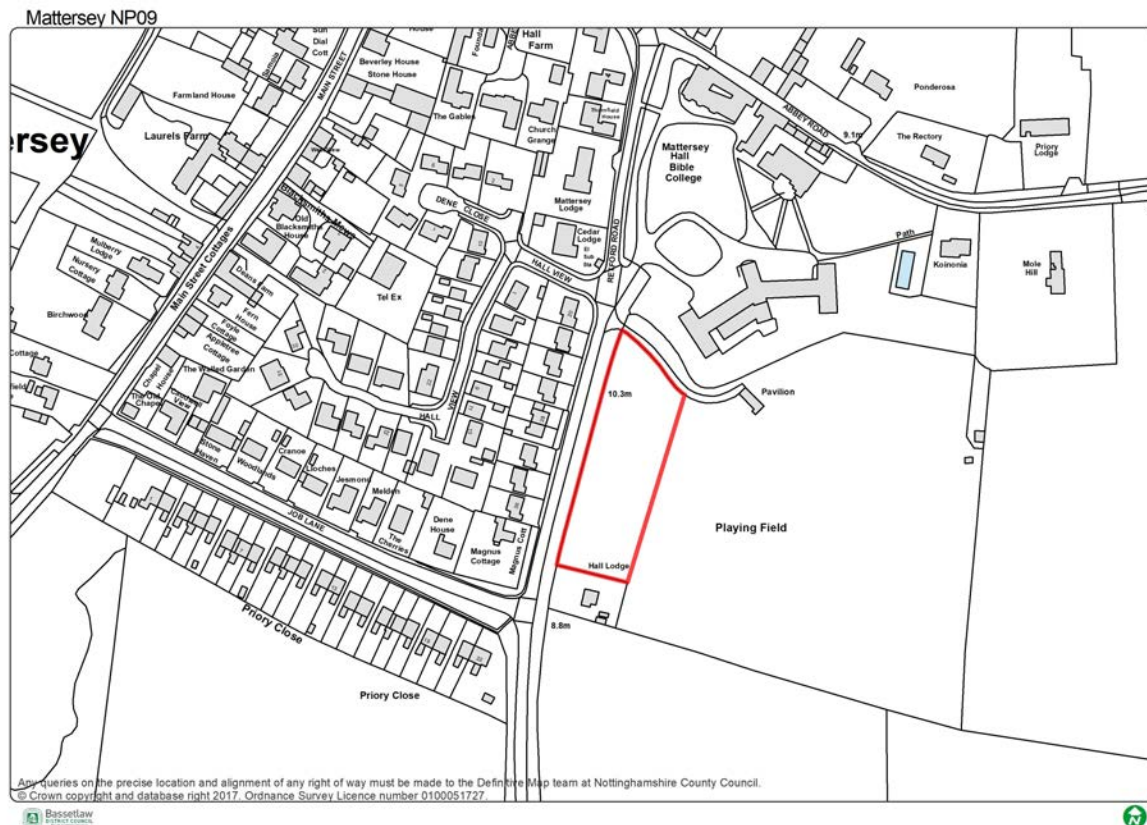
178. The Site Assessment⁴² assessed the site as scoring 4 'greens' as it would not negatively impact on heritage assets, there were no neighbouring land uses that would conflict with residential development and it had landowner and community support. It scored red for landscape character - Mattersey is in a policy zone that is identified as 'conserve and reinforce'. As all the potential sites considered are green field, all the sites scored 'red' on this measure.

Policy 10: Land north of Thorpe Road, Mattersey

1. 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 (traditional red brick 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.

⁴² See Appendix C

Land east of Retford Road, Mattersey (Map 16)



179. This 0.5 ha site is outside Mattersey's Settlement Boundary as defined in BDC's 2011 Core Strategy. It is a grassed area that forms part of the grounds of Mattersey Hall. The bible college is to the north, to the east is the remaining agricultural field, to the south is a house and open countryside and to the west is Retford Road and then houses facing the road.

180. Mattersey Hall is a grade 2 listed building and the Conservation Area is adjacent to the north of the site. As such the site is within the wider setting of the listed building and the Conservation Area. The mature lime trees that run along the western boundary have Tree Protection Orders on them and make a significant contribution to the amenity of the street.

181. Frontage development would reflect the character of the opposite side of Retford Road, but should incorporate the lime trees which add character and are highly valued by local residents.

182. The Site Assessment⁴³ scored the site 3 'greens' as it would not negatively impact on heritage assets, there were no neighbouring land uses that would conflict with residential development and it had landowner support. 51% of

⁴³ See Appendix C

the community supported the site for some development - however the steering group confirm that there would have been greater community support if people were sure that the lime trees would be protected. It scored red for landscape character - Mattersey is in a policy zone that is identified as 'conserve and reinforce'. As all the potential sites considered are green field, all the sites scored 'red' on this measure.

Policy 11: Land East of Retford Road, Mattersey

1. 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;
 - 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 (traditional red brick 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.

[illegible]

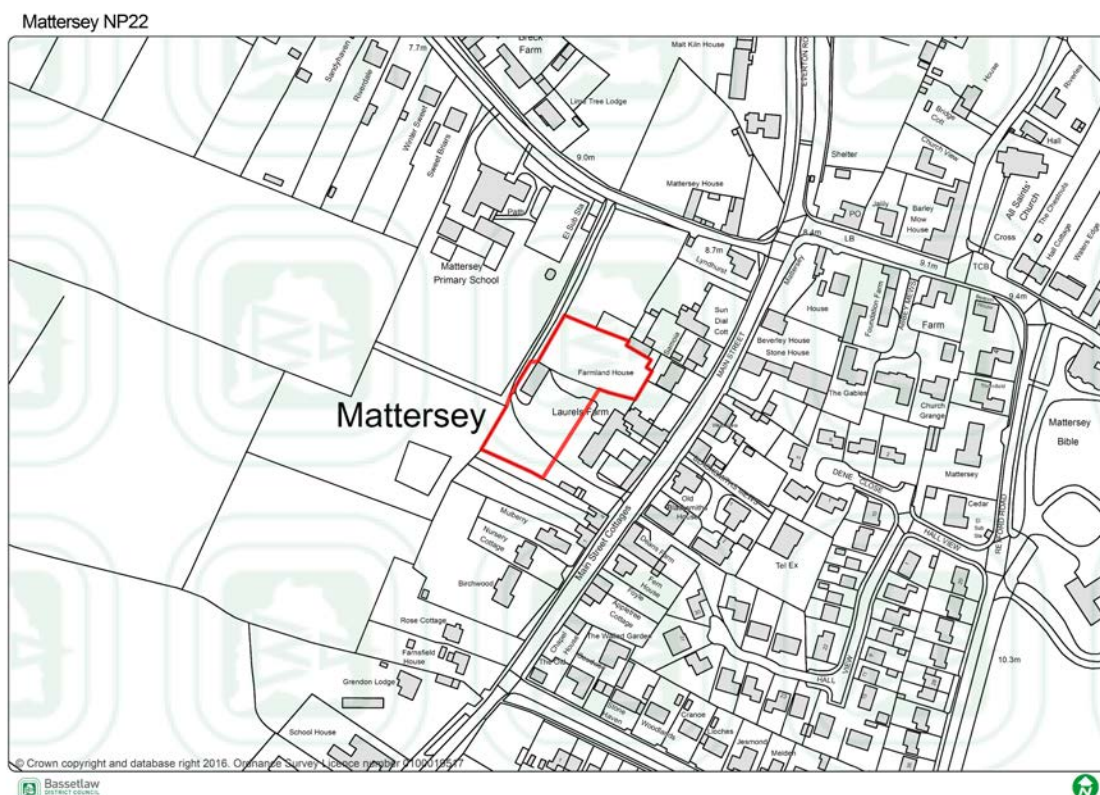
185. The Site Assessment⁴⁴ scored the site 3 'greens' as it would not negatively impact on heritage assets, there were no neighbouring land uses that would conflict with residential development and it had landowner and community support. It scored red for landscape character - Mattersey is in a policy zone that is identified as 'conserve and reinforce'. As all the potential sites considered are green field, all the sites scored 'red' on this measure. This site already has planning permission.

⁴⁴ See Appendix C

Policy 12: Land south of Thorpe Road, Mattersey

1. Permission will be granted for residential development on the site shown on Map 17 where the applicant can demonstrate;
 - a) a layout that does not negatively impact on the peace and tranquillity or the setting of the cemetery including overlooking; and
 - b) the buildings have active frontages that overlook Thorpe Road; and
 - c) the use of local materials (traditional red brick 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; and
 - f) the means by which a pedestrian footpath will be provided along the length of the site frontage that includes an uncontrolled pedestrian crossing point to the footway opposite.

Land west of Main Street, Mattersey (Map 18)



186. This 0.33 ha site is within the Conservation Area and to the rear of farm buildings identified as buildings of a positive heritage value (see map 2). The site is also within the setting of the church (listed). The design, scale, landscaping and materials used must not harm the character and setting of the heritage assets.
187. The site assessment identified a need for the layout to be punctuated with gaps in between the houses to allow views of the Grade 1 church. It is also within a conserve and reinforce landscape character policy zone.
188. Planning permission was granted in 2016 for the adjoining site (to the east) for the conversion of the barn into 3 dwellings, the cart shed into a dwelling and for the erection of a new dwelling.⁴⁵
189. The Site Assessment⁴⁶ for this site allocation scored the site 4 'greens' as it would not negatively impact on heritage assets, there were no neighbouring land uses that would conflict with residential development, it is not classified as agricultural land and it had landowner and community support. It scored red for landscape character - Mattersey is in a policy zone that is identified as 'conserve and reinforce'. As all the potential sites considered are green field, all the sites scored 'red' on this measure.

Policy 13: Land west of Main Street, Mattersey

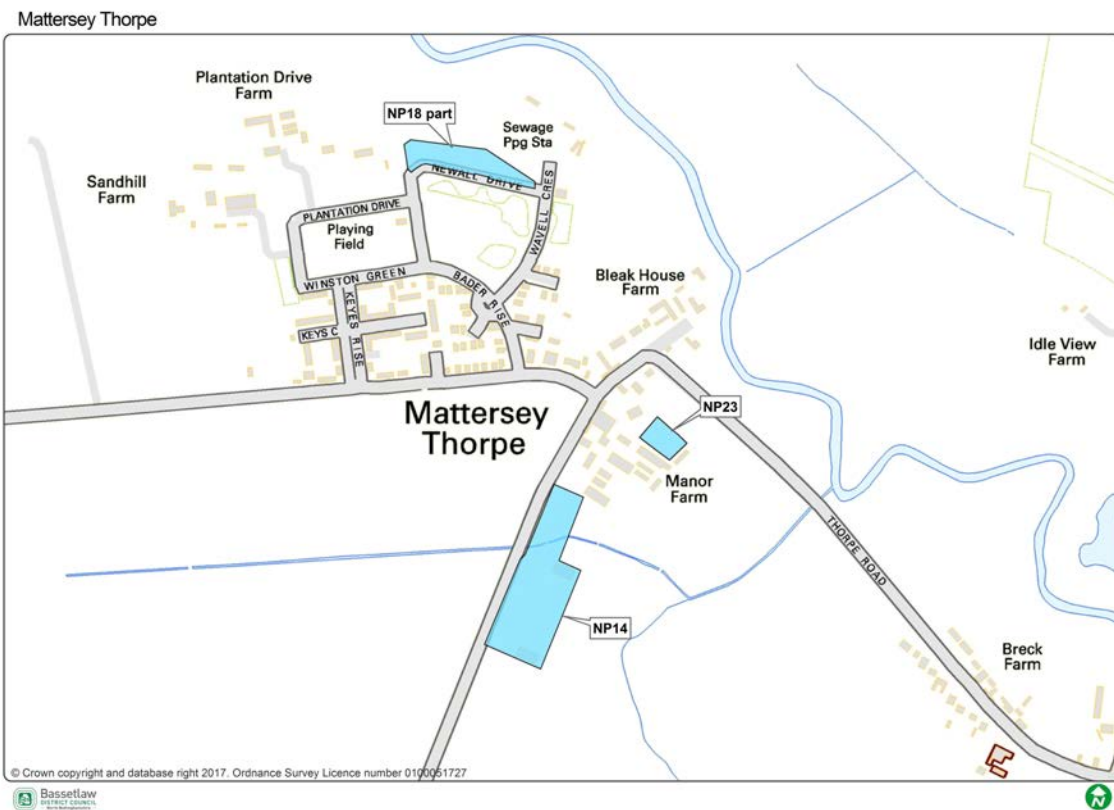
1. Permission will be granted for residential development on the site shown on Map 18 where the applicant can demonstrate;
 - a) a high design quality that responds positively to its immediate setting with a scale, appearance, layout, building orientation, boundary treatment and means of access that does not harm the character and appearance of the Conservation Area; and
 - b) is in keeping with the character of the Conservation Area in relation to materials used (traditional red brick and non-interlocking natural red clay pantiles or natural slate).

⁴⁵ see app ref 13/00200/RSB at <http://publicaccess.bassetlaw.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=05J0J3CSKLR00>

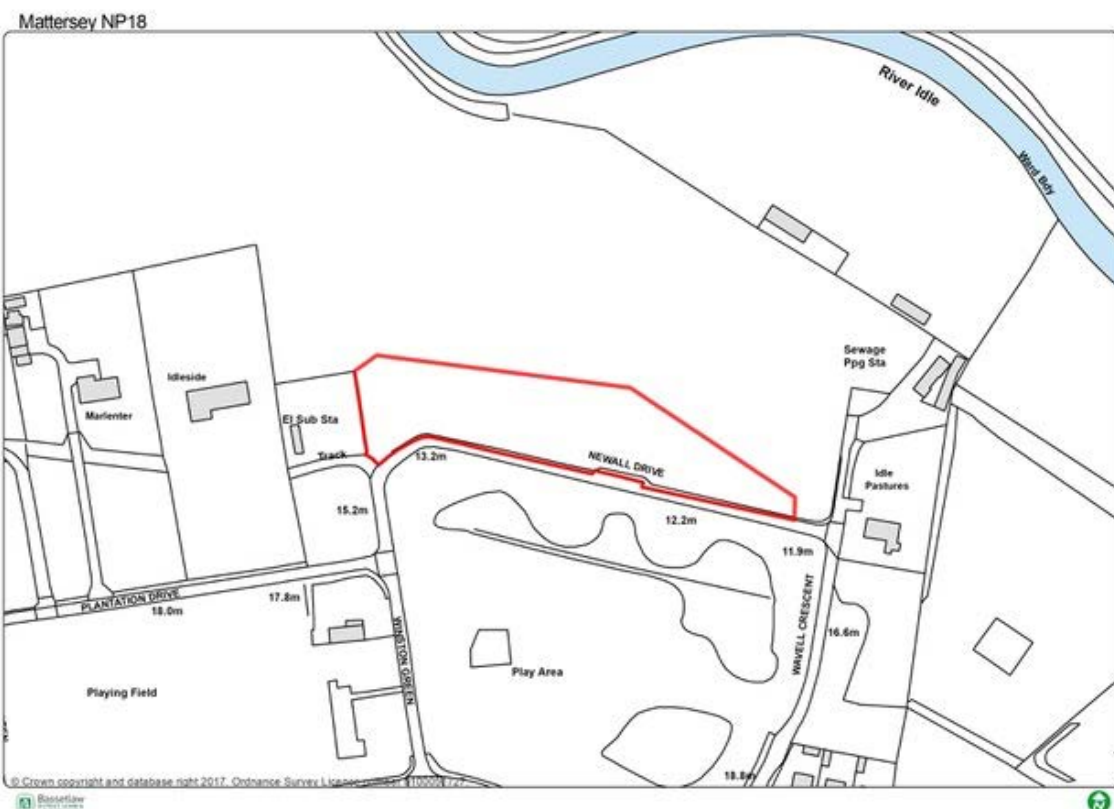
⁴⁶ See Appendix C

Sites in Mattersey Thorpe

Proposals Map: Mattersey Thorpe (Map 19)



Land north of Newall Drive, Mattersey Thorpe (Map 20)



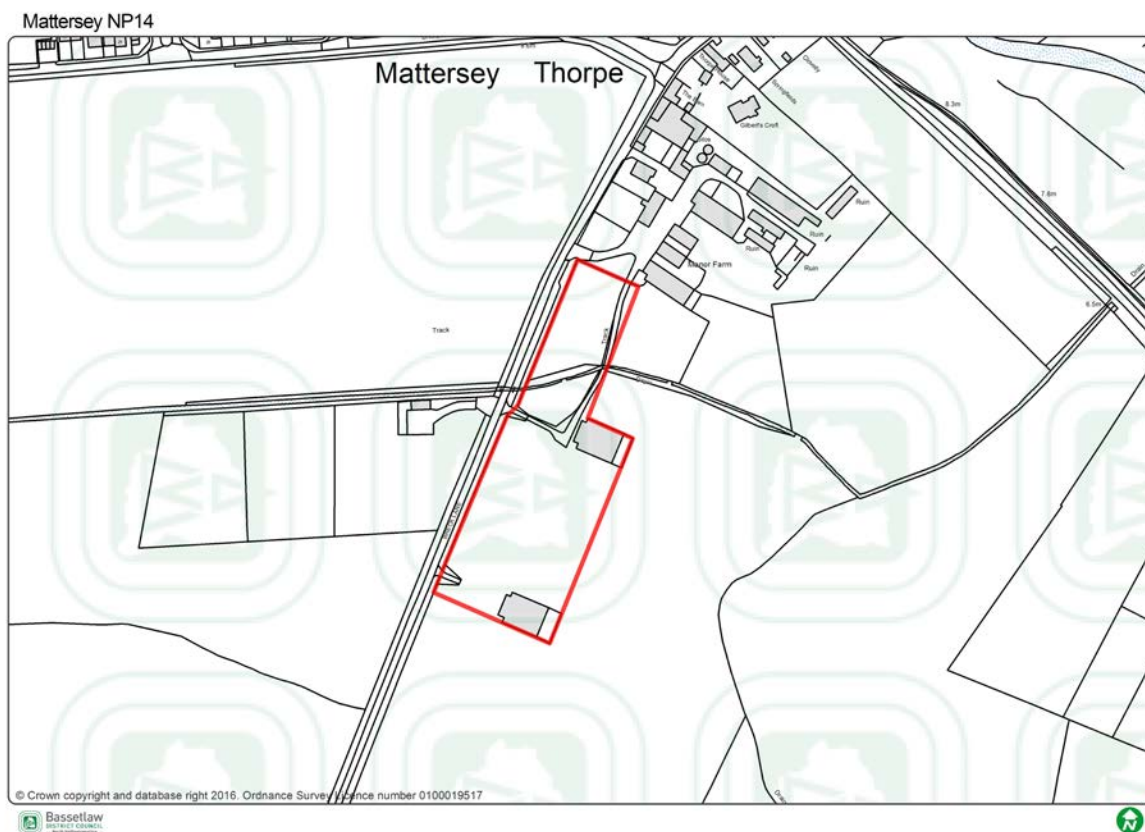
190. This site slopes south to north. The eastern part of the site is in flood zone 2 but comments from drainage engineers suggest that mitigation is possible (soakaways) to ensure greenfield run off rates.
191. Previously, 11 Ordnance Survey factory workforce houses were built on Newall Drive during World War II (5 on the north side and 6 on the south side). Houses were still in place according to the 1967/9 OS map, but had been removed by the time of the 1985/91 edition.
192. Highways advise that Wavell Crescent, Plantation Drive and Newall Drive are not adopted highways so the site needs to include frontage with an adopted road. To reinforce and enhance the existing character of the settlement development should face the open space (see Village Appraisal) and be punctuated to allow views to the Grade 1 Church. Frontage development would be preferable (see Site Assessment and Village Appraisal).
193. There was community support for the development of this site. In the community consultation in May 2017 84% of people voted for some housing on this site. (See consultation statement)
194. The Site Assessment⁴⁷ assessed the site as scoring 4 'greens' as it would not negatively impact on heritage asset, there were no neighbouring land uses that would conflict with residential development, it had good community support and was not on agricultural land graded 1, 2 or 3a. It scored red for landscape character - Mattersey is in a policy zone that is identified as 'conserve and reinforce'. As all the potential sites considered are green field, all the sites scored 'red' on this measure.

⁴⁷ See Appendix C

Policy 14: Land north of Newall Drive, Mattersey Thorpe

1. Permission will be granted for residential development on the site shown on Map 20 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.

Land south of Breck Lane, Mattersey Thorpe (Map 21)



194. This 1.95 ha flat site is presently in agricultural use and it has recently had two barns removed. To the north of the site is the farm complex, to the east and south there is open countryside. The site is bounded on the west by a road and then open countryside.

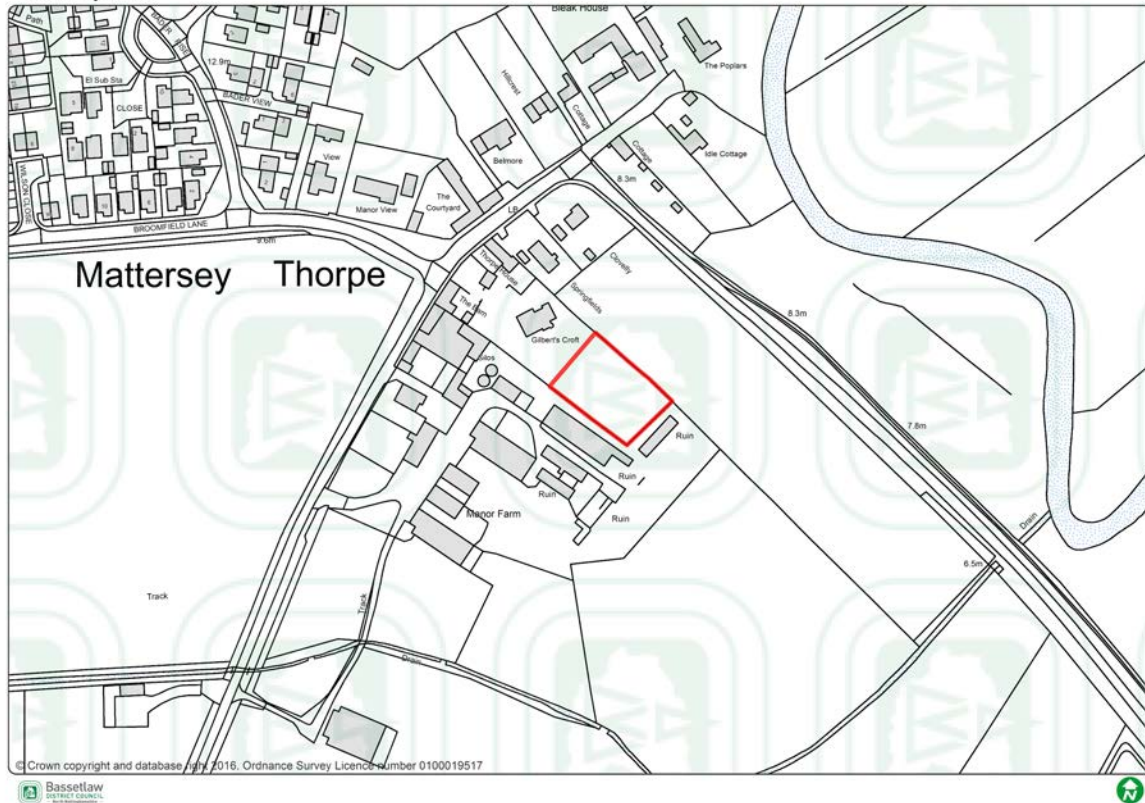
195. There are mature trees adjacent to the eastern boundary and a mature hedgerow on the western boundary. The mature trees would have to be incorporated into the scheme.
196. There was good community support for the development of this site. In the community consultation in May 2017 59% of people voted for some housing on this site. (See consultation statement)
197. The Site Assessment⁴⁸ assessed the site as scoring 4 'greens' as it would not negatively impact on heritage assets, there were no neighbouring land uses that would conflict with residential development and it had landowner and community support. It scored red for landscape character - Mattersey is in a policy zone that is identified as 'conserve and reinforce'. As all the potential sites considered are green field, all the sites scored 'red' on this measure.

Policy 15: Land south of Breck Lane, Mattersey Thorpe

1. Permission will be granted for residential development on the site shown on Map 21 where the applicant can demonstrate;
 - a) a layout that reflects the rural and historic character of the oldest part of Mattersey Thorpe to which it adjoins; and
 - b) the use of traditional red brick and red clay pantiles; and
 - c) landscape scheme that includes the mature trees and mature hedgerow or includes the provision of new native planting where it can be demonstrated that the retention of the existing hedgerow is not possible; and
 - d) a highways scheme that provides adequate road width to accommodate increased vehicle movements on this country lane.

⁴⁸ See Appendix C

Mattersey NP23



201. The Site Assessment⁴⁹ scored the site 5 'greens' as it would not negatively impact on heritage assets, there were no neighbouring land uses that would conflict with residential development, it did not impact on the built character of the settlement, it was not formerly agricultural land and it had landowner and community support. It scored red for landscape character -

⁴⁹ See Appendix C

Mattersey is in a policy zone that is identified as 'conserve and reinforce'. As all the potential sites considered are green field, all the sites scored 'red' on this measure.

Policy 16: Land to the rear of Gilbert's Croft, Mattersey Thorpe

1. Permission will be granted for residential development on the site shown on Map 22 where the applicant can demonstrate;
 - a) layout that reflects the rural and historic character of the oldest part of Mattersey Thorpe to which it adjoins; and
 - b) the use of traditional red brick and red clay pantiles; and
 - c) to the rear a boundary treatment of native species hedges; and
 - d) a right of access to the highway.

21. Implementation

202. The policies in this plan will be implemented by BDC as part of their development management process. Where applicable Mattersey Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the 'key principle'. Whilst Bassetlaw District Council will be responsible for development management, the Parish Council will also use this Neighbourhood Plan to frame their representations on submitted planning applications.

203. There are several areas of activity which will affect delivery and each is important in shaping Mattersey Parish in the months and years ahead. These comprise:

- a) The statutory planning process. This Neighbourhood Plan will direct and shape private developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Bassetlaw District Council planning policies and the National Planning Policy Framework.
- b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village. In the context of the prevailing economic climate and public funding there is recognition that public investment in the Parish will be challenging to secure.
- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
- d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.

204. The Neighbourhood Plan will become part of a hierarchy of planning documents. In relation to improvements to the Plan area, the Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

22. Monitoring and Review

205. The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Mattersey Parish Council.

206. The Parish Council will publish a report on the implementation of the Plan periodically.

207. The findings of the report will be shared with BDC.
208. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.
209. Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stake holders as required by legislation.

Appendix A: List of Projects

To support the Plan policies, the following projects will be implemented by the Parish Council over the Plan period where funding opportunities allow.

Project 1 - work with landowners to extend and improve the footpath network particularly along the River Idle

Project 2 - work with the landowner to ensure that the historic enjoyment of the Priory is built upon to provide site access for those visitors with limited mobility, particularly for wheelchair users.

Project 3 - to provide a new multi-use community facility on the site of the changing rooms on the Green at Mattersey Thorpe.

Project 4 - Millennium Green future usage to be examined.

Project 5 - To work closely with NCC Highways to examine road improvements in respect of traffic calming, road signage, and improvements to highways infrastructure.

Appendix B: Site Assessments



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Site 2 (BDC Identified) Land west of Main Street, Mattersey

Current use:	Agricultural field
Previous use:	None known
Current status within the Core Strategy:	Outside Mattersey's development boundary
Surrounding land use(s):	North – part of the same agricultural field East – residential South – road and then Millennium Garden (NP08) West – open countryside
Site area:	0.32ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands07: conserve and reinforce



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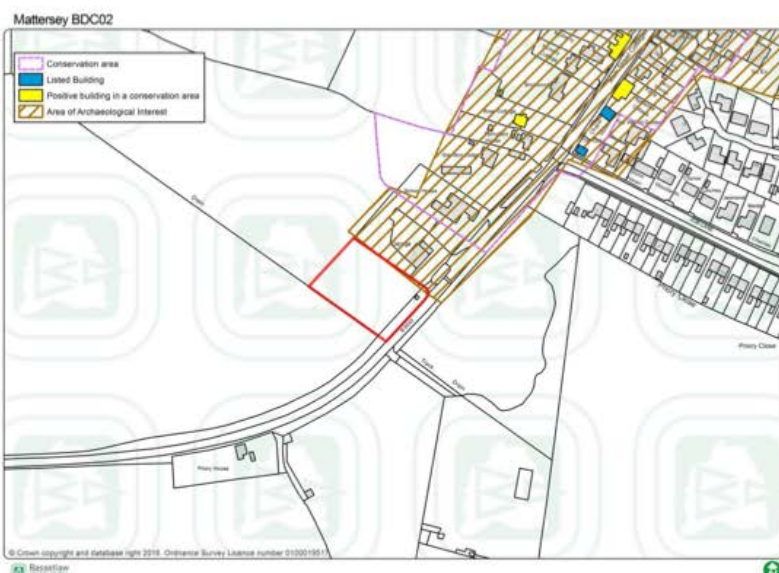


Site constraints

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These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	The Conservation Area is not within close proximity to the site.
Other Heritage Matters:	There are no non-designated heritage assets in close proximity to the site.
Archaeology:	The land adjacent to the north boundary of the site has been identified as an area of archaeological interest
Trees:	There are no mature trees on the site.
Ecology issues:	There are no known ecology issues with the site, but there is part of a mature hedgerow on the eastern boundary.
Rights of way:	There are no known rights of way affecting this site
Flood risk:	There are no known fluvial flooding issues with this site.



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Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.

Conservation comments:

There are no conservation constraints on this site.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

No comments as the site is not within an identified flood zone.

Highway Authority comments:

The Highway Authority has provided comments on the principle of allocating the site. A 2.0m kerbed footway will be required across the site frontage with an uncontrolled pedestrian crossing point to the footway opposite secured as part of site NP08 and/or BDC21. Highway drainage may need improvement.

Tree comments:

No comment as there are no mature trees on this site.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 07). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve the traditional character of Lound, Mattersey and Mattersey Thorpe, reinforce the local vernacular in any new development. Conserve and reinforce the open rural character of the Policy Zone by concentrating new small scale development around Lound, Mattersey and Mattersey Thorpe. Create woodland to contain and soften built development, preferably in advance of new development."



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Other comments received:

The site is adjacent to a Rural Service Centre, which was identified as a sustainable location for future development in the Core Strategy.

If there were to be any development on this site, it would have to be punctuated with gaps in between houses to allow views of the Grade I Church. Frontage development would be preferable, so as to be in keeping with the surrounding built character.

Summary of the potential allocation of this site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **MAY be supported**. The site is within the setting of the Grade I Listed Church and the Council's conservation team preference is for this site to remain undeveloped.

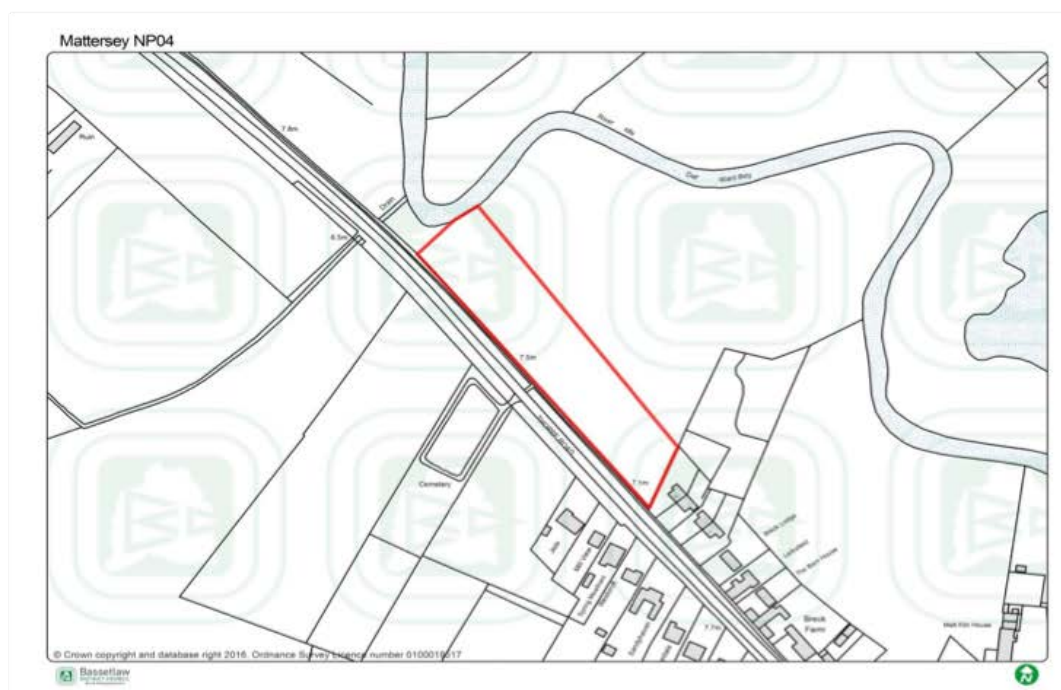


Site details

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Site 4 (Part): Land north of Thorpe Road, Mattersey

Current use:	Agricultural field
Previous use:	None known
Current status within the Core Strategy:	Outside Mattersey's development boundary
Surrounding land use(s):	North – part of the same agricultural field East – residential South – road and open countryside (BDO01 & NP05) West – open countryside
Site area:	0.81ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 07: conserve and reinforce



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These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	The Conservation Area is not within close proximity to the site.
Other Heritage Matters:	There are no non-designated heritage assets in close proximity to the site.
Archaeology:	There are no areas of archaeological interest in close proximity to the site.
Trees:	There are a few mature trees on the road verge (adjacent to the southern boundary)
Ecology issues:	There are no known ecology issues with the site, but there is a mature hedgerow on the southern boundary.
Rights of way:	There are no known rights of way affecting this site
Flood risk:	The western 2/3s of the site has been identified as being within flood zone 2.



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Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.

Conservation comments:

There are no conservation constraints on this site.

Drainage comments:

Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Environment Agency advice:

The majority of the site is within flood zone 2 and therefore careful consideration will need to be given to the suitability of this site for development and the potential impacts downstream. Sequentially there are more preferable sites to be considered for allocation before this site.

Highway Authority comments:

The Highway Authority have provided comments on the principle of allocating the site. It is presumed that this will most likely be a ribbon development with frontage access directly to Thorpe Road. Thorpe Road at this point is semi-rural with wide verges. However, a footway is present within the verge on the development side. A carriageway side kerb will be required the length of the development frontage to tie in with the existing kerb to the southeast and dropped vehicular verge/footway crossings will be required to each dwelling. Highway drainage may need improvement.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 07). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve the traditional character of Lound, Mattersey and Mattersey Thorpe, reinforce the local vernacular in any new development. Conserve and reinforce the open rural character of the Policy Zone by concentrating new small scale development around Lound, Mattersey and Mattersey Thorpe. Create woodland to contain and soften built development, preferably in advance of new development."



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Other comments received:

The site is adjacent to a Rural Service Centre, which was identified as a sustainable location for future development in the Core Strategy.

If there were to be any development on this site, it would have to be punctuated with gaps in between houses to allow views of the Grade I Church. Frontage development would be preferable, so as to be in keeping with the surrounding built character.

Summary of the potential allocation of this site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **part of the site MAY BE suitable**. The site is within the setting of the Grade I Listed Church and the Council's conservation team preference is for this site to remain undeveloped.



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Site details

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Site 9: Land east of Retford Road, Mattersey

Current use:	Grassed area
Previous use:	None known
Current status within the Core Strategy:	Outside Mattersey's development boundary
Surrounding land use(s):	North – Bible College East – part of the same agricultural field South – house and then open countryside (NP10) West – residential
Site area:	0.50ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 07: conserve and reinforce



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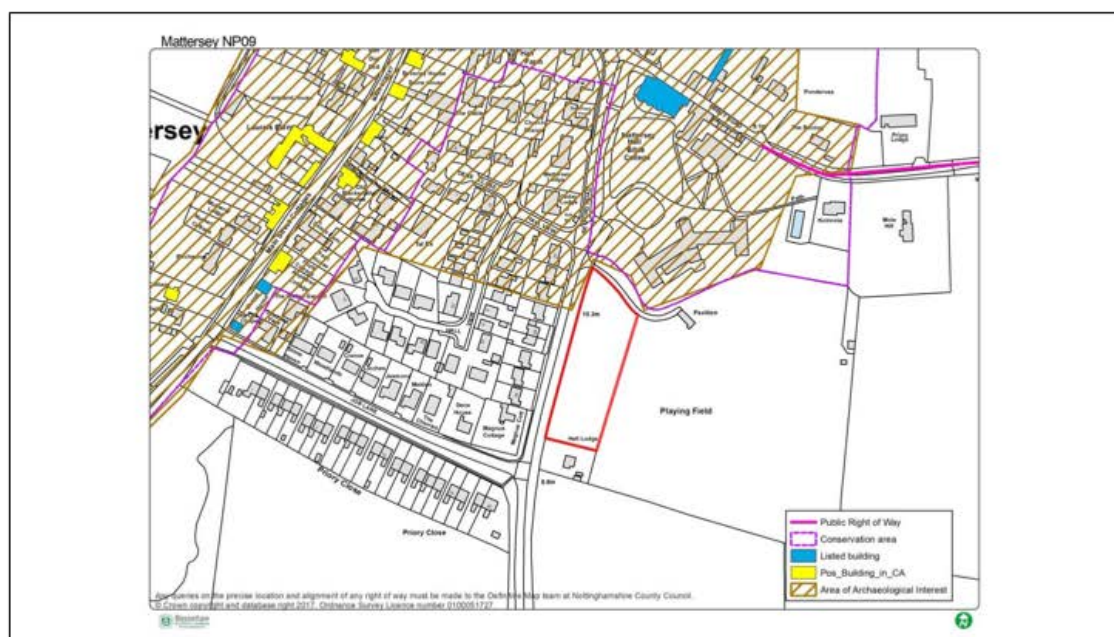


Site constraints

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These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	Mattersey Hall is north of the site (Grade II Listed Building)
Conservation Area:	The Conservation Area is adjacent to the north of the site.
Other Heritage Matters:	There are no non-designated heritage assets in close proximity to the site.
Archaeology:	The land to the north of the site has been identified as an area of archaeological interest
Trees:	Mature trees on the road verge (adjacent to the western boundary)
Ecology issues:	There are no known ecology issues with the site, but there is a mature hedgerow on the western boundary.
Rights of way:	There are no known rights of way affecting this site
Flood risk:	There are no known fluvial flooding issues with this site.



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Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.

Conservation comments:

This site is within the setting of the Conservation Area and the wider setting of the Grade II listed College. Subject to appropriate design, scale, landscaping etc, development of this site may be appropriate with minimal or no harm to the character and appearance of the Conservation Area or the setting of the listed building.

Drainage comments:

No known issues as soakaways should be an effective method of draining the site in this area. Greenfield run-off rates would have to be maintained as part of any development. No objection in principle.

Flooding comments:

No comment as the site is not within an identified flood zone.

Highway Authority comments:

The Highway Authority has provided comments on the principle of allocating the site. A 2.0m wide kerbed footway will be required the length of the site frontage and to connect to the existing footway to the north. Highway drainage may need improvement.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 07). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve the traditional character of Lound, Mattersey and Mattersey Thorpe, reinforce the local vernacular in any new development. Conserve and reinforce the open rural character of the Policy Zone by concentrating new small scale development around Lound, Mattersey and Mattersey Thorpe. Create woodland to contain and soften built development, preferably in advance of new development."



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Other comments received:

The site is adjacent to a Rural Service Centre, which was identified as a sustainable location for future development in the Core Strategy.

If there were to be any development on this site, it would have to be punctuated with gaps in between houses to allow views of the Grade I Church. Frontage development would be preferable, so as to be in keeping with the surrounding built character.

Summary of the potential allocation of this site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **Could be supported**.



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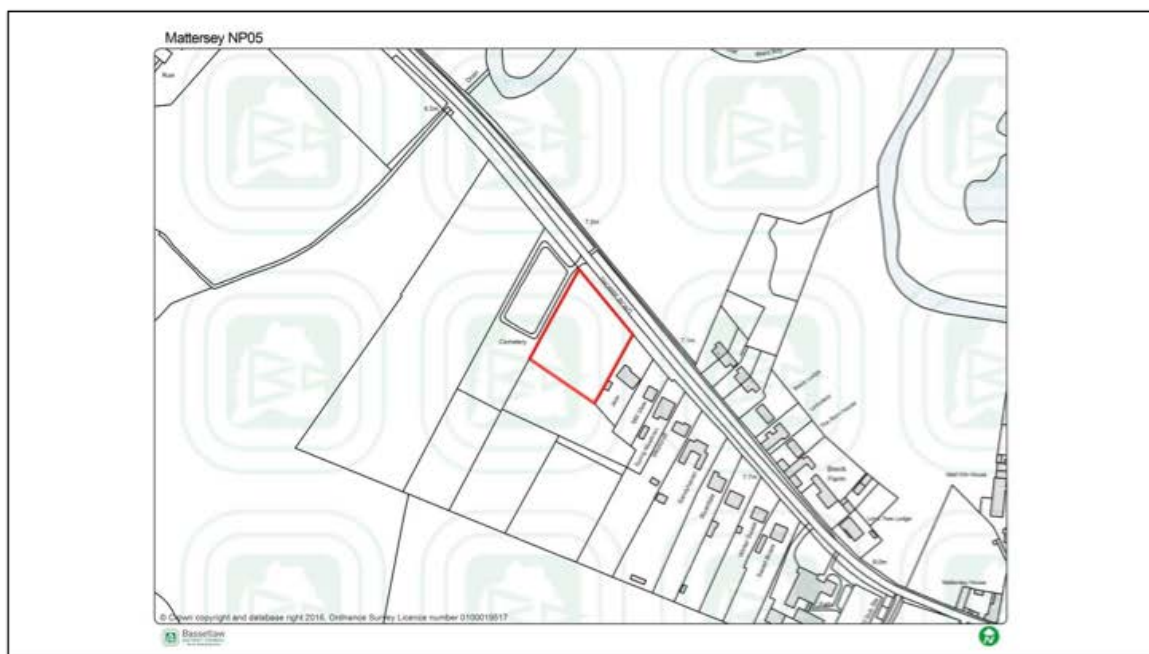


Site details

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Site 5: Land south of Thorpe Road, Mattersey

Current use:	Agricultural field
Previous use:	None known
Current status within the Core Strategy:	Outside Mattersey's development boundary
Surrounding land use(s):	North – road and then open countryside (NP04) East – residential South – part of the same agricultural field West – open countryside
Site area:	0.31ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 07: conserve and reinforce



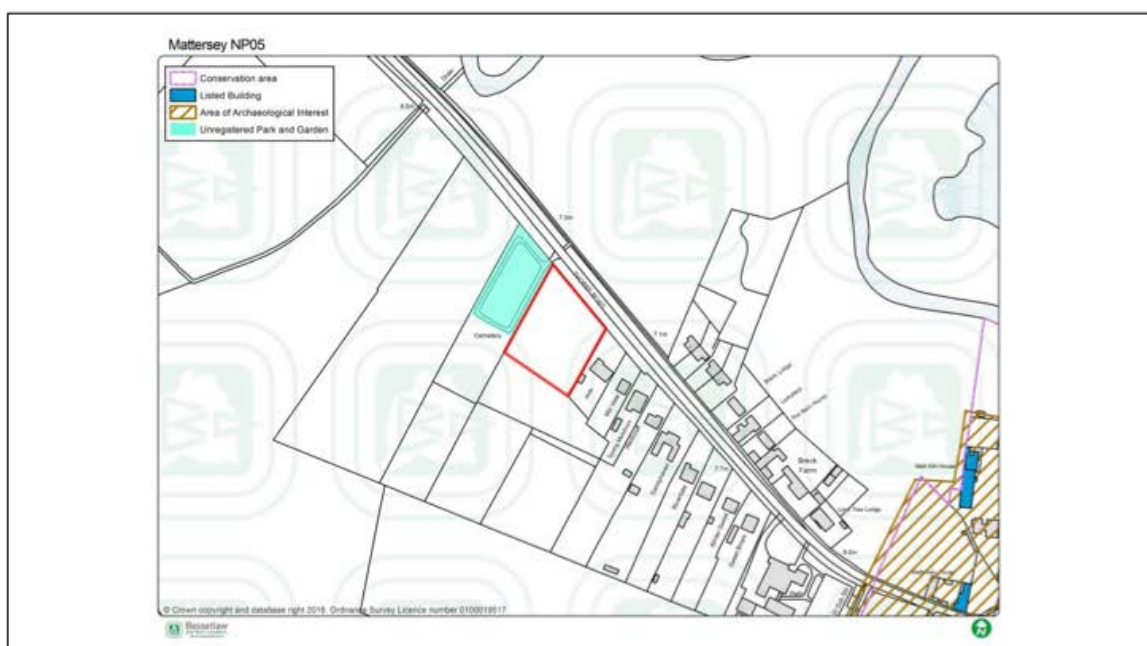


Site constraints

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These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	The Conservation Area is not within close proximity to the site.
Other Heritage Matters:	The adjacent Cemetery is a non-designated heritage asset.
Archaeology:	There are no areas of archaeological interest in close proximity to the site.
Trees:	There are a few mature trees on the road verge (adjacent to the northern boundary)
Ecology issues:	There are no known ecology issues with the site, but there is a mature hedgerow on the northern boundary.
Rights of way:	There are no known rights of way affecting this site
Flood risk:	There are no known fluvial flooding issues with this site, although land to the north is within flood zone 2.



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Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.

Conservation comments:

The site is within the setting of the Mattersey cemetery, which is a non-designated heritage asset. Consideration of any new development on this site would have to respect this.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

No comment as the site is not within an identified flood zone.

Highway Authority comments:

The Highway Authority have provided comments on the principle of allocating the site. It is presumed that the site would be served by a small cul-de-sac. Thorpe Road at this point is semi-rural with wide verges. However, a footway is present within the verge on the opposite side to the development. A carriageway side kerb will be required the length of the development frontage and a footway will be required across the development frontage that includes an uncontrolled pedestrian crossing point to the footway opposite. If site BDC01 is also likely to come forward, a linking footway will be required. Highway drainage may need improvement.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 07). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve the traditional character of Lound, Mattersey and Mattersey Thorpe, reinforce the local vernacular in any new development. Conserve and reinforce the open rural character of the Policy Zone by concentrating new small scale development around Lound, Mattersey and Mattersey Thorpe. Create woodland to contain and soften built development, preferably in advance of new development."



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Other comments received:

The site is adjacent to a Rural Service Centre, which was identified as a sustainable location for future development in the Core Strategy.

If there were to be any development on this site would have to be punctuated with gaps in between houses to allow views of the Grade I Church. Frontage development would be preferable to be in keeping with the surrounding built character.

Summary of the potential allocation of this site through the Neighbourhood Plan

Through the Neighbourhood Plan process, the site is being allocated as it has received planning permission for residential development.

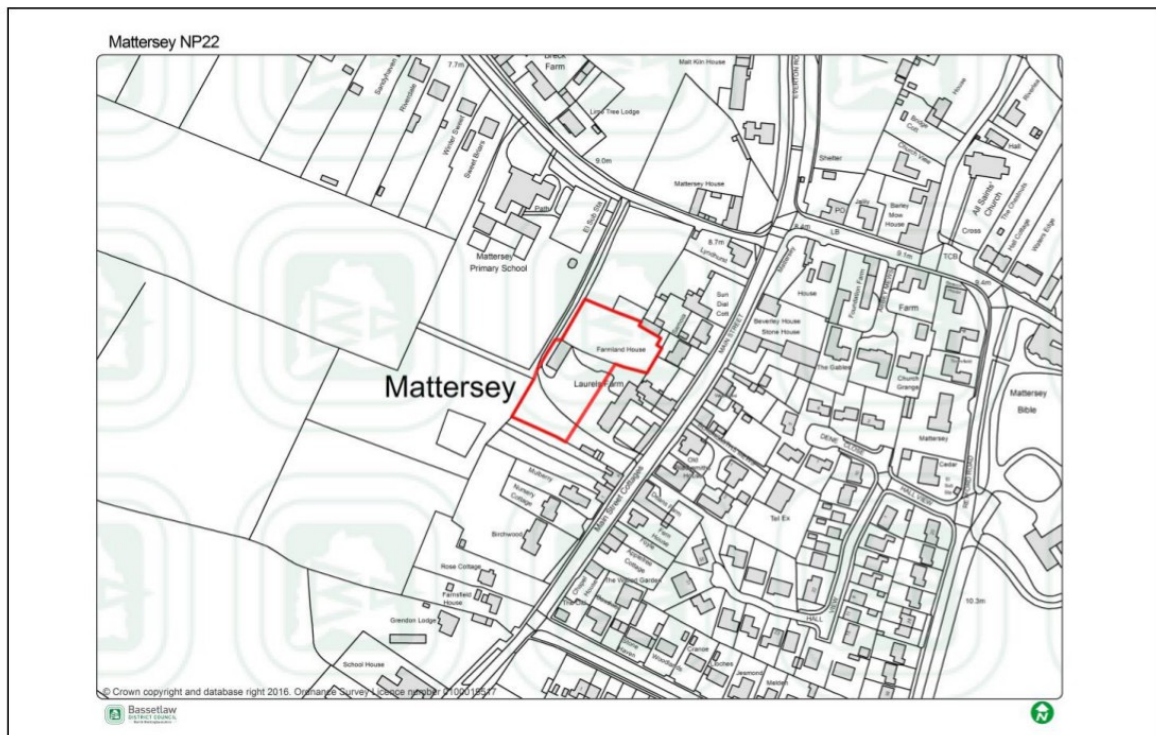


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Site 22 (NP Identified)
Land west of Main Street, Mattersey

Site details

Current use:	Agricultural field
Previous use:	None known
Current status within the Core Strategy:	Outside Mattersey’s development boundary
Surrounding land use(s):	North – Millennium Gardens (NP08) East –open countryside South – open countryside West –road and then open countryside
Site area:	0.33ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 07: conserve and reinforce



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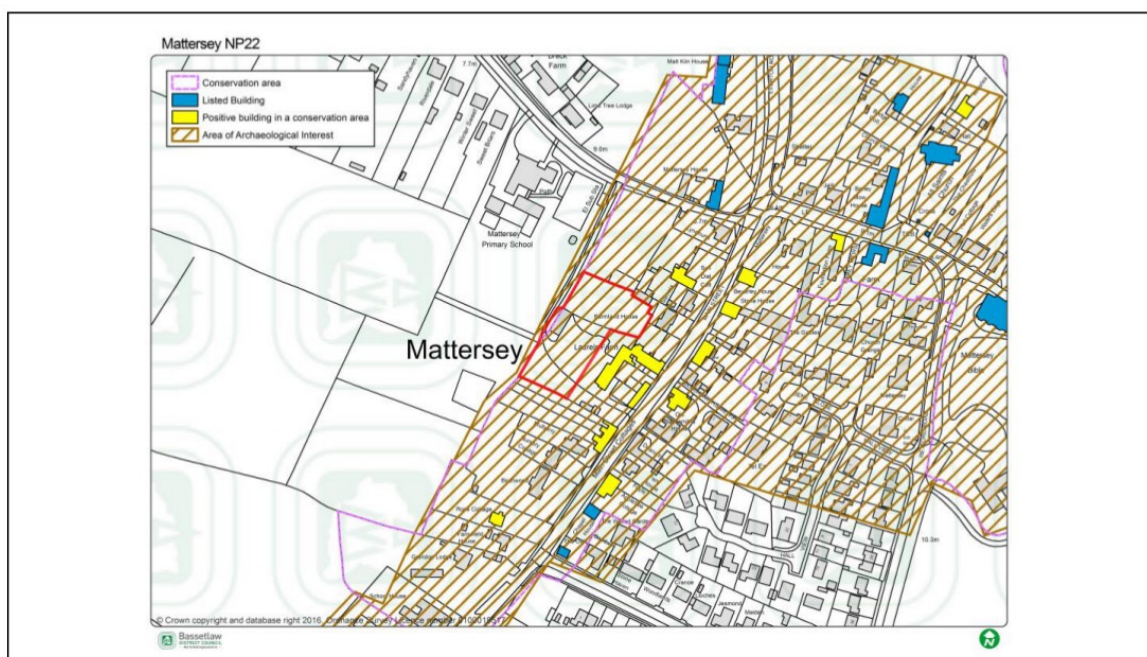


Site constraints

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These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	There are Listed Buildings in close proximity to the site.
Conservation Area:	The site is within the Conservation Area.
Other Heritage Matters:	There are positive buildings (in the Conservation Area) in close proximity to the site.
Archaeology:	The site is within an area of archaeological interest.
Trees:	There are no mature trees on the site.
Ecology issues:	There are no known ecology issues with the site, but there is a mature hedgerow on the northern and southern boundary.
Rights of way:	There are no known rights of way affecting this site
Flood risk:	There are no known fluvial flooding issues with this site.



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Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.

Conservation comments:

This site is within the Conservation Area and is to the rear of a late 18th and 19th century farmstead. I understand that permission has been granted previously to develop this former farmstead. Main Street has not witnessed backland development, where buildings are built behind existing buildings and in general terms this is unlikely to be supported. However, further development at Laurels Farm if developing in a manner which reflects the traditional north Nottinghamshire farmsteads may be appropriate but this would very much depend of scale, design, appearance, materials, access etc.

This site is within the Conservation Area and subject to appropriate design, scale, landscaping etc development at this site may be appropriate with minimal or no harm to the character and appearance of the setting of the listed building.

Drainage comments:

No known issues as soakaways should be an effective method of draining the site in this area. Greenfield run-off rates would have to be maintained as part of any development. No objection in principle.

Flooding comments:

No comment as the site is not within an identified flood zone.

Highway Authority comments:

The Highway Authority has provided comments on the principle of allocating the site. A kerbed footway will be required across the site frontage to connect to existing facilities in Mattersey. The 30mph speed limit will require extending westwards. It is noted that the site does not connect to the conurbation.

Tree officer comments:

No comments as there are no mature trees on the site.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 07). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve the traditional character of Lound, Mattersey and Mattersey Thorpe, reinforce the local vernacular in any new development. Conserve and reinforce the open rural character of the Policy Zone by concentrating new small scale development around Lound, Mattersey and Mattersey Thorpe. Create woodland to contain and soften built development, preferably in advance of new development."



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Other comments received:

The site is adjacent to a Rural Service Centre, which was identified as a sustainable location for future development in the Core Strategy.

If there were to be any development on this site, it would have to be punctuated with gaps in between houses to allow views of the Grade I Church. Frontage development would be preferable, so as to be in keeping with the surrounding built character.

The fact that the site is not currently adjacent to the built form of Mattersey would have to be taken into consideration.

Summary of the potential allocation of this site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **COULD be supported**.



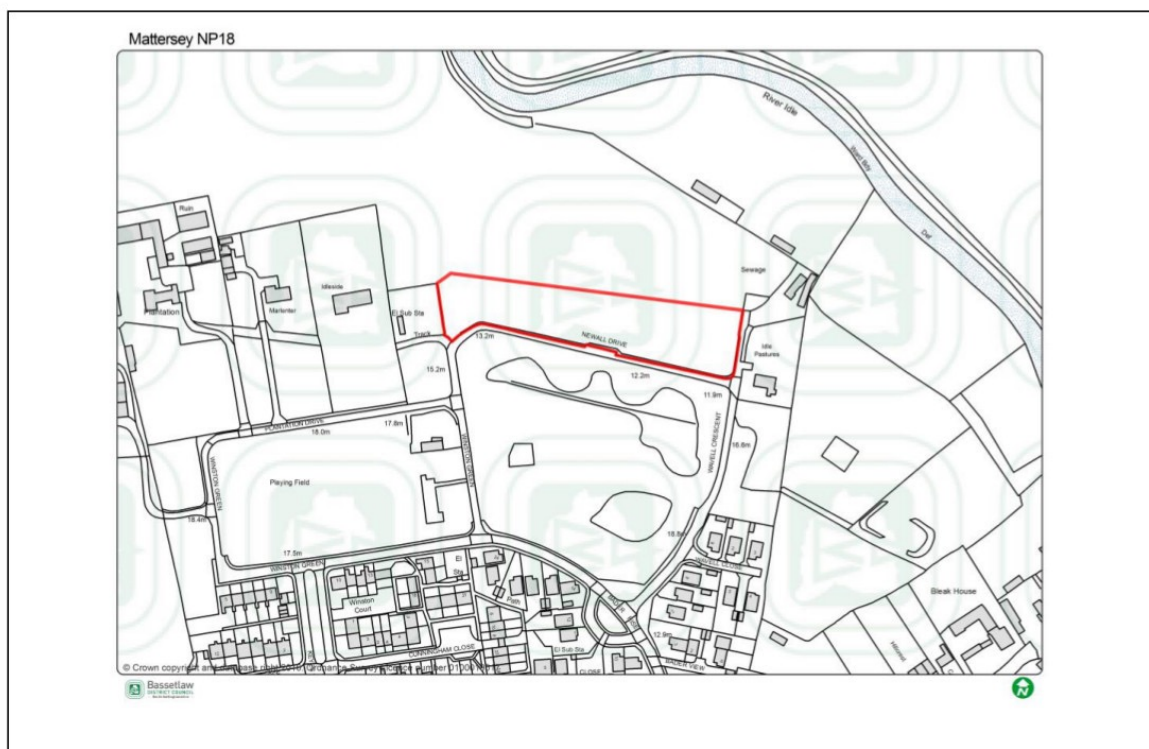
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Site 18:

Land north of Newall Drive, Mattersey Thorpe

Site details

Current use:	Agricultural field
Previous use:	None known
Current status within the Core Strategy:	Outside any development boundary
Surrounding land use(s):	North – open countryside East – house and then open countryside South – informal recreational area West – residential and NP17
Site area:	0.65ha
Topography of the site:	Flat site, slopes from the South down to North
Landscape Character Area designation:	Idle Lowlands 07: conserve and reinforce



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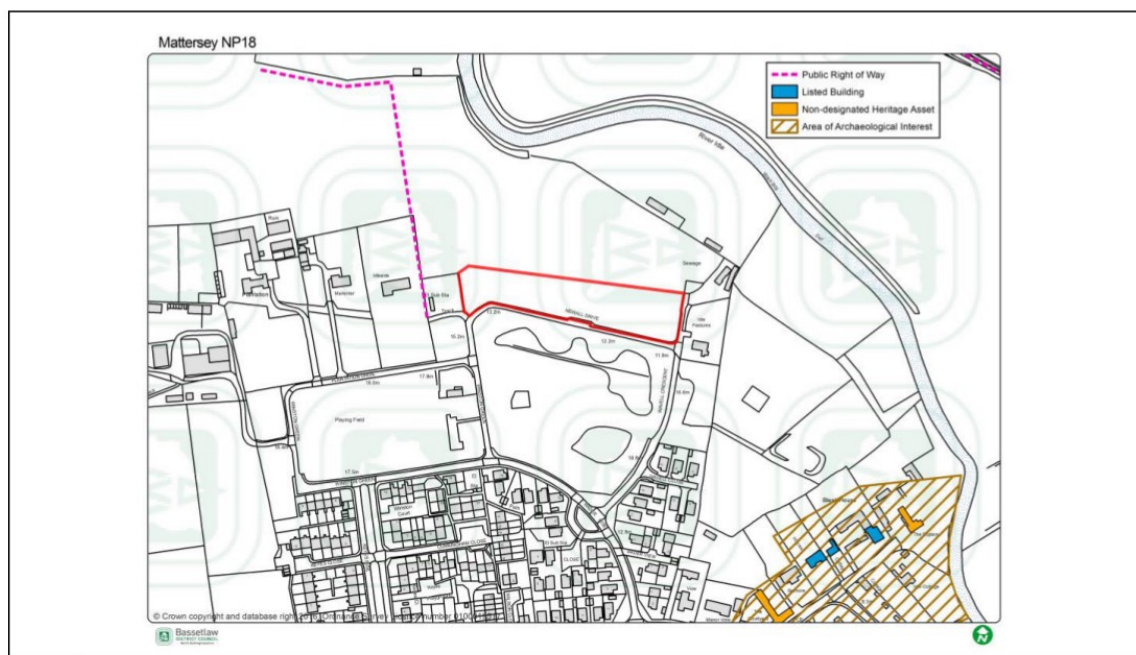


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Site constraints

These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	There is no Conservation Area within Mattersey Thorpe
Other Heritage Matters:	There are no non-designated heritage assets in close proximity to the site.
Archaeology:	There are no areas of archaeological interest in close proximity to the site.
Trees:	There are a few mature trees on the road verge (adjacent to the southern boundary)
Ecology issues:	There are no known ecology issues with the site, but there is a mature hedgerow on the southern boundary.
Rights of way:	There are no known rights of way affecting this site
Flood risk:	The eastern part of the site and land to the north of the site is identified as being within flood zone 2.





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Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.

Conservation comments:

There are no conservation constraints on this site.

Drainage comments:

No known issues as soakaways should be an effective method of draining the site in this area. Greenfield run-off rates would have to be maintained as part of any development. No objection in principle.

Flooding comments:

The northeast corner of the site is within flood zone 2 and therefore careful consideration will need to be given to the suitability of this site for development and the potential impacts downstream. Sequentially there are more preferable sites to be consideration for allocation before this site.

Highway Authority comments:

The Highway Authority have provided comments on the principle of allocating the site. Plantation Drive, Newall Drive, and Wavell Crescent (in part) are not adopted highways. The site would therefore need to be larger to have frontage with an adopted road.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 07). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve the traditional character of Lound, Mattersey and Mattersey Thorpe, reinforce the local vernacular in any new development. Conserve and reinforce the open rural character of the Policy Zone by concentrating new small scale development around Lound, Mattersey and Mattersey Thorpe. Create woodland to contain and soften built development, preferably in advance of new development."



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Other comments received:

The site is adjacent to a Rural Service Centre, which was identified as a sustainable location for future development in the Core Strategy.

Development of this area would lead to a significant impact on the existing character of the local area as this site is located outside the existing built form of the village.

Summary of the potential allocation of this site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **PART OF THE SITE MAY BE supported**.



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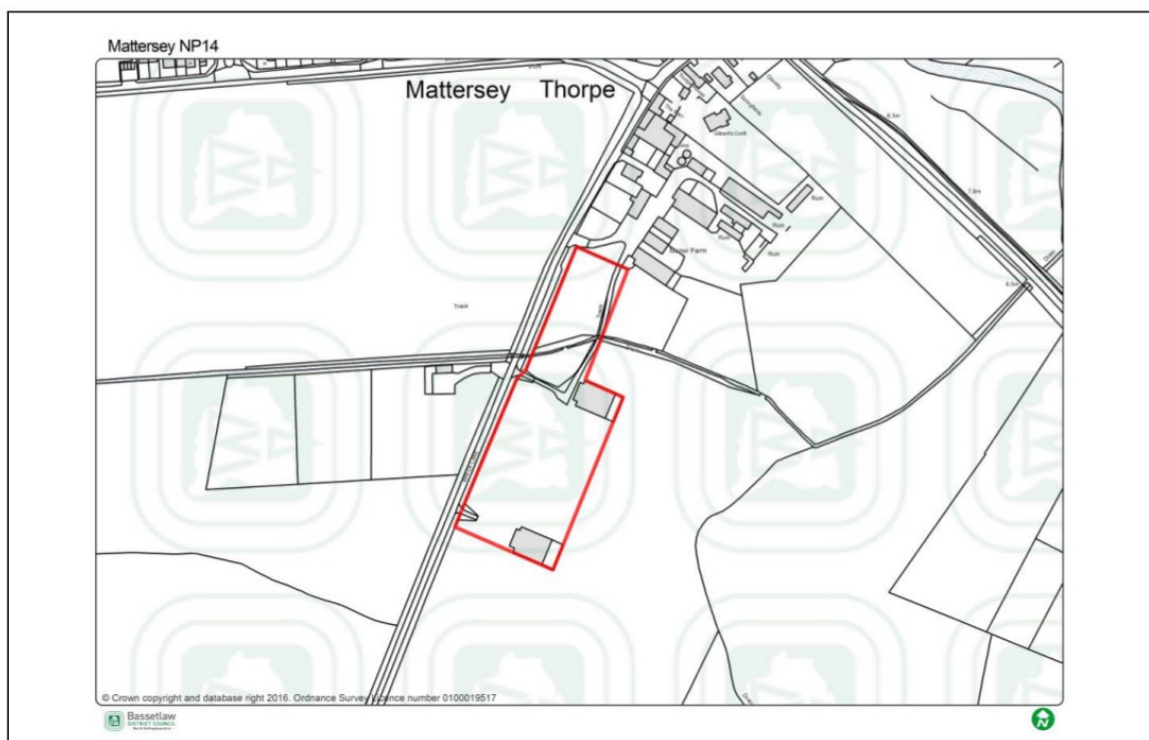


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Site 14: Land south of Breck Lane, Mattersey Thorpe

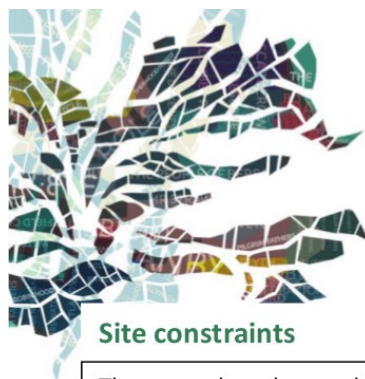
Site details

Current use:	Agricultural field with two barns
Previous use:	None known
Current status within the Core Strategy:	Outside any development boundary
Surrounding land use(s):	North – farm complex East – open countryside South – open countryside West – road and then open countryside
Site area:	1.95ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 07: conserve and reinforce



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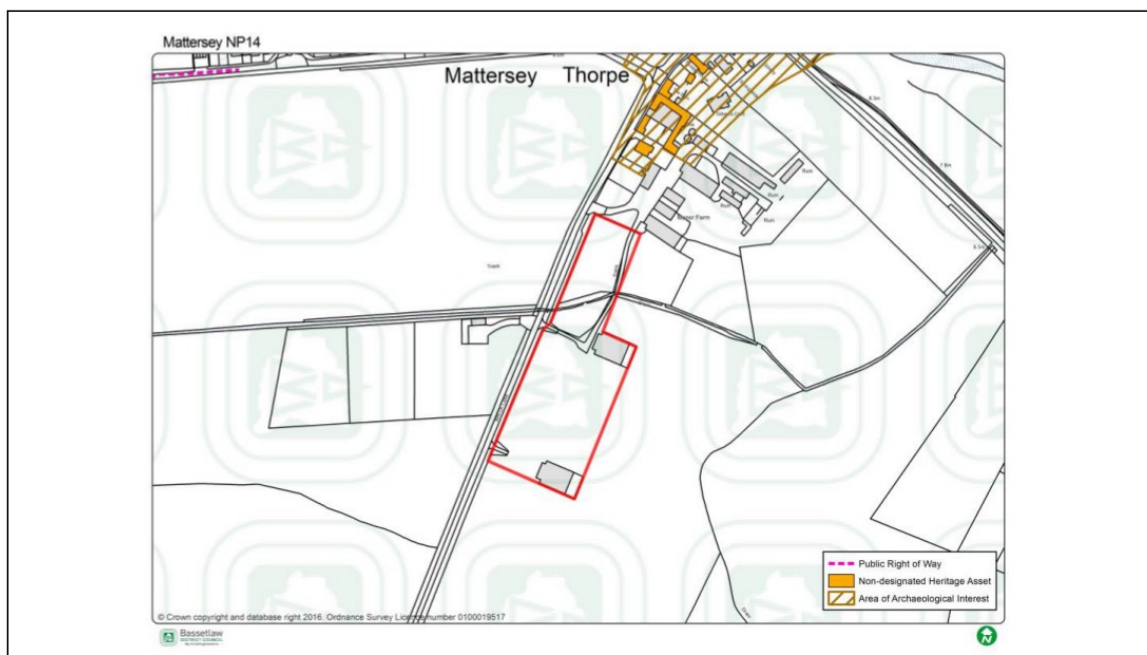


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Site constraints

These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	There is no Conservation Area within Mattersey Thorpe
Other Heritage Matters:	There are no non-designated heritage assets in close proximity to the site.
Archaeology:	The land further north of the site has been identified as an area of archaeological interest
Trees:	Mature trees on the road verge (adjacent to the eastern boundary)
Ecology issues:	There are no known ecology issues with the site, but there is a mature hedgerow on the eastern boundary.
Rights of way:	There are no known rights of way affecting this site
Flood risk:	There are no known fluvial flooding issues with this site.



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NORTH NOTTS REGENERATION & INVESTMENT TEAM

Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.

Conservation comments:

This site is within the setting of non-designated heritage assets and would need to be carefully considered as part of the planning application process.

Drainage comments:

No known issues as soakaways should be an effective method of draining the site in this area. Greenfield run-off rates would have to be maintained as part of any development. No objection in principle.

Flooding comments:

No comment as the site is not within an identified flood zone.

Highway Authority comments:

The Highway Authority has provided comments on the principle of allocating the site. Breck Lane is not of a sufficient standard to serve additional development, particularly to the north of the site as it is unlikely that sufficient width would be available for improvement due to the existing building line. Further work would be needed to improve highway issues.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 07). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve the traditional character of Lound, Mattersey and Mattersey Thorpe, reinforce the local vernacular in any new development. Conserve and reinforce the open rural character of the Policy Zone by concentrating new small scale development around Lound, Mattersey and Mattersey Thorpe. Create woodland to contain and soften built development, preferably in advance of new development."



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Other comments received:

The site is adjacent to a Rural Service Centre, which was identified as a sustainable location for future development in the Core Strategy.

Summary of the potential allocation of this site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **Could be supported**.



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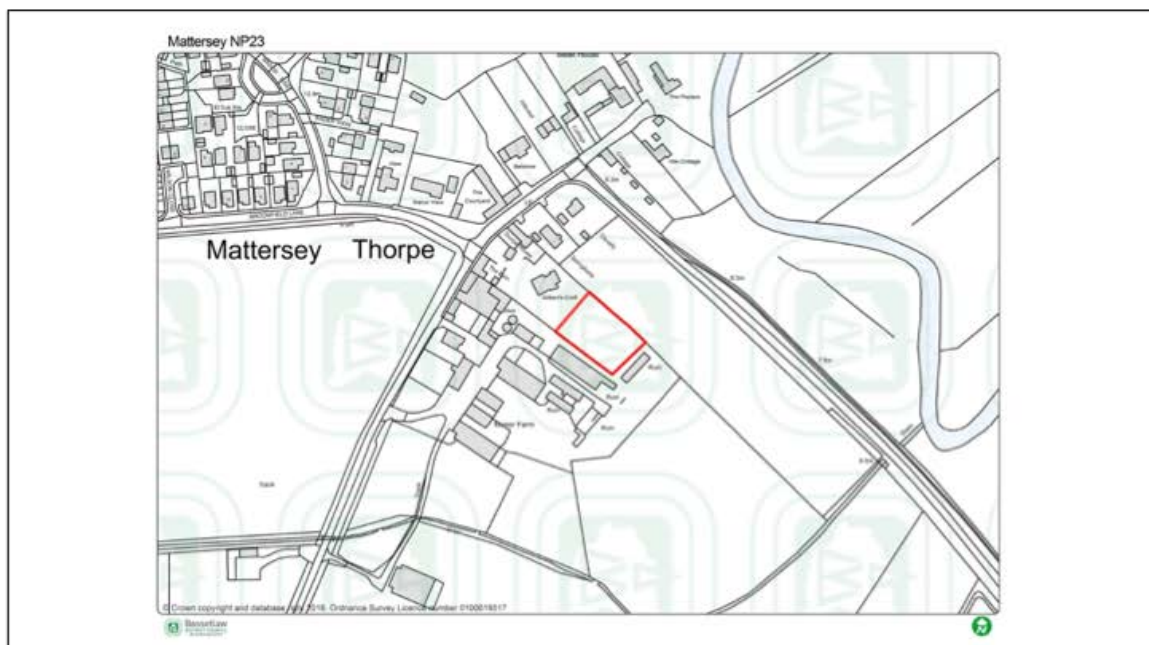


Site details

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Site 23 (NP Identified) Land at Gilbert's Croft, Mattersey Thorpe

Current use:	Current buildings and green space
Previous use:	Existing buildings
Current status within the Core Strategy:	Outside Mattersey's development boundary
Surrounding land use(s):	North – NP13 open grass land East – open countryside South – Agricultural buildings West – Existing buildings
Site area:	0.14ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 07: conserve and reinforce



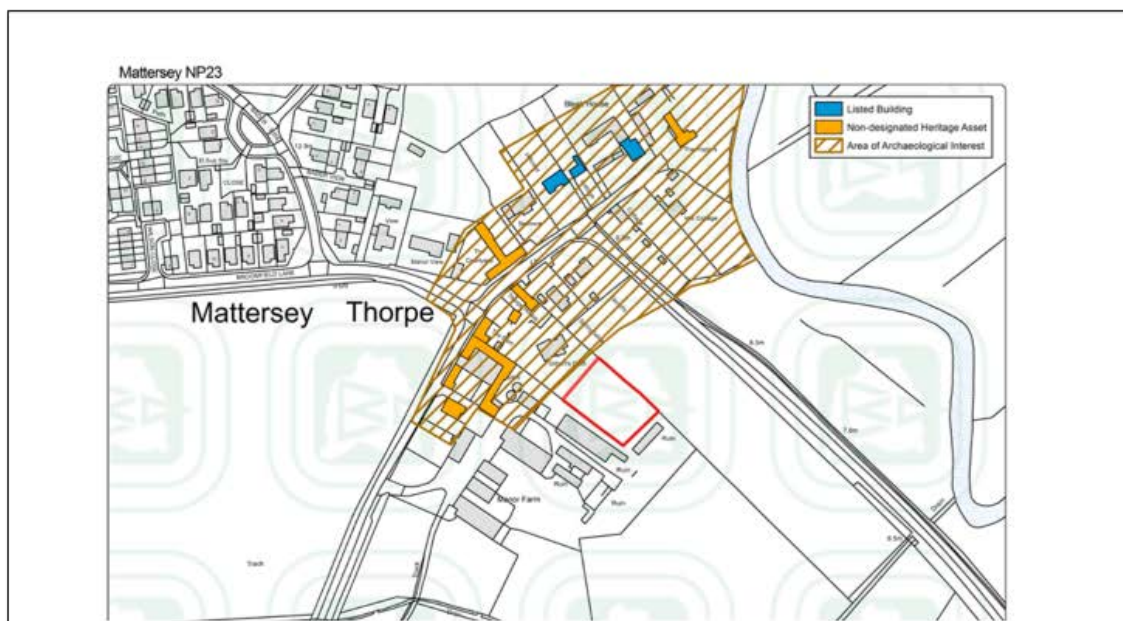


Site constraints

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These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	The Conservation Area is not within close proximity to the site.
Other Heritage Matters:	There are non-designated heritage assets in close proximity to the site.
Archaeology:	There are areas of archaeological interest in close proximity to the site.
Trees:	There are no mature trees on the site.
Ecology issues:	There are no known ecology issues with the site, but there is a mature hedgerow on the northern and southern boundary.
Rights of way:	There are no known rights of way affecting this site
Flood risk:	There are known fluvial flooding issues near to the site.



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Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.

Conservation comments:

No comments

Drainage comments:

No known issues as soakaways should be an effective method of draining the site in this area. Greenfield run-off rates would have to be maintained as part of any development. No objection in principle.

Flooding comments:

No comment as the site is not within an identified flood zone.

Highway Authority comments:

Comments from the Highway Authority are still outstanding.

Tree officer comments:

No comments as there are no mature trees on the site.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 07). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve the traditional character of Lound, Mattersey and Mattersey Thorpe, reinforce the local vernacular in any new development. Conserve and reinforce the open rural character of the Policy Zone by concentrating new small scale development around Lound, Mattersey and Mattersey Thorpe. Create woodland to contain and soften built development, preferably in advance of new development."



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Other comments received:

The site is adjacent to a Rural Service Centre, which was identified as a sustainable location for future development in the Core Strategy.

Summary of the potential allocation of this site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **COULD be supported**.



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Appendix C: Site Assessment of All Sites

Site ref	Site assessment report	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Comments for residential use
1	R	G	R	A	A	R	R	W	A	A	Site is not suitable for allocation - The site could not be supported as it is within the EA identified flood zone 2; the landowner has confirmed it could be made available for development; the site has not received community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; would detract from the current character of the locality and would be removed from the settlement separated by the cemetery and without NP05 to the east being developed out first; potential impact on heritage asset (cemetery) within the locality of the site; and developing the site would result in the footpath being extending.
2	A	G	G	A	G	R	G	W	A	A	May be suitable for allocation - The site could be supported for development based on the findings from the site assessment report; the site has received community support ; the site is adjacent to a commercial operation; No impact on ALC; within a 'conserve and reinforce' landscape Policy Zone; and developing the site would result in the footpath being extending.
3	A	G	R	G	A	R	A	W	G	A	Site is not suitable for allocation - The site may be supported for development based on the findings from the site assessment report providing Abbey Road is widened; the landowner has confirmed it could be made available for development; the site has not received community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; the site would have to be developed sensitively as there is very low density development around the site; developing the site could result in the road being adopted.
4	R	G	G	G	A	R	A	W	G	A	May be suitable for allocation - The western part of the site could not be supported within the EA identified flood zone 2 and the eastern part of the site may be supported as it is adjacent to the flood zone; the landowner has confirmed that the site could be available (although there is already a tenancy agreement on the site); the site has received community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; site should be low density roadside development to reflect existing built character; and developing the site would result in the footpath being extending.
5	G	G	W	G	A	R	A	W	A	A	May be suitable for allocation - The site has recently received planning permission for residential development.

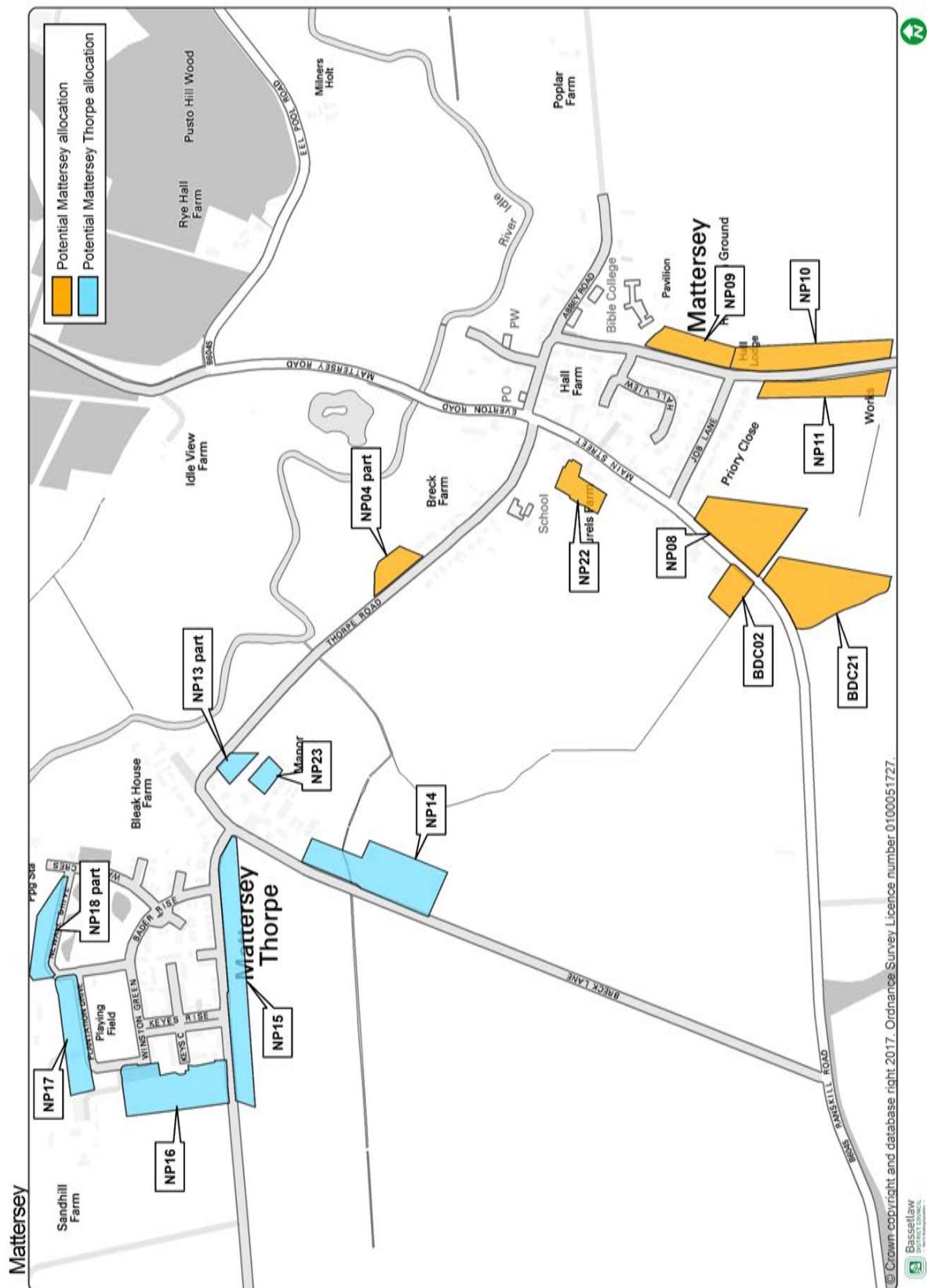
Site ref	Site assessment report	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Comments for residential use
6	R	G	A	G	A	R	A	W	R	A	Site is not suitable for allocation - The site would not be supported by Conservation for development based on the findings from the site assessment report providing the Conservation concerns can be addressed; the landowner has confirmed the site could be made available for development; the site has received mixed community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; site is between two built character areas; heritage constraints as the site is within the Conservation Area; and developing the site would result in the footpath being widened.
7	R	G	G	G	A	R	A	W	R	A	Site is not suitable for allocation - The site would not be supported by Conservation for development based on the findings from the site assessment report providing the Conservation concerns can be addressed; the landowner has confirmed the site could be made available for development; the site has received community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; site is between two built character areas; heritage constraints as the site is within the Conservation Area; and there are no known infrastructure impacts.
8	A	A	R	G	A	R	A	W	G	A	Site is not suitable for allocation - The site would not be supported for development based on the findings from the site assessment report; the site has not received community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone;
9	A	G	R	G	G	R	A	W	A	A	Site is not suitable for allocation - The site may be supported for development based on the findings from the site assessment report providing the Conservation constraints can be addressed; the site has not received community support ; No impact on ALC; within a 'conserve and reinforce' landscape Policy Zone; heritage constraints as the site is within the Mattersey College grounds and within a Conservation Area; and developing the site would result in the footpath being extending.
10	A	G	R	G	A	R	R	W	G	A	Site is not suitable for allocation - The site would not be considered suitable for development based on the findings from the site assessment report providing the site to the north is also brought forward; the site has not received community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; would detract from the current character of the locality without NP09 to the north being developed out first; and developing the site would result in the footpath being extending. In addition, the site is located outside the existing built form of the village and any development here would lead to a significant alteration of local character and built form.
11	A	G	A	G	A	R	A	W	A	A	Site is suitable for allocation - The site could be supported for development based on the findings from the site assessment report (although the whole site might require the land to east to come forward to be

Site ref	Site assessment report	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Comments for residential use
											continue the built form of the village together); the site has received mixed community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; identified on the historic Environment Record; and developing the site would result in the footpath being extending. The development of his site would lead to significant impact on local character by extending the built form of the village.
12	R	G	A	G	A	R	R	W	A	A	Site is not suitable for allocation - The site could not be supported as it is within the EA identified flood zone 2; the landowner has confirmed it could be made available for development; the site has received mixed levels of community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; and developing the site would result in the footpath being widen. Any development here would lead to a significant impact on the character of the local area
13	A R	G	A	G	G	R	A	W	A	A	Site (Part of) is suitable for allocation - The site could not be supported as it is within the EA identified flood zone 2; the site has received mixed levels of community support ; No impact on ALC; within a 'conserve and reinforce' landscape Policy Zone; and developing the site would result in the footpath being widen.
14	A	G	G	G	A	R	A	W	G	A	May be suitable for allocation - The site may be supported for development based on the findings from the site assessment report providing the highway concerns can be addressed; the site has received community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; within the setting of a non-designated heritage asset; and developing the site could result in the road being widen.
15	A	G	R	G	A	R	G	W	A	A	Site is not suitable for allocation - The site could be supported for development based on the findings from the site assessment report; the site has not received community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; and developing the site could result in the road being widen. The development of this site would lead to a significant impact on existing local character of the area.
16	A	G	R	G	A	R	A	W	G	A	Site is not suitable for allocation - The site could be supported for development based on the findings from the site assessment report; the landowner has confirmed it could be made available for development; the site has not received community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; and developing the site could result in the road being widen.
17	R	G R	R	G	G	R	R	W	G	A	Site is not suitable for allocation - The site may be supported for development based on the findings from the site assessment report; providing the road can be adopted to the serve the site; two of the four landowners have confirmed that the site could be made available for development (one of the middle

Site ref	Site assessment	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Comments for residential use
											sites has stated the land will not be available); the site has not received community support ; No impact on ALC; within a 'conserve and reinforce' landscape Policy Zone; site should be low density to reflect existing built character; and developing the site could result in the road being widened.
18	A R	W	G	G	G	R	A	W	G	A	May be suitable for allocation - The majority of the site may be supported for development based on the findings from the site assessment report providing the road can be adopted to the serve the site (eastern corner is within flood zone 2); the site has received community support ; No impact on ALC; within a 'conserve and reinforce' landscape Policy Zone; site should be low density to reflect existing built character; developing the site could result in the road being adopted and upgraded to NCC standards.
19	R	G	A	G	A	R	A	W	G	R	Site is not suitable for allocation - The site could not be supported as it is within the EA identified flood zone 2; the landowner has confirmed it could be made available for development; the site has received mixed community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; developing the site could result in the road being adopted. Highways have stated that the road fronting the site is not an adopted road and therefore would lead to further construction works being undertaken before the adoption of this road can be considered.
20	R	G	A	G	A	R	G	W	R	R	Site is not suitable for allocation - The site could not be supported as it is within the EA identified flood zone 3 and due to conservation constraints; the site has received mixed community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; within a potential area of archaeological interest; and developing the site would result in the footpath being extending.
21	A	G	R	G	A	R	R	W	A	A	Site is not suitable for allocation - The site may be supported for development based on the findings from the site assessment report providing the site to the north is also brought forward; the site has not received community support ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; would detract from the current character of the locality without NP08 to the east being developed out first; and developing the site would result in the footpath being extending. The site is detached from the existin built form of the village and would have an impact on the existing character of the area.
22	A	G	G	G	G	R	A	W	A	W	Site is suitable for allocation - The site may be supported for development based on the findings from the site assessment report providing the Conservation concerns can be addressed through detailed design and a strict policy; the landowner has confirmed it could be made available for development; the site has received community support ; No impact on ALC; within a 'conserve and reinforce' landscape Policy Zone; and there are no known infrastructure impacts.

Site ref	Site assessment report	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Comments for residential use
23	A	G	G	G	G	R	G	W	A	W	May be suitable for allocation - The site may be supported for development based on the findings from the site assessment report providing the site can be accessed adequately; the landowner has confirmed it could be made available for development; the site has received community support ; No impact on ALC; within a 'conserve and reinforce' landscape Policy Zone; and there are no known infrastructure impacts.

Appendix D: Sites identified for Consultation



Appendix E: Extract from Conservation Area Designation 2010

Mattersey [Village]⁵⁰

On the banks of the river Idle, lies Mattersey, where once stood an important Gilbertine abbey. Mattersey can be traced back to a family with the name de Maresey who were also lords of Gamston, south of Retford. In 1192, the head of this house, Roger de Maresey, founded the priory, and endowed it with lands and granges at Mattersey.

The village itself is split between the distinctive historic core along Main Street and Abbey Road with the modern elements along Retford Road and Job Lane. Main Street is predominantly characterised by a mixture of late 18th to early 20th century farmsteads, cottages and houses. A few of these buildings are listed, but many are local interest buildings that have a good level of heritage significance, particularly Laurel's Farm. Other buildings such as the School House, adjacent lodge, and Lyndhurst are good exemplars of Victorian and Edwardian architecture that compliment the older parts of Main Street. Characterful historic brick boundary walls remain throughout Main Street.

At the north entrance to the village from Everton Road sit a former maltkin and the attractive mid 18 century Georgian house known as Mattersey House. Mattersey House, Lyndhurst and Church Hall provide an attractive junction to Thorpe Road.

The historic grouping around All Saint's Church, especially along Church Lane from Ralph House to Bridge House, provides a good character area that reminds us of the original entrance to the village from the north (the original medieval bridge at the Idle has been lost, but there now stands a footbridge). Remains of a 14th century village cross can be seen in the churchyard. At the eastern end, the old vicarage and Mattersey Hall provide focal points in this historic part of the village.

The boundary covers the 18 and 19 century settlement of Mattersey. The buildings along Main Street remain a good example of brick and pantile vernacular cottages and farmsteads, whilst the churchyard area that includes Church Lane and part of Abbey Road retains a good level of 18th and 19th century structures. Despite occasional infill plots of variable quality, the historic and architectural interest of this part of Mattersey overall is regarded as being special.

⁵⁰ see <http://www.bassetlaw.gov.uk/media/69163/CAMatterseyStatement.pdf>

Appendix F: Positive Buildings in the Conservation Area and Non-Designated Heritage Assets

Positive Building Number	House name/number	Street
163	Riverlea	Church Lane
164	The Blacksmiths Inn	Main Street
690	Rose Cottage	Main Street
691	Foundation Farmhouse	Main Street
692	Sundial House	Main Street
693	Foyle Cottage	Main Street
694	West View	Main Street
695	Stone House	Main Street
696	Beverley House	Main Street
697	Laurels Farm	Main Street
698	1 to 4 Main Street Cotts	Main Street

Ref	House name/number	Street
2631	The Poplars	Thorpe Road
2632	The Courtyard	Breck Lane
2633	Thorpe House	Breck Lane
2634	The Barn	Breck Lane
2635	Manor Farm	Breck Lane

These lists may be updated over the plan period for the non-designated heritage assets please also see <http://www.bassetlaw.gov.uk/everything-else/planning-building/conservation-heritage/non-designated-heritage-assets.aspx>

Appendix G: Extract from Bassetlaw Landscape Character Assessment⁵¹

Although individual sites have their own characteristics they nevertheless form part of a wider landscape unit. The Bassetlaw Landscape Character Assessment⁴ assesses the District in terms of landscape condition and sensitivity, identifying Policy Zones (based on recommended landscape actions) in the following way:

Policy Zone Category	Recommended Landscape Actions
Conserve	Actions that encourage the conservation of distinctive features and features in good condition
Conserve and Reinforce	Actions that conserve distinctive features and features in good condition, and strengthen and reinforce those features that may be vulnerable
Conserve and Restore	Actions that encourage the conservation of distinctive features in good condition, whilst restoring elements or areas in poorer condition and removing or mitigating detracting features
Conserve and Create	Actions that conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition
Reinforce	Actions that strengthen or reinforce distinctive features and patterns in the landscape
Restore	Actions that encourage the restoration of distinctive features and the removal or mitigation of detracting features
Reinforce and Create	Actions that strengthen or reinforce distinctive features and patterns in the landscape, whilst creating new features or areas where they have been lost or are in poor condition
Restore and Create	Actions that restore distinctive features and the removal or mitigation of detracting features, whilst creating new features or areas where they have been lost or are in poor condition
Create	Actions that create new features or areas where existing elements are lost or are in poor condition

Policy Zones where landscape needs to be conserved are the most sensitive to the potential impacts of new development, whereas areas that need new landscape character

⁵¹ copy of this study can be accessed from the planning pages of the Council's web site: www.bassetlaw.gov.uk

creating are least sensitive (and may benefit from appropriately designed schemes that could introduce new or enhanced landscape character features). In Mattersey and Mattersey Thorpe, there are two policy zones (shown on the map below):

- Idle Lowlands 05 - Reinforce
- Idle Lowlands 07 - Conserve and reinforce

There are no development sites being considered within the IL05 character zone. All the sites being considered are within the conserve and reinforce policy zone.

Annex 1: Mattersey Character Assessment

Details can be found at:

<http://www.bassetlaw.gov.uk/media/771730/Mattersey-Character-Assessment.pdf>