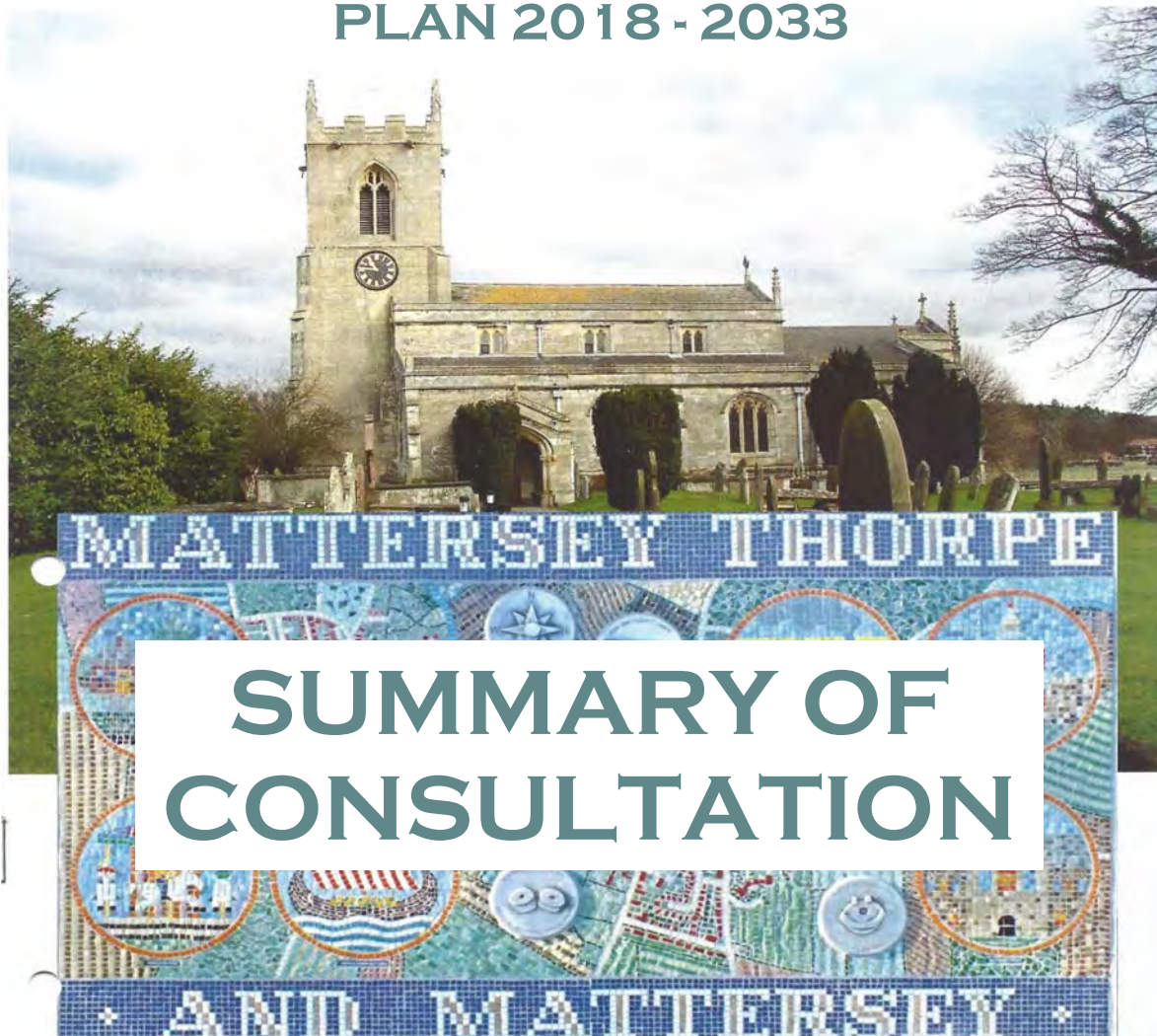


MATTERSEY & MATTERSEY THORPE NEIGHBOURHOOD DEVELOPMENT PLAN 2018 - 2033



Overview of the Consultation undertaken to produce the Neighbourhood Plan for Mattersey Parish which includes the settlements of Mattersey & Mattersey Thorpe.

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1 Introduction

What is the Summary of Consultation?

- 1.1 The Mattersey & Mattersey Thorpe (M&MT) Neighbourhood Development Plan has been produced by Mattersey Parish Council, led by a Steering Group comprised of residents from across the whole Plan area. The Plan has also been produced exclusively using the views and opinions expressed by all the stakeholders in the area, such as; local residents, local business owners and local landowners. The aim of the Plan is to positively plan for the future development of the area to create a sustainable place for people to live, work and visit.
- 1.2 This statement sets out the chronological order of events that have led to the production of the M&MT Neighbourhood Development Plan in terms of consultation with local residents and other leading stakeholders and statutory consultees. This consultation has, in particular, led to the production of the Development Management Policies contained within the Plan that aim to control and promote the sustainable development and growth of the area. In this Statement, the Steering Group has taken a broader approach in setting out the consultation for both the land-use and non-land-use policies and projects contained in the Plan.
- 1.3 Provided in this statement is an overview and description of the numerous consultation events and periods involved in the production of the final Neighbourhood Plan. In some instances more detailed reports have been produced by the Steering Group or other professional bodies, where this is the case, this report is referred to in the overview of that event and it is included in the Appendices of this document.

Aims of Consultation

- 1.4 To ensure that the local community truly can feel a sense of ownership of the Neighbourhood Plan, and feel they are truly being empowered to control the development and growth of the Plan area, the consultation undertaken in production of the Plan itself must be thorough and the process is clear and transparent. To ensure the consultation undertaken in production of the M&MT Neighbourhood Plan can achieve such, the Steering Group developed several aims that the consultation process would work towards achieving. The aims of the consultation process of the CHNW Neighbourhood Plan were:
 - **Front load:** The Steering Group decided early in the process that as much consultation with local residents would be undertaken before any contents of the plan were discussed and decided. This would ensure that the contents of the Plan have been wholly influenced and decided upon based on consultation undertaken with the local community.
 - **Reach all aspects of community:** Another key aim of the consultation process was to ensure that all different sections of the community were allowed the opportunity to participate in the Plan process. This involves ensuring that local residents of all ages and both genders engage in the process guaranteeing that

the final Plan is truly representative of the local community and their aspirations for the Plan area.

- **Ensure ‘hard to hear’ groups participate:** In addition to ensuring all sections of the community are involved in the process, special effort must be made to include those sections of the community described as ‘hard to hear’ groups, such as: young people, young adults and over 65’s. This can be achieved by utilising consultation techniques and events specifically aimed at including these groups.
- **Ensure transparency:** The Steering Group are keen to ensure that the NDP process is viewed as open and transparent. This involves not only making all documents and consultation results used to produce the contents of the final Plan publically available. But also ensuring that local residents were kept up to date with progression of the plan and also how they could engage and participate at different stages of the process.

General Overview

1.5 The Neighbourhood Planning Steering Group considered different engagement techniques and sort advice from consultation specialists to ensure that consultation was undertaken correctly and that all sectors of the community were given the opportunity to have their say on the contents and policies within the plan. The methods used are listed below:

- Questionnaires to local groups
- Affordable Housing Questionnaire to the whole community
- Attendance at community events
- Website
- Social media

1.6 The bulk of the work was done by the Steering Group, which comprised about a dozen local people, who took an active part in discussions on objectives and policy and site allocations, together with the distribution of questionnaires and pre-event materials to all households, plus participation at the consultation events. Technical planning advice was provided by Bassetlaw District Council [BDC]. Independent organisations and specialists were utilised to provide best practice advice for the framing of questionnaires and the resultant analysis.

1.7 Over the numerous consultation events and activities which the Steering Group have held during the production of the Plan, people have actively engaged and contributed to the development of the Plan ie 211 households completed our residents questionnaire; 120 out of 350 households attended across the 3 events; 79 people returned our 2nd event form and 121 completed our 3rd event form.

2 Neighbourhood Area Designation

Overview

- 2.1 The decision to produce a Neighbourhood Plan for the area was first explored at a Parish Council meeting on 9-Sep-2015, With regards to Part 2 of the Neighbourhood Planning Regulations 2012, Mattersey Parish Council submitted an application for designation of the Neighbourhood Area covering Mattersey parish, comprising the two settlements of Mattersey and Mattersey Thorpe, for the purpose of creating a Neighbourhood Plan. This application was received by Bassetlaw District Council on the 8th October 2015 and a statutory 6-week consultation period was enacted, running from the 15th October to 26th November 2015.
- 2.2 As outlined in the Regulations the Local Authority have a duty to publicise the Area Application and the 6-week consultation period in a manner that will bring them to the attention of people who live, work or carry out business in the area. The full Application and information on how to comment was made available on the Council's website and information on the application and how people could make representations was placed in the Retford Times.

Conclusions

- 2.3 During the 6-week consultation period, no objections were received to the Neighbourhood Area as outlined in the initial application. Therefore on the 18th December 2015. Bassetlaw District Council contacted Mattersey Parish Council to confirm that they may proceed with the preparation of a Neighbourhood Plan, accompanied by a map of the designated Plan area. (See [Appendix A](#)).

3 Interest Meeting

Overview

- 3.1 To gather interest in being involved in the undertaking of the Neighbourhood Plan the Parish Councils for the Plan area held a meeting on the 9th of September 2015. The meeting was open to all who held an interest in the local area. The initial purpose of the meeting was to decide whether a Plan should indeed be produced for the area.
- 3.2 The Neighbourhood Plan process was explained and any interested residents were invited to form a Steering Group with the role of producing a Neighbourhood Plan for the area.
- 3.3 The meeting was advertised both in the monthly village newsletter, which is circulated around the parish and on the village noticeboard in each of the two settlements of Mattersey and Mattersey Thorpe.

Attendance

- 3.4 There were over 40 residents attending the meeting

Results

- 3.5 A vote was held as to whether a Neighbourhood Plan would benefit, and therefore should be produced for the area. An overwhelming majority of those attending voted in favour.

Conclusions

- 3.6 This meeting led to the creation of a Steering Group to lead on the production of the Plan. An initial meeting was set for the 11th November 2015.
- 3.7 It was also agreed that the Steering Group would be an open group that anyone from the local community could join, if they wished, at any time.

4 Residents Questionnaire

Overview

- 4.1 Following several Steering Group meetings, where initial themes that the Plan could cover were discussed, it was decided to seek the views of all households within the parish via a questionnaire within 7 categories ie Personal details; Transport; Population; Employment; Housing; Local Environment; School. Over 300 questionnaires were delivered to all households on Friday 17th March 2016. Questionnaire attached as [APPENDIX B](#).

Questionnaire Results and Conclusions

- 4.2 350 questionnaires were printed and hand delivered to every house in the parish. 211 completed forms were collected by end of Sunday 20th March for onward compilation and analysis by an independent Market Research organisation.
- 4.3 A summary report was produced on 1st April, which was then used to form the basis of the first public consultation event with local stakeholders. The report is attached as [APPENDIX C](#).
- 4.4 Question 18 of the survey asked “How would you like to see Mattersey & Mattersey Thorpe develop over the next 15 years ?” The responses are listed in [APPENDIX D](#).

5 Initial Consultation Event - 23rd April 2016

Overview

- 5.1 The forthcoming event was advertised on the village noticeboards and a reminder leaflet was printed and hand-delivered to all houses in the Neighbourhood on the Wednesday/Thursday prior to the Saturday event. [See [APPENDIX E](#)].
- 5.2 The event was held on the 23rd April 2016 as part of Mattersey Primary school's "Party in the Playground" celebration of the Queen's 90th birthday.
- 5.3 Results from the questionnaire were summarised on display boards and grouped into 6 main topic areas of Population; School; Employment; Transport; Local Environment and Housing, along with examples of different styles of housing development. A map of the sites included within the Strategic Housing Land Availability Assessment [SHLAA], part of BDC's abandoned 2015 draft plan, Display boards, and photographs from the event are shown in [APPENDIX F](#),
- 5.4 Members of the Steering Group attended this event and discussed the questionnaire results with attendees and sought further views and comments upon what they would like to change, and what should stay the same in the area.
- 5.5 Attendees were asked to identify their home location via a red "●" sticker on one of the two largescale printed satellite maps of Mattersey or Mattersey Thorpe.
- 5.6 Attendees were also asked to identify potential housing development locations on either or both of the satellite maps by pinning a flag at that location, showing their suggested number of houses for that site.
- 5.7 Attendees were also asked for suggested locations, where craft or home/work units could be suitably built, as a means of trying to develop employment within the parish.

Attendance

- 5.8 A total of 20 households identified their homes on the Mattersey map, plus 28 households on the Mattersey Thorpe map. In many cases, there were several persons present per household.

Comments Received

- "Joining of villages together - Stronger as one community "
- "More children needed "
- "Do not be afraid of change"
- "Need somewhere to learn new skills - eg iPad course "
- "Need community centre within walking distance "
- "Would like somewhere for dancing lessons"
- "Would like somewhere for exercise classes for the elderly "
- "Would like a community centre"
- "Would like a Pub"
- "Well done to the team who have put the plan together!"

6 Mattersey Primary School Survey– 24th May 2016

Overview

- 6.1 One of the key drivers for the steering group has been the concept of regeneration of the settlements, a key part of which is the reversal of the increasing age demographics of the population. The intended aim being to increase the numbers of families and children, by providing a Neighbourhood where children are happy and well catered for. The Steering Group felt that children themselves should have a direct say as to what is good, or not good at present within our community, what should be retained and what they would like to see change.
- 6.2 With this aim, the Steering Group carried out a school survey on 25th May 2016 with children at the village school in Mattersey. This has been separately documented in **APPENDIX G**.

7 Business Survey – October 2016

Overview

- 7.1 Another key driver for the Steering Group has been the need to understand local employment in the Plan area, both in terms of factors likely to influence the retention of existing businesses, and the impact of existing and other factors on future prospects for the retention or growth of employment within the parish.

Format

- 7.2 A request for Businesses to identify themselves to the Steering Group was advertised in August 2016 village newsletter. A list of known Businesses operating in the Plan Area was compiled. The forthcoming Business survey was advertised October 2016 village newsletters.
- 7.3 A Business Survey was created as per [APPENDIX H](#) and delivered to businesses during 5th – 6th October and collected over the weekend of 8th – 9th October.

Results

- 7.4 25 Business Surveys were hand delivered, of which 4 declined to take part and 6 actually completed the survey. A summary of the business responses is shown as [APPENDIX I](#).

Conclusions

- 7.5 Half of the businesses were planning to expand within 2 to 5 years.
- 7.6 All of the businesses were expecting to remain within the Mattersey plan area, although one of those business was hoping to sell some land in order to remain viable.
- 7.7 Business suggested improvements to conditions or facilities in respect of technology (Faster internet and improved mobile network coverage);
- 7.8 Businesses suggested Improvements to local facilities : A new local pub or tearoom for waiting customers and improved transport links to enable workforce to get to work.
- 7.9 Businesses wanted to see better use of existing facilities : Encourage residents to park such that business access is not blocked and to consider the removal of speedbumps, to reduce the risk of accidents.

8 Site Options Event - 3rd December 2016

Overview

- 8.1 The second community event was held on 3rd December 2016 at Mattersey Primary School. The purpose of this meeting was to provide local residents with an opportunity to comment on the NP Vision and Objectives and on the 23 potential development sites.
- 8.2 The event details were included in the monthly village newsletter, plus village noticeboards and laminated versions [See [APPENDIX J](#)] attached to streetlight columns around both settlements. An event details 'Trifold' leaflet (ie A4 sheet, printed on both sides and folded into 3 overlapping parts, for ease of posting through letterboxes), was hand-delivered to all households during the week preceding the event [See [APPENDIX K](#)].
- 8.3 For a full list of 23 sites showing site number, name and location maps [See [APPENDIX L](#)].
- 8.4 A similar methodology was used to the first consultation event, in that the attendees were signed-in and then invited to indicate their home on a satellite map with a yellow "●" sticker. All attendees were handed an event feedback form, with the option of completion either at the event, or by handing in at the Post Office by no later than 24th December 2016,
- 8.5 Display boards provided information on the NP Vision and Objectives, plus details of 23 prospective development sites arising from the initial consultation event of 23rd April 2016. Each site was displayed together with supporting information as to location and potential issues (eg road access, flood risk, etc.). Attendees were asked to record their views within the event forms for subsequent collection from the village Post Office prior to Christmas 2016.
- 8.6 The feedback form [See [APPENDIX M](#)] sought attendees views as to the suitability of
 - (i) Community Vision, and
 - (ii) Community Objectives within the Plan.
- 8.7 The second section of the feedback form contained a map displaying the 23 numbered sites, followed by a feedback section seeking site-specific views as to:
 - (i) Whether or not the site was considered to be suitable for development, plus a blank space for additional feedback comments, and
 - (ii) Respondent's views as to the type of development (ie None; Housing; Work-units; Live-work units) plus any additional feedback comments.
 - (iii) Asking respondent's to nominate 'Preferred' sites and "Bottom-3" least preferred sites.
- 8.8 The final section of the feedback form sought views as to the future usage of the Millennium Green in terms of either remaining unchanged in the current location, or whether to improve facilities 'in situ', or alternatively to relocate facilities to another village site (also specifying which site) and then develop housing on the current site.

- 8.9 Event display board documentation [See [Appendix O](#)] and handouts were uploaded to the Weebly website, either for the benefit of those attendees who missed the event and/or those wishing to peruse the display board details after the event as an aid to handout completion. Event documents were also emailed to residents on 3rd-Dec-2016 as a reminder of the 23rd-December initial deadline and once again on 10th-Jan-2017 as a further reminder of the 29th-Jan-2017 final deadline. Both emails were sent via the village newsletter distribution list.

Attendance

- 8.10 In total, 60 people attended the event which led to lively and detailed discussions continuously throughout the afternoon. [For event photos see [Appendix N](#)]
- 8.11 Steering Group members provided refreshments and were present to discuss all questions raised, ranging from general questions on the Plan progress to-date and likely next steps, through to very detailed site-specific opportunities, issues or concerns as raised by the attendees. The Steering Group were pleased with the level of community engagement at the event and encouraged residents to ensure that any lingering doubts or concerns were written in the comments boxes of the event feedback form.

Feedback

- 8.12 An initial total of 30 questionnaires were completed within the original deadline. The Steering Group received feedback from several residents requesting more time to complete the forms and so it was agreed to extend the deadline to 29th January 2017, which was communicated on 10th January by village newsletter distribution and upon both noticeboards [See [Appendix P](#)]
- 8.13 The extended deadline resulted in a grand total of 45 feedback forms from 55 respondents.

Results

- 8.14 The feedback forms were summarised [see [APPENDIX Q](#)] to show preferences by respondent count for each site:
- (i) “Preferred” site count
 - (ii) “Bottom-3” site count
 - (iv) Feedback favouring development - count of respondents by suggested usage type
 - (v) Feedback opposing development – count of respondents by category of objection to development
 - (vi) Millennium Green – count of respondents for each future usage option
- 8.15 The respondents comments in respect of General plan approach, plus those relating to Vision and Objectives were summarised for Steering Group discussion [see [APPENDIX R](#)]

Conclusions

- 8.16 The main aim of the event was to explain the potential sites in order for the Steering Group to gain specific feedback upon each prospective development site within the area as a basis for ranking the 23 sites by community preference. The 3 most-favoured sites were NP07 followed by NP06 and NP22 equally. The 3 least-favoured sites were NP15 which achieved adverse votes from half of the respondents, followed by BDC03, then by NP20.
- 8.17 It was agreed that all sites should be put through the site assessment process as a precursor to staging the next community event, with the aim of seeking the community's views upon a shorter list of potentially developable sites.
- 8.18 Plan Vision - The community feedback showed support for the vision, with no adverse comments, so the vision was unchanged and adopted for the Plan.
- 8.19 Community Objectives - respondents feedback comments were reviewed by the Steering Group and objectives amended where it was felt necessary.

9 Young People Consultation – January 2017

Overview

- 9.1 One of the key drivers for the steering group has been to attract and retain families and young people to the parish, in order to reverse the increasing age demographics of the community. It was felt that this specific group of our population should be surveyed, to ascertain young peoples views on housing, employment and village facilities, in order to understand what would be necessary to give our younger population increased reason to stay and live locally. but did recognize that getting engagement from this age group of people in consultation has the reputation of being very difficult.

Methodology

- 9.2 Our initial idea was to try and reach this group with the aim of getting them to complete an online questionnaire in January 2017. Posters (see [APPENDIX S](#)) were placed on the two settlement noticeboards prior to Christmas 2016, and included in the January 2017 village newsletter, plus notices on Weebly and in social media.
- 9.3 A specific Facebook group was created called, “Mattersey and Mattersey Thorpe Neighbourhood Plan”, and attempts made to get “conversations” going, about specific local issues, but with little success.
- 9.4 On 29 January an invitation for all young people between 10 and 18 to register for a Pizza evening, so that they could give their views on the neighbourhood plan was sent out in FaceBook, again with no responses.

Results

- 9.5 The Steering Group were disappointed by the lack of response from all attempts to engage with young people in the parish and reluctantly abandoned attempts at the end of January 2017.

Conclusion

- 9.6 The Steering Group were disappointed at not finding a method of eliciting responses from the young people of Mattersey and Mattersey Thorpe.

10 Draft Policy & Site Allocations Event – 8th April 2017

Overview

- 10.1 The 23 initial sites [see [APPENDIX L](#)] were subjected to a site assessment process whereby statutory consultees responded with specific issues and considerations affecting the sites size or scope for future development. As a result,
- (i) 7 of those sites were deemed unsuitable (ie BDC01; BDC03; NP06; NP07; NP12; NP19; NP20) due to consultees objections and removed from further consideration.
 - (ii) NP05 was removed by the Steering Group, due to the (erroneous) belief, at the time, that since the site had been granted outline planning approval, then it had become a current development site, which discounted it from inclusion as a Neighbourhood Plan future development site. This mistaken belief was corrected later and the site re-introduced in time for the Draft Plan consultation events of March and April 2018.
 - (iii) A further 3 sites had their boundaries reduced in order to exclude areas situated within an identified flood zone (ie NP04; NP13; NP18).
 - (iv) 15 sites remained as potentially developable sites dependent upon community support.
- 10.2 The third consultation event aimed to present the community with those 15 potentially developable sites, plus provide an indication for each as to the possible quantities (using either high-density or low-density housing development assumptions) and types of housing development for each of the sites. The aim being to derive a preferred site shortlist from the community, plus obtain their views on housing types and quantities.
- 10.3 The event was held at Mattersey Primary School on the 8th April 2017 on a drop-in basis running from 12:00 noon-4:00pm.
- 10.4 The event was advertised as widely as possible in the weeks preceding it, as follows:
- (i) Event details were included within 24th March issue of the April village newsletter, delivered or emailed to every house in the Parish.

- (ii) This was followed by a trifold leaflet [see [APPENDIX T](#)], which was hand delivered to every household in the parish during the last week of March 2017
- (iii) Village noticeboards were updated to advertise the event [see [APPENDIX U](#)] which was also emailed to residents, using the village newsletter distribution list, (on 3rd April ie 4 days before the event), with the intention of maximising attendance.

10.5 A similar methodology was used to the first consultation event, in that the attendees were signed-in and then invited to indicate their home on a satellite map with a green “●” sticker. They were also given an event feedback form [see [APPENDIX V](#)], with the advice that forms were to be handed in at the village Post Office by 24th April 2017. Electronic file versions of the event handout and site details from the display boards had been uploaded to the Weebly website prior to the event, to enable those who had missed the event and/or those who may need subsequent access to site-specific summaries, in order to complete the feedback form would be able to do so.

10.6 Maps of 22 sites were produced, (excluding NP05 at that time, as per para 10.1(ii) above) giving brief descriptions of the location, plus potential land use options and potential issues to be considered (eg site access, possible traffic impact, etc.). For display board maps see [APPENDIX W](#), which were separately presented around the school hall, as follows:

- (i) 8 Unsuitable Sites – BDC01, BDC03, NP06, NP07, NP12, NP13, NP19, NP20.
- (ii) 8 Potential Mattersey sites - BDC02, NP04, NP08, NP09, NP10, NP11, BDC21, NP22
- (iii) 7 Potential Mattersey Thorpe sites NP13, NP14, NP15, NP16, NP17, NP18, NP23.

10.7 Steering Group members had detailed discussions with attendees regarding the sites, and invited them to write down their comments on the feedback form, either during the event or subsequently. Most people wanted to think about the issues raised and return the forms subsequently. For event photos see [APPENDIX X](#).

Attendance

10.8 As a result of the significant pre-event notification an excellent turnout of 49 attendees was achieved. Many of who raised queries and were interested in plan progress to-date and going forward. All took an active interest in the potential development sites presented at the event.

10.9 Village noticeboards were subsequently updated with a reminder as to the importance of the residents feedback forms and the final deadline of 24th April 2017 [see [APPENDIX Y](#)].

Feedback

10.10 79 Feedback forms were received containing the views of 121 people. Site scores are summarised in [APPENDIX Z](#). Site-specific comments were included within the feedback forms and are grouped by site in [APPENDIX AA](#). Comments relating to prospective development sites, where raised by the event attendees, were noted by Steering Group members and are listed below.

General comments during the event

“No play area to be near the cemetery. It should be peaceful all around the area”.

“Developments should be sensitive to the surroundings”.

“Traffic management should be considered along with the increase in housing numbers”.

“Concerns over excess noise resulting from building works”.

“Worried about subsidence on Broomfield Lane resulting from current use by HGV’s and increased future use from site developments and increased volumes from residents usage”.

Results

10.11 The feedback form results are summarised on [APPENDIX Z](#) which shows respondent counts per prospective site for:

- (i) Housing development support: Preferences ranged from “No Housing”; or Support for Medium/Large-sized “Low-density” housing, or support for Small/Medium-sized “High-density” housing.
- (ii) Preferred sites for work units. In all cases, the number of respondents favouring housing significantly exceeded those favouring work units. This showed that where there was a majority preference for some development, then it was for housing.
- (iii) Site Type preferences: Where respondents specified the build layout for the site. The three options chosen were “Courtyard style”, or “Linear Development” along the road side, or “As per Existing building layout”.
- (iv) Housing Types: Shows respondents preferences for types of housing per site.

10.12 Mattersey received majority approval for 6 sites :

- (i) BDC02 - West of Main Street adjacent to Priory Garage, opposite Millennium Green, where 51 out of 66 ie 77% of people favoured housing.
- (ii) NP04 - North of Thorpe Road adjacent to the single-person flats, where 44 out of 75 ie 59% favoured housing.
- (iii) NP08 Millennium Green where 41 out of 74 ie 55% favoured housing.
- (iv) NP09 – Bible College sportsfield, where 37 out of 73 ie 51% favoured housing.
- (v) NP11 –Field behind Priory Close on Retford Road, where 40 out of 76 ie 53% favoured housing.
- (vi) NP22 – Land adjacent to Laurel Farm, where 66 out of 74 ie 89% favoured housing.

10.13 Mattersey Thorpe received majority approval for 6 sites :

- (i) NP14 - Manor Farm on Breck Lane where 45 out of 76 ie 59% favoured housing.
- (ii) NP15 - Farmland on Breck Lane where 44 out of 86 ie 51% favoured housing
- (iii) NP16 - Westside of Keyes Close where 49 out of 92 ie 53% favoured housing.
- (iv) NP17 - Plantation Drive where 42 out of 72 ie 58% favoured housing.
- (v) NP18 – Newall Drive where 46 out of 69 ie 67% favoured housing.
- (vi) NP23 – Gilbert’s Croft where 43 out of 70 ie 61% favoured housing.

Conclusions

10.14 This event was considered successful due to the high numbers of local residents in attendance, the high level of engagement when discussing and assessing the proposed development sites, plus the significant number of respondents eventually completing the event feedback forms.

10.15 The shortlisted sites had now reached the stage of being fully assessed by statutory consultees plus received the community feedback preferences from the April-2017 event, so were now ready for final selection to include within the Draft Neighbourhood Plan.

10.16 The Steering Group discussed and voted upon the shortlisted sites using the following selection criteria:

- (i) Only sites with a clear majority preference would be considered for the shortlist

This caused NP15 to fail because it had a marginal majority of 44 out of 86 ie 51% approval, and had also received the highest number of respondents objecting to development at the 3rd Dec 2016 plan event.

- (ii) The chosen sites must provide balanced roadside development.

This caused NP11 to be excluded, despite having received 53% approval, because the site ran along the western side of Retford Road, whereas site NP10, directly opposite to it on the eastern side of Retford Road, had received 29 out of 70 ie only 41% of people favoured development. Both sites were not favoured by respondents, so both sites had to be rejected from the Plan to prevent unbalanced development.

- (iii) Where the Neighbourhood Plan site assessment had stimulated the landowner into applying and receiving planning approval, then a site should be counted as a successful Plan site and gain inclusion into the Plan on that basis.

Planning application approval for NP09 confirmed it as a Plan site, even though it had only received a 51% approval in favour of development. Planning application approval also brought NP05 back into the Plan (after having been erroneously

removed due to a misunderstanding about the rules of eligibility), but was now to be reinstated as a shortlisted site on this basis.

- (iv) The site must be available for development ie owners must have confirmed that the site would be considered for development.

This caused site NP17 to be rejected from the Plan, because the site spanned the lands of 5 owners, of which the majority had expressed a clear desire not to want their portion of the site to be developed.

Site NP08 Millennium Green is a the site that had been previously donated and made subject to a Deed of Trust for the good of the community, but doubt existed as to whether the former landowners would have, or indeed exercise, a right to reclaim the site if it were no longer to be a community facility. Disappointingly, no reply was forthcoming despite many varied and persistent attempts to get a response and so the site had to be removed from the Plan.

- (v) Complicated multi-ownership or contentious sites were viewed as likely to cause those specific sites to fail to deliver any prospective housing development if retained within the Plan and should be removed from the shortlist at this stage.

Site NP16 fell into this category in that there were several owners (one of whom was not contactable); several uses for the site (eg part of this site was a community-inspired wildlife reserve, another part was rented out to pasture) and it had been opposed by many of the residents living adjacent to the site.

10.17 The Steering Group undertook a formal voting process covering each of the potentially shortlisted sites in turn. After much discussion and debate, the following sites were approved by majority vote, for inclusion within the Draft Plan:

- (i) Mattersey approved sites: BDC02; NP04, NP05, NP09 and NP22
- (ii) Mattersey Thorpe approved sites : NP14, NP18 and NP23.

11 Draft Policy Consultation Events – 17th March & 28th April 2018

Overview

11.1 The Draft Neighbourhood Plan was finalised using the 8 agreed sites above. The normal timescale of 6-weeks consultation would, in this case, span the Easter holiday period and so was extended to provide a total window of 8-weeks consultation from 17th March to 12th May 2018, to allow the community and statutory consultees a clear 6-weeks opportunity to consider, comment and agree or recommend changes to the Draft Plan.

11.2 It was agreed to schedule 2 events at Mattersey Primary School during the consultation. Firstly on Saturday 17th March 2018 to kick-off the consultation, followed by a second event 6-weeks later on Saturday 28th April, being two weeks prior to the consultation deadline. The aim being to give an opportunity for members of the community to come to either or both events and raise queries or discuss their views in relation to the prospective sites and well in advance of the 12th May 2018 consultation deadline.

- 11.3 The first event was held at Mattersey Primary School on the 17th March 2018 on a drop-in basis running from 12:00 noon-4:00pm which had really challenging weather that day courtesy of ‘The Beast from the East’.
- 11.4 In the weeks preceding the consultation, the intention was to raise the profile of the events by giving as much notice as possible :
- (iv) Event details were included within the March and April issues of the village newsletter widely circulated throughout the Parish
 - (v) This was followed by a trifold leaflet [see [APPENDIX AB](#)], and Key Facts handouts [see [APPENDIX AD](#)], which were hand delivered together to every household in the parish during the second week of March 2018
 - (vi) Village noticeboards were updated to advertise the event [see [APPENDIX AC](#)]. This notice was also emailed to residents on 14th March, using the village newsletter distribution list, ie just prior to the event with the intention of maximising attendance.
- 11.5 Attendees were signed-in to the event and invited to identify their household by placing a blue “●” sticker on the appropriate settlement satellite map.
- 11.6 Attendees were each given an event feedback form [see [APPENDIX AE](#)], with the advice that forms were to be handed in at the village Post Office by 12th May 2018. Electronic file versions of the event handout and site details from the display boards had been uploaded to the Weebly website prior to the event, for those who had missed the event and/or those who may need subsequent access to site-specific summaries, in order to complete the feedback form.
- 11.7 Maps of all 23 sites were again produced with brief descriptions of the location, plus potential land use and potential issues to be considered (eg site access, possible traffic impact, etc.). The site maps were displayed in 3 groups (ie 15 Unsuitable/Discounted Sites; 5 Potential Mattersey sites; 3 Potential Mattersey Thorpe sites) in separate areas of the school hall. For display board maps see [APPENDIX AF](#).
- 11.8 Steering Group members had detailed discussions with attendees regarding the sites, and invited them to write down their comments on the feedback form, either during the event or subsequently. As before, most people wanted to think about the issues raised and to return the forms subsequently. For event photos see [APPENDIX AG](#).
- 11.9 The second draft plan consultation event was held at Mattersey Primary School on the 28th April 2018 on a drop-in basis running from 12:00 noon-4:00pm.
- 11.10 The presentation format was exactly the same as for the 17th March event using the same site maps and room layout within the school hall. The same display board site maps as for 17th March 2018 were used [see [APPENDIX AF](#)].
- 11.11 Attendees were signed-in to the event and invited to identify their household by placing an orange “●” sticker on the appropriate settlement satellite map.

- 11.12 Additional copies of the “Key Facts” summary and Event Feedback forms were on hand for those who needed them.

Attendance

- 11.13 An overall turnout of 65 people attended both draft plan consultation events (39 from the 17th March and 26 for 28th April). All attendees participated in lively discussions, raised queries and expressed their views on the potential development sites. For event photos see [APPENDIX AJ](#).

Results

- 11.14 27 Feedback forms were received containing the views of 38 residents. A feedback summary shows the count of residents supporting or otherwise the Draft Plan in respect of general policies, or Mattersey sites, or Mattersey Thorpe sites [See [APPENDIX AK](#)]. The summary shows the counts for each of the two settlements and the parish in total.
- 11.15 Statutory consultees comments and suggestions were received by the Steering Group either directly, or via BDC Planning group.
- 11.16 The feedback forms responses are listed on [APPENDIX AL](#) for community feedback, and [APPENDIX AM](#) shows detailed feedback from statutory consultees. Each listing shows the feedback comments, the Steering Group response and whether changes were to be made to the Draft Plan as a consequence.

Conclusions

- 11.17 The Draft Plan consultation events were considered successful due to the numbers of local residents in attendance despite adverse weather conditions, the high level of engagement when discussing and assessing the proposed development sites, plus the number of respondents completing the event feedback forms.
- 11.18 The community feedback was sufficient to indicate a clear majority in agreement with the Draft Plan in respect of general policies and specific site development proposals, such that the Steering Group could be confident that the wishes of a clear majority of those taking part in the process had been fairly represented in the plan document.
- 11.19 Attached are the satellite maps of each settlement used throughout the five public consultation events, [see [APPENDIX AN](#)], The coloured dots on these maps show the consistently high level of involvement by households from across the parish throughout the plan compilation process.

Plan Submission Document

- 11.20 The changes were made as referred to by [APPENDIX AL](#) and [APPENDIX AM](#) to arrive at a Plan Submission document.
- 11.21 The Submission document was put before Mattersey Parish Council on 4th July 2018, voted on and unanimously approved.

MATTERSEY & MATTERSEY THORPE STEERING GROUP AUGUST 2018

APPENDICES A - AN



Caudle Meadows,
Wigthorpe Lane,
Wigthorpe,
Worksop,
S81 8BU

Please ask for: David Armiger
Direct Dialling: (01909) 535151
Email: david.armiger@bassetlaw.gov.uk

18 December 2015

By Email

Dear Mrs Haddon,

On 08 October 2015 Bassetlaw District Council received a formal application from Mattersey Parish Council to produce a Neighbourhood Plan for the Parish of Mattersey.

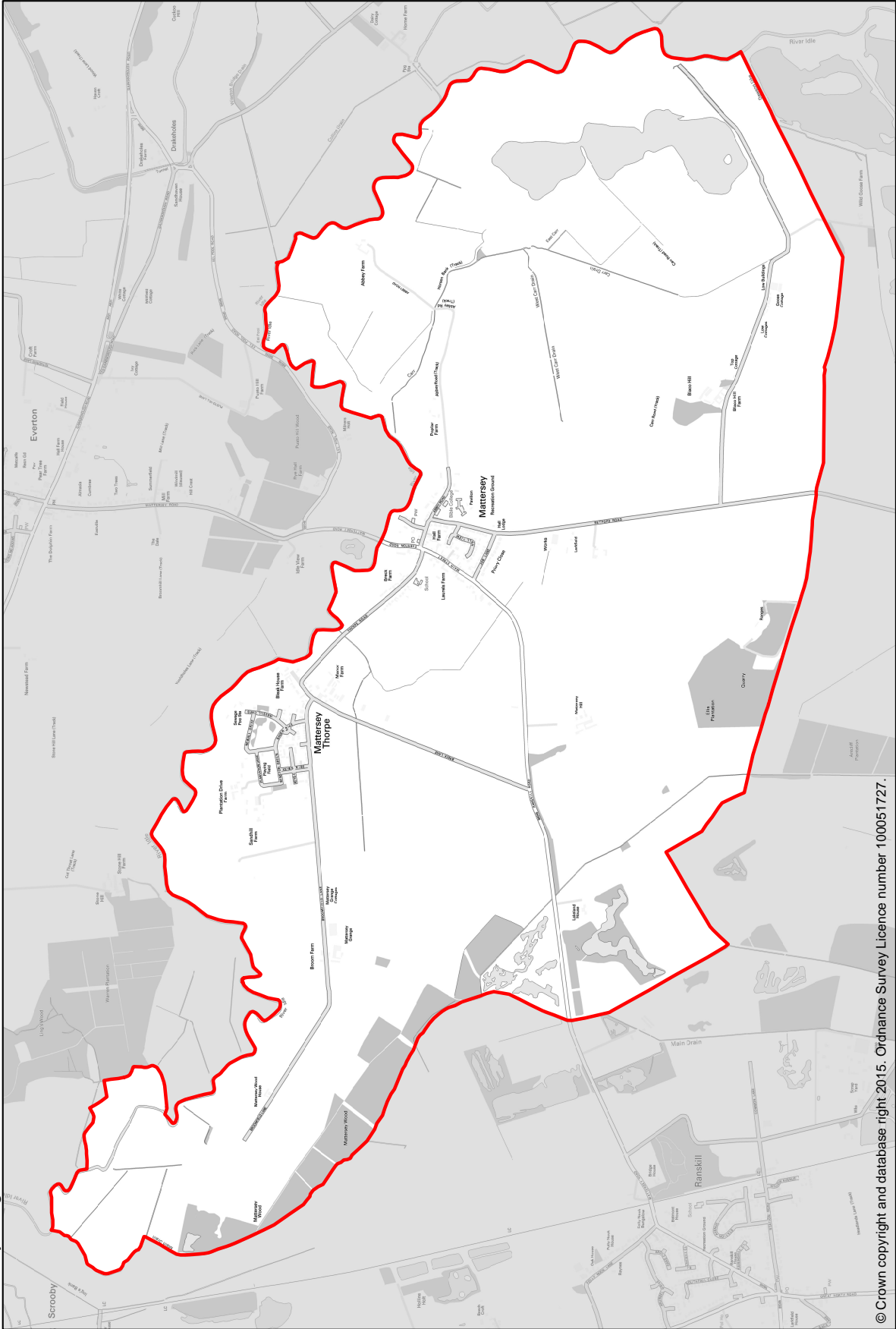
Following a statutory six-week public consultation period (15 October 2015 – 26 November 2015) on this proposal, no objections were received. Bassetlaw District Council hereby agrees that Mattersey Parish Council should commence preparation of the Neighbourhood Plan for the designated area (as shown on the attached map), subject to conformity with the requirements of the Neighbourhood Planning Regulations (2012).

Yours Sincerely,

David Armiger

Director of Regeneration & Neighbourhoods

Mattersey Neighbourhood Plan



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Mattersey and Mattersey Thorpe Neighbourhood Development Plan

Introduction

This survey is the first stage in helping us produce a Neighbourhood Development Plan for the parish of Mattersey and Mattersey Thorpe. (N.B. a **Neighbourhood Development Plan** is usually shortened and just called a **Neighbourhood Plan**)

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of Mattersey and Mattersey Thorpe.

We use development in a wide sense:

- ***economic - might be housing or business premises;***
- ***environmental - enhancing the beauty of the parish;***
- ***social - making sure we have the services we need to support a thriving community.***

A neighbourhood plan will let us choose where we want new homes, shops and businesses to be built, have our say on what those new buildings should look like and what infrastructure should be provided, and in some circumstances, grant planning permission for the new buildings we want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for our community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

The objective is to make our future development sustainable and what the villagers want.

Neighbourhood Development Plan gives us the power to:

- 1) **Make a development plan** for the Parish, agreed by referendum, that allows local people to get the right type of development for their community. The plan must still meet the needs of the district council's assessment of housing and other development needs in the area.
- 2) **Make a neighbourhood development order**, which allows the Parish Council to grant planning permission for development that complies with the order. This removes the need for a planning application to be submitted to the local authority.
- 3) **Make a community right to build order**, which gives permission for small-scale, site-specific developments by a community group.
- 4) **Develop criteria** and choose which sites are allocated for the different kinds of development listed above.

Why do we need a Neighbourhood Plan?

Currently Bassetlaw District council do not have a “Local Plan”. The plan they were working on was not acceptable to the Government because it did not meet the housing numbers required. As a result developers are finding it is relatively simple to get large developments in the villages of east Notts.

Our Neighbourhood Plan has to be in step with the Bassetlaw District Council (BDC) Core Strategy but the neighbourhood plan allows the parish to decide the type, position, and scale of development. We are obliged by national government to have additional housing and will need to be compliant with national planning policy – the NPPF, but with a neighborhood plan we get a proper say in our future.

What will happen with the results of this survey?

The Mattersey and Mattersey Thorpe Neighbourhood Plan Steering Group, will collate the responses we receive, and use the results to draft policies based on the majority view and preferences.

Over the next few months we will hold open consultation sessions in the village to present and discuss those emerging policies with residents and organisations. The first of these sessions will be at the school at the **Queen’s 90th birthday celebrations**.

We will then begin to draft our Neighbourhood Plan which will be made available for you to review.

This Neighbourhood Development Plan is being produced to encapsulate our wishes for the Parish over the next 15 years

Before the plan can be adopted by the District Council, it will go before an independent Inspector, appointed by the District Council and be subject to a referendum in the parish where, under the current regulations in the Government’s Localism Bill, a majority (over 50%) of those voting must be in favour of the Plan. You can see from this just how important it is that you make your views known so that this can be reflected in the final document.

Our aim is that in early 2017 Bassetlaw District Council will hold a Referendum that will allow registered voters residing in the communities to vote “Yes” or “No” to adopt the **Mattersey and Mattersey Thorpe Neighbourhood Development Plan**.



About You

Understanding the role of those answering the questionnaire will help us determine the priority of issues from different groups. You may prefer to submit a household response but Individual responses from every adult (age 16 and over) may be submitted .

- 1** I am answering as...(please tick one)
- an **Individual Resident** ☐
- a **Household** ☐

- 2** How many years have you lived in Mattersey/Mattersey Thorpe?
- Please give whole numbers*

- 3** Please enter the number people in your household in each age group?

0 - 5	<input type="text"/>
6 - 10	<input type="text"/>
11 - 17	<input type="text"/>
18 - 24	<input type="text"/>
25 - 44	<input type="text"/>
45 - 59	<input type="text"/>
60 - 75	<input type="text"/>
Over 75	<input type="text"/>

- 4** How did you come to live in the village ?
- Please tick all that apply*

Born Here / Moved with family	<input type="checkbox"/>
Ease of travel to work	<input type="checkbox"/>
Relatives living nearby	<input type="checkbox"/>
Retirement	<input type="checkbox"/>
To be in rural location	<input type="checkbox"/>
Work in Area	<input type="checkbox"/>

- 4a** Is anyone in your household currently or in the near future, likely to move ?

Please circle as appropriate

Yes / No

- 4b** If you answered **Yes** to 4(a), why are they likely to move ?

Tick All that Apply

Better local amenities	<input type="checkbox"/>
(shops, facilities etc.)	<input type="checkbox"/>
Better transport connections	<input type="checkbox"/>
Further Education	<input type="checkbox"/>
Less rural isolation	<input type="checkbox"/>
Marriage	<input type="checkbox"/>
Social Care	<input type="checkbox"/>

- 4c** If you answered **Yes** to 4(a), where might they move to ?

Tick All that Apply

Another dwelling in Mattersey / Thorpe	<input type="checkbox"/>
Elsewhere in Bassetlaw	<input type="checkbox"/>
Outside of Bassetlaw	<input type="checkbox"/>

5a Does anyone in your household suffer from a disability ?

Please circle as appropriate

Yes / No

5b If you answered **Yes** to 5a, which of the following do they need and use ?

Tick All that Apply

Required

Use

Wheelchair access

☐
☐

Community Health services

☐
☐

Community Transport

☐
☐

5c If you answered **Yes** to 5a, Write in the box below, any NEW services they would like to see available locally.

Transport

6 How many of each type of vehicle is used by your household?

*How many of
each are owned?*

*How many residents
use each type?*

Private car

☐
☐

Motorcycle or Scooter

☐
☐

Bicycle

☐
☐

Works van

☐
☐

7 How many people in your household use the public transport below ?

*How many people use
these each week?*

School Bus

☐

Public Service Bus

☐

Taxi

☐

8 How often do you use **EACH** of the following

Please put only ONE tick in each ROW

Weekly

Monthly

3 Monthly

6 Monthly

Yearly

Retford Railway Station

☐
☐
☐
☐
☐

Doncaster Railway Station

☐
☐
☐
☐
☐

Finningley/Robin Hood Airport

☐
☐
☐
☐
☐

Employment

9a How many over-16's in your household, are in each of the following?

	<i>Full Time</i>	<i>PartTime</i>
Self-Employed - Work from home	<input type="text"/>	<input type="text"/>
Self-Employed—Travel to work	<input type="text"/>	<input type="text"/>
Employed in the Parish	<input type="text"/>	<input type="text"/>
Employed outside the Parish	<input type="text"/>	<input type="text"/>
Unemployed seeking work	<input type="text"/>	<input type="text"/>
Further Education	<input type="text"/>	<input type="text"/>
Retired	<input type="text"/>	<input type="text"/>

9b How far do they travel to work ?

	<i>Full Time</i>	<i>PartTime</i>
1 to 10 miles	<input type="text"/>	<input type="text"/>
11 to 20 miles	<input type="text"/>	<input type="text"/>
21 to 30 miles	<input type="text"/>	<input type="text"/>
Over 30 miles	<input type="text"/>	<input type="text"/>

10a Should we encourage Business/Commercial development in the Parish to provide local employment ?

Please circle as appropriate

Yes / No

10b If **Yes** to 7(a) what type of work should this be ?

Please tick all that apply

Expansion of existing facilities	<input type="checkbox"/>
Home-Based work	<input type="checkbox"/>
New facilities	<input type="checkbox"/>

10c Which type of businesses would you like to see

Type of business

Location in the Parish

<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Housing

11a Would you like to see more housing in the Parish?

Please circle as appropriate

Yes / No

11b If **Yes** to 11(a), how many of the following types would you like to see over the next 15 years?

	<i>In Mattersey</i>		<i>In Mattersey Thorpe</i>	
	<i>To Rent</i>	<i>To Buy</i>	<i>To Rent</i>	<i>To Buy</i>
Single person housing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Warden-controlled accommodation	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Starter homes (2 bedrooms)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Family homes (3-4 bedrooms)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Executive homes (5 or more bedrooms)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Homes with work unit attached	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

12a If future housing development is required within the Parish, what type of development would you like to see?

	<i>To Rent</i>	<i>To Buy</i>
Small sites next to existing housing	<input type="text"/>	<input type="text"/>
Large sites next to existing housing	<input type="text"/>	<input type="text"/>
Previously developed sites (ie Brownfield)	<input type="text"/>	<input type="text"/>
Open countryside (ie not previously built-on)	<input type="text"/>	<input type="text"/>

12b Would you like to see the open space between Mattersey and Mattersey Thorpe retained?

Yes / No

12c Do you have any suggestions for development sites? *Please write in the box below*

In Mattersey

In Mattersey Thorpe

Local Environment

13

What is the most important thing to you about living in Mattersey & Mattersey Thorpe?

Please tick a **SINGLE** box in each row.

	No View	Not Important	Low Importance	Important	Very Important
Broadband access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Having a village shop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mattersey & Mattersey Thorpe working as a community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All Saints Church	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mattersey School Local Transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile phone network access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Rural environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village heritage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14

How important do you think each of the following are in protecting the local environment?

Please tick a **SINGLE** box in each row.

	No View	Not Important	Low Importance	Important	Very Important
Best Kept Village competition Village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Car sharing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cycle paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improved drainage/ Flood risk management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improved public transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improved rights of way (footpath network)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Old Mattersey Road walk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
River Idle maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Riverside footpath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scarecrow competition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tree Planting - On village approaches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tree Planting - within village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Environment (continued)

14 How important to you is raising the profile of Mattersey Priory?

No View	Not Important	Low Importance	Important	Very Important
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15 How important to you is the Parish as a conservation area?

No View	Not Important	Low Importance	Important	Very Important
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

School



15 How many children from your household attend the following schools NOW and for EACH of the next 5 years?

Please put a child count in each year's box where children will attend a school

	<i>This year</i>	<i>In 1 years time</i>	<i>In 2 years time</i>	<i>In 3 years time</i>	<i>In 4 years time</i>	<i>In 5 years time</i>
Mattersey Primary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Everton Primary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ranskill Primary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sutton Primary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A Retford Primary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Primary School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please State Which

Recreation

16 How important to you are the following recreational facilities?

Please tick a **SINGLE** box in each row.

	No View	Not Important	Low Importance	Important	Very Important
Bridleways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local Walking routes and footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mattersey Thorpe Green	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mattersey Thorpe playing field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Millenium Green	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Play areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
River Idle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17 What new recreational facilities would you like to see?

Please Tick All that you
would like to see

Where would like to see this facility

Craft / Work units	<input type="checkbox"/>	<input type="text"/>
Cycle routes	<input type="checkbox"/>	<input type="text"/>
Outdoor exercise equipment	<input type="checkbox"/>	<input type="text"/>
Sports courts	<input type="checkbox"/>	<input type="text"/>
Village hall	<input type="checkbox"/>	<input type="text"/>
Other new facilities	<input type="checkbox"/>	<input type="text"/>

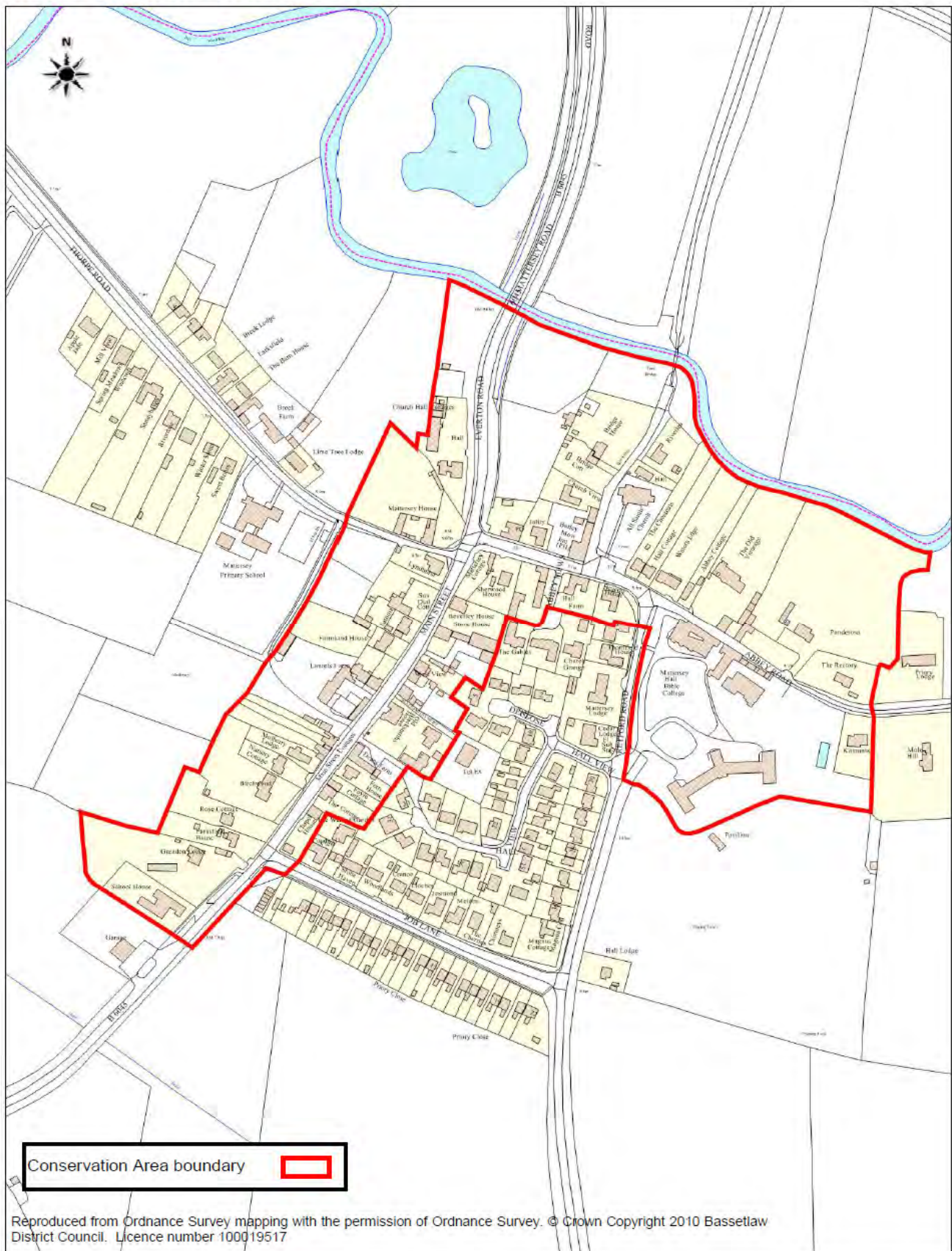
18 How would you like to see Mattersey and Mattersey Thorpe develop over the next 15 years?

<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>

19 Please enter your Post Code

**Many Thanks For
Completing this
Questionnaire.**

Mattersey Conservation Area



Produced by Bassetlaw District Council

The map above shows the conservation area in Mattersey. There is no designated conservation area in Mattersey Thorpe.

Development can take place in a conservation area but it has to have special consideration.

What to do next.

It is hoped that you will have received this questionnaire on Friday 18th March and the team aim to **collect them** over **Saturday 19th and Sunday 20th**.

So if you could complete your answers on Friday so the questionnaire is ready for collect it will ensure **your views** are included.



If you would like to help form the Neighbourhood Plan OR If you need any further information please e-mail clerk@matterseypc.co.uk OR ask the person who delivered this questionnaire.

Join the Journey

Mattersey Milestones “*Planning For The Future*”

Parish of Mattersey and Mattersey Thorpe

Neighbourhood Development Plan



Residents Survey – March 2016

Initial Report – 31st March 2016



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Introduction

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of Mattersey and Mattersey Thorpe.

A neighbourhood plan will let us choose where we want new homes, shops and businesses to be built, have our say on what those new buildings should look like and what infrastructure should be provided, and in some circumstances, grant planning permission for the new buildings we want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for our community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

This survey is the first stage in helping us produce a Neighbourhood plan for the parish of Mattersey and Mattersey Thorpe.

Survey detail

The forms were hand delivered with an explanation of the purpose of the survey given to the person (adult) who answered the door. The questionnaires were delivered on the 18 March 2016 and collected on the 20 March 2016.

311 properties received forms. Collections were made by members of the parish at varying times with up to 3 attempts to recover the forms. The vast majority of the forms were collected in this method with 3 additional forms being returned at a slightly later time.

In total 200 completed questionnaires were returned, based on a universe of 311 households this is a 64.3% response rate. This level of response is reflected with a high confidence level of $95\% \pm 5\%$. In reality any question with a response in excess of 172 responses would have the equivalent confidence level.

The questionnaire was designed by the Parish Council with input from Osiris MR. Osiris MR is a full service market research consultancy based in Nottingham providing customers with bespoke market research solutions across the UK. Quality and standards are important to us which is why we are Market Research Society Company Partners and accredited with ISO 20252:2012 which is the international standard for market research. This report has been written by a certified market research professional and full member of the Market Research Society.

The questionnaire was professionally designed and printed in order to highlight the importance of the exercise to the parishioners. A full colour booklet was utilised. The questionnaire is designed to be confidential without the inclusion of names and addresses, although postcode has been collected for overview purposes.

The remainder of the report will look at the data provided by the parishioners.

About the population

Parishioners were asked to provide information about themselves/the household in which they live in.

76.8% of responses from 198 responses were provided by respondents answering for the household whilst 23.2% were complete by individuals.

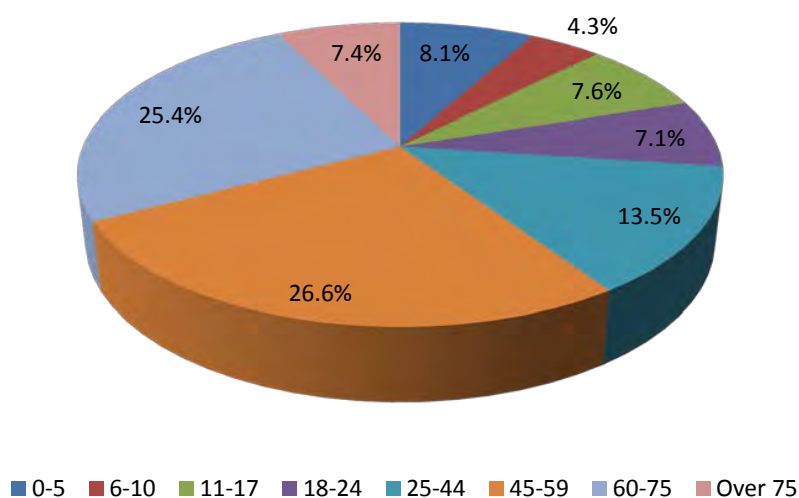
In order to understand how long people have lived in the Parish respondents were asked to state how long they had lived in Mattersey/Mattersey Thorpe. This data was wide ranging with responses from 0 to 77 years. In order to better understand the data the responses were grouped roughly to 5 year splits.

Total responses	192	100.00%
1 year or less	17	8.9%
2 to 5 years	31	16.1%
6 to 10 years	26	13.5%
11 to 15 years	23	12.0%
16 to 20 years	23	12.0%
21 to 25 years	11	5.7%
26 to 30 years	16	8.3%
More than 30 years	45	23.4%

¼ of the respondents have lived in the villages for less than 5 years, which is nearly equalled by those who have lived there for over 30 years. There is a fairly even spread of respondents between 6 and 20 years residence within the villages. There is a significant drop, to 5.7%, in the proportion of residents with a tenure between 21 and 25 years although it would take further research to understand the dynamics of this result.

When looking at the age profile of parishioners there is a noticeable bias in the age range towards older people with over 59.4% of respondents showing age ranges within their household over 45 years old. ⅓ of the responding population falls into the children category i.e. those people under the age of 18 who should be in education or training.

Ages



Base*	421	100.0%
0-5	34	8.1%
6-10	18	4.3%
11-17	32	7.6%
18-24	30	7.1%
25-44	57	13.5%
45-59	112	26.6%
60-75	107	25.4%
Over 75	31	7.4%

*The base figure represents the total number of people provided by each age band.

The participants were then asked to provide information with regard to how they came to live in the villages. This question asked for all of the reasons why rather than a primary reason.

Base	193	100.0%
Born here/ Moved with family	50	25.9%
Ease of travel to work	20	10.4%
Relatives living nearby	36	18.7%
Retirement	22	11.4%
To be in rural location	96	49.7%
Work in area	32	16.6%

Nearly half of the respondents 49.7% cited that "To be in a rural location" with the next closest explanation being "Born here / moved with family" 25.9% if you include those people with

“Relatives living nearby” 18.7% it shows that familial connection account for nearly 45% of the people living in Mattersey or Mattersey Thorpe.

When looking toward the future intention of the residents 21.4% of respondents are looking to move in the near future, whilst 78.6% are unlikely to move.

In following up with those people who may move in the near future it should be recognised that the number of people is relatively small so any information may only be used as a guide and does not have a significant level of confidence.

Base	32	100.0%
Better local amenities	12	37.5%
Better transport connections	5	15.6%
Further Education	8	25.0%
Less rural isolation	12	37.5%
Marriage	5	15.6%
Social Care	3	9.4%

With the two of the most popular responses being *“better local amenities”* and *“less rural isolation”* both having 37.5% it may not be surprising that 67% of people who responded may move not only outside of the village but also outside of Bassetlaw.

Base	40	100.0%
Another dwelling in Mattersey/ Mattersey Thorpe	5	12.5%
Elsewhere in Bassetlaw	16	40.0%
Outside of Bassetlaw	27	67.5%

The respondents were also asked about disabilities within the household. Only 18.5% of respondents claim a disability within their household. Once again with only 36 respondents the subsequent data with regard to disability needs the data may only be used as an indicator rather than categorical.

Base	Require 100.0%	Use 100.0%
Wheelchair access	60.0%	38.5%
Community Health services	80.0%	69.2%
Community Transport	26.7%	15.4%

In all cases the amount of usage appears to be less than the actual requirement. It is worth noting that the highest requirement is for Community Health Services 80% but only 69.2% use it.

Finally where a disability was mentioned respondents were asked to identify new services they would like to see available locally. The comments are listed below.

A shop would be good
Don't know what is available currently
Home communion
Kissing gates and narrow paths are inaccessible for mobility scooter/wheelchair
Medical Centre
More seats scattered around the village
More wheelchair friendly pavements
Would like to have more buses

Transport

The next section of the survey looks at transport within the Parish.

In trying to understand the transport needs of the parishioners the first transport question was designed to understand the number of vehicles in the household.

	Owned	Used by
Private Car	293	310
Motorcycle or Scooter	19	14
Bicycle	101	91
Works van	27	27

Private cars are most prevalent within the parish with 171 respondents there are on average 1.7 cars per respondent households. The maximum number identified was 5 in a single household.

The second most popular mode of transport available within the villages are bicycles with 101 being owned although they are only used by 91 people.

There are understandably fewer works vans with only 27 identified as you would expect this is the same number as people using them.

Interestingly there are significantly more motorcycles/scooters than users, this is in part explained by one household having access to 6 motorcycles/scooters but only having 2 users.

Looking more widely from private transport villagers were asked about public transport usage within the area.

	No. people	total applicable*	% population responding
School bus	24	84	28.6%
Public Service Bus	90	421	21.4%
Taxi	10	421	2.4%

**The applicable number of people is based on the number of people in age groups i.e. 0-17 for school services and all age groups for Public Bus and Taxi services (assumes all children below 17 may need to access school bus but may be limited to only 11+ = 32 people which would make utilisation 75%)*

Looking more widely respondents were also asked the frequency with which they used other transport infrastructure which links the villages to the wider country/world.

	Total	Weekly	Monthly	3 Monthly	6 Monthly	Yearly
Retford Railway Station	115	8	16	21	29	41
	(57.5%)	7.0%	13.9%	18.3%	25.2%	35.7%
Doncaster Railway Station	63	3	6	10	14	30
	(31.5%)	4.8%	9.5%	15.9%	22.2%	47.6%
Finningley/ Robin Hood Airport	70	-	1	3	10	56
	(35.0%)	-	1.4%	4.3%	14.3%	80.0%

(% of respondents) Respondents were limited to only pick the relevant frequency with which they actually use the service.

57.5% of respondents use Retford Railway Station within an annual cycle, whilst only 7% of users use it each week over the course of 3 months this rises to 39.2%.

Doncaster Railway Station is used less frequently by the general population (31.5%) with nearly 70% using it twice or less throughout the year.

Although airports may be associated with vacations it is worth noting that 5.7% of people who said that they use Finingley/Robin Hood do on a quarterly basis. Although 80% of responding users only use the airport annually; although you may infer this is associated to an annual holiday this could not be confirmed through this research project and additional research would need to be conducted.

Employment

In developing the Neighbourhood plan it is important to consider the employment needs of the villagers. This section of the survey and report look at the employment across Mattersey and Mattersey Thorpe.

Please Note: The age band question would not facilitate a true representation of the working population due to the inclusion of the 17 year old respondents in the working classification in addition to the ability of people to work in some capacity long after the notional retirement date of 65. There are some situations where people may also be able to answer multiple categories such as full time education who are looking for or employed in part time working.

To this end percentages will be based on the number of people in each categorisation. Whilst there is the possibility of people having both a full and part time role concurrently it has been assumed for the analysis that they are discrete individuals.

In total 321 people from the responding households are included in the analysis.

Base	Full time		Part time	
	277		44	
Self-employed - work from home	10	3.6%	13	29.5%
Self-employed - travel to work	23	8.3%	10	22.7%
Employed in the Parish	7	2.5%	2	4.5%
Employed outside of the Parish	89	32.1%	13	29.5%
Unemployed seeking work	22	7.9%	2	4.5%
Further education	15	5.4%	1	2.3%
Retired	111	40.1%	3	6.8%

35% of people consider themselves retired either in full or in part.

52% of people in households who responded are in some type of work either full or part time.

Where people are employed full time they are likely to be employed outside of the Parish 32.1%. It is worth noting that 11.9% of people consider themselves to be self-employed although the majority have to travel to work. With further research it would be possible to understand their work activities.

Those people who are actively seeking full time work account for 7.9% of responses.

Very few people are employed full time within the Parish 2.5%.

When looking at part time workers the percentage of Parishioners who are self-employed and working from home is equivalent to those who have to travel outside of the parish 29.5%. Whilst over a 1/5 (22.7%) are self-employed and travel to work.

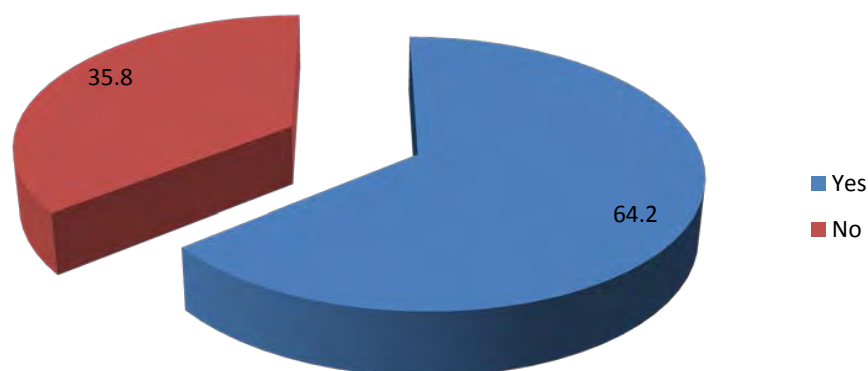
Another consideration researched by the survey is how far people have to travel for their work.

Base	Full Time		Part Time	
	119	100.0%	30	100.0%
1 to 10 miles	40	33.6%	13	43.3%
11 to 20 miles	33	27.7%	8	26.6%
21 to 30 miles	15	12.6%	4	13.3%
Over 30 miles	31	26.1%	5	16.7%

For full time workers around a 1/3 are employed within 10 miles of their home, which means that 2/3 of workers are travelling more than 10 miles to get to work. 26.1% of responders are travelling more than 30 miles.

Part time workers are, based on these results, more likely to work locally with 43.3% saying they work within 10 miles home. While the numbers of respondents are low it should be noted that 16.7% are saying that they need to travel in excess of 30 miles for a part time role.

Looking toward the future the parishioners were asked whether business/commercial development should be encouraged.



Base 187 respondents

Where people agreed to business and commercial development they were also asked what type of work should this be?

Base	119	100.00%
Expansion of existing facilities	74	62.20%
Home-Based work	68	57.10%
New facilities	94	79.00%

Respondents were allowed to identify any or all of the options. The most popular option was “*New Facilities*” which garnered nearly 4 out of every 5 responses. The weakest option was the development of “*Home-based work*” but even this option was preferable to 57.1% of respondents

People were also asked what types of business they would like to see



Note: The size of the words reflects its appearance in the responses

Key themes appeared predominately looking at a pub or improved/new shops.

People were less willing to identify where they would like to see the new businesses appear, with numerous comments of “*Anywhere*”

Housing

Parishioners were also asked about their views on housing within the villages.

This question divided response with 51.3% of respondents rejecting the notion of more houses in the villages to 48.7% who believed there should be.

Where respondents agreed that there should be more housing in the parish they were asked to identify what types of property they should be.

Rental Properties	Mattersey		Mattersey Thorpe	
	55	100.0%	55	100.0%
Single person housing	28	50.9%	28	50.9%
Warden-controlled accommodation	21	38.2%	18	32.7%
Starter home (2 bedrooms)	39	70.9%	37	67.3%
Family homes (3-4 bedrooms)	35	63.6%	36	65.5%
Executive homes (5 or more bedrooms)	7	12.7%	6	10.9%
Homes with work unit attached	13	23.6%	11	20.0%

Purchased Properties	Mattersey		Mattersey Thorpe	
	73	100.0%	59	100.0%
Single person housing	24	32.9%	17	28.8%
Warden-controlled accommodation	14	19.2%	4	6.8%
Starter home (2 bedrooms)	58	79.5%	47	79.7%
Family homes (3-4 bedrooms)	58	79.5%	45	76.3%
Executive homes (5 or more bedrooms)	21	28.8%	17	28.8%
Homes with work unit attached	16	21.9%	15	25.4%

The question was only answered by people who wanted more housing which means that the overall numbers for some responses will be low. This means that the data should only be used as a general indication.

Whether looking at the rented sector or the purchased sector within both villages there is a desire for Starter and Family homes, where people actually specified an agreement for more houses.

Within the rented sector over half of respondents specified that there was a need for *single person housing* in both villages.

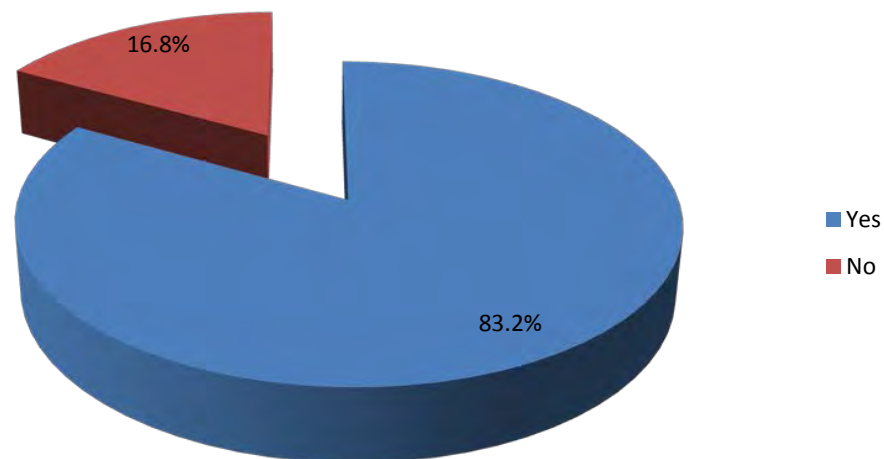
Base	Rent		Buy	
	82	100.0%	143	100.0%
Small sites next to existing housing	67	81.7%	114	79.7%
Large sites next to existing housing	8	9.8%	17	11.9%
Previously developed sites (ie Brownfield)	41	50.0%	85	59.4%
Open countryside (ie not previously built-on)	14	17.1%	22	15.4%

The number of responses for the rented sector is low and should only be used as an indicator, the purchased sector data is more robust.

Looking at future planning in both the rented and purchased sectors respondents would prefer to see developments of small sites next to existing housing c.80%, and that where possible this should be on previously developed *brownfield* sites.

15%+ of respondents would be happy to see some development on “*greenfield*” sites.

Parishioners were also asked if they would like to see the open space between Mattersey and Mattersey Thorpe retained.



83.2% of respondents out of 191 respondents would like to see the space retained.

Parishioners were then asked if they had any suggestions for development sites within the villages.

Local Environment

In determining the future plan for the parish the views on the importance of various elements were put to the respondents.

In looking at the importance a weighted approach has been used.

Response	Weight
No view	0
Not important	1
Low importance	2
Important	3
Very important	4

By weighting the scores it is possible to measure the average score and determine the standard deviation from that given score. Standard deviation is simply a measure of how spread out the numbers are from the mean score. Standard deviation which are closer to zero show that the spread of answers given was tighter.

The first thing was what residents found most important about living in Mattersey and Mattersey Thorpe.

	Base	Mean	Standard Deviation	No view	Not important	Low importance	Important	Very important
The Rural environment	188	3.64	0.05	3 1.6%	- -	5 2.7%	46 24.5%	134 71.3%
Having a village shop	193	3.4	0.06	2 1.0%	5 2.6%	17 8.8%	58 30.1%	111 57.5%
Mobile phone network access	182	3.34	0.07	6 3.3%	2 1.1%	15 8.2%	61 33.5%	98 53.8%
Village heritage	186	3.3	0.07	9 4.8%	- -	14 7.5%	67 36.0%	96 51.6%
Broadband access	184	3.22	0.07	7 3.8%	7 3.8%	16 8.7%	63 34.2%	91 49.5%
Recreational facilities	180	2.91	0.08	12 6.7%	9 5.0%	19 10.6%	83 46.1%	57 31.7%
Mattersey and Mattersey Thorpe working as a community	186	2.86	0.08	11 5.9%	12 6.5%	30 16.1%	72 38.7%	61 32.8%
All Saints Church	181	2.85	0.08	12 6.6%	10 5.5%	24 13.3%	82 45.3%	53 29.3%
Mattersey School Local Transport links	171	2.77	0.11	24 14.0%	7 4.1%	23 13.5%	48 28.1%	69 40.4%

All answers have been ranked based on the mean score.

The most important thing, as ranked by respondents with a mean score of 3.64, is the *rural environment* with 71.3% of respondents rating this as very important and nearly 96% of respondents rating it as either Important or Very Important.

Having a village shop was the next highest with a mean score of 3.4 and 87.6% of respondents rating this as either Important or Very Important.

Mobile phone network access also scored highly with an average score of 3.34 and 87.3% of respondents rating it as Important or Very Important.

Parishioners were then asked to rate how important specific aspects were in protecting the local environment.

	Base	Mean	Standard Error	No View	Not important	Low importance	Important	Very important
River Idle maintenance	189	3.47	0.05	3 1.60%	1 0.50%	7 3.70%	71 37.60%	107 56.60%
Improved drainage/ flood risk management	185	3.31	0.06	4 2.20%	2 1.10%	19 10.30%	68 36.80%	92 49.70%
Improved public transport	183	3.09	0.07	6 3.30%	4 2.20%	30 16.40%	70 38.30%	73 39.90%
Old Mattersey Road walk	182	3.07	0.08	14 7.70%	3 1.60%	19 10.40%	67 36.80%	79 43.40%
Riverside footpath	180	3.05	0.07	6 3.30%	4 2.20%	29 16.10%	77 42.80%	64 35.60%
Improved rights of way (footpath network)	180	2.99	0.08	11 6.10%	4 2.20%	26 14.40%	73 40.60%	66 36.70%
Tree Planting- On village approaches	189	2.84	0.07	7 3.70%	12 6.30%	37 19.60%	82 43.40%	51 27.00%
Renewable energy	178	2.8	0.09	11 6.20%	13 7.30%	35 19.70%	61 34.30%	58 32.60%
Tree Planting- within village	186	2.74	0.07	6 3.20%	16 8.60%	42 22.60%	78 41.90%	44 23.70%
Cycle paths	179	2.64	0.08	10 5.60%	15 8.40%	36 20.10%	86 48.00%	32 17.90%
Car sharing	174	1.82	0.08	29 16.70%	30 17.20%	65 37.40%	43 24.70%	7 4.00%
Scarecrow competition	175	1.81	0.08	18 10.30%	51 29.10%	66 37.70%	26 14.90%	14 8.00%

All answers have been ranked on the mean score

In considering protecting the local environment *river Idle maintenance* is the most important factor, with a mean score of 3.47 and 94.2% of respondents considering it either Important or Very Important. This is closely followed with *improved drainage/flood risk management*. This has a mean score of 3.31 with 86.5% of people determining it as either Important or Very Important.

With mean scores of less than 2 both the *scarecrow competition* and *car sharing* are considered least important.

Parishioners were also asked how important they thought raising the profile of Mattersey Priory was

Base	Mean	Standard Error	No view	Not important	Low importance	Important	Very important
195	2.38	0.07	13	19	67	72	24
100.00%			6.70%	9.70%	34.40%	36.90%	12.30%

With a mean score of 2.38 the majority of respondents rate this as a lower priority with 71.3% of respondents rating it Low Importance or Important

Base	Mean	Standard Error	No view	Not important	Low importance	Important	Very important
194	3.01	0.07	5	12	32	73	72
100.00%			2.60%	6.20%	16.50%	37.60%	37.10%

People responding do see the conservation area as important to them with a mean score of 3.01 and nearly ¾ of respondents saying it was either Important or Very Important

School

In determining the school provision in the current year and ahead for the next 5 years respondents were asked to identify the number of children, by household, who would be attending local primary schools

	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
Everton Primary	4	4	5	3	3	2
Ranskill Primary	0	1	0	0	0	0
Sutton Primary	3	1	1	0	0	0
A Retford Primary	1	1	1	1	1	1
Other Primary School	6	3	1	1	2	0

Whilst Mattersey Primary is clearly the most attended of the local primary schools the number of pupils projected to be attending in 3 years' time halves from current levels from 12 to 6; although the 5 year projection is that 6 pupils may still be attending the school.

Recreation

Recreation plays a big part in village life and parishioners were asked to rate how important they felt recreational facilities were to them.

	Base	Mean	Standard Error	No view	Not important	Low importance	Important	Very important
Local walking routes and footpaths	190	3.32	0.05	1 0.50%	5 2.60%	10 5.30%	91 47.90%	83 43.70%
River Idle	192	3.28	0.07	6 3.10%	3 1.60%	16 8.30%	73 38.00%	94 49.00%
Play areas	191	2.95	0.08	14 7.30%	5 2.60%	26 13.60%	78 40.80%	68 35.60%
Bridleways	184	2.8	0.08	8 4.30%	15 8.20%	31 16.80%	81 44.00%	49 26.60%
Mattersey Thorpe playing fields	187	2.73	0.09	17 9.10%	14 7.50%	28 15.00%	72 38.50%	56 29.90%
Millennium Green	188	2.72	0.08	14 7.40%	11 5.90%	33 17.60%	85 45.20%	45 23.90%
Mattersey Thorpe Green	187	2.7	0.09	17 9.10%	14 7.50%	35 18.70%	63 33.70%	58 31.00%

Local walking routes and footpaths and the *river Idle* ranked most highly with both scoring high mean scores 3.32 and 3.28 respectively. Interestingly though if you take the Very Important category in isolation the *river Idle* would top the list with nearly half of respondents rating it that way.

The Mattersey Thorpe playing fields, Millennium green and Mattersey Thorpe green all scored around the 2.7 mean score towards the lower end of the Importance scale.

Again looking toward the future parishioners were asked what facilities they would like to see.

Base	142	100.00%
Village hall	85	59.90%
Cycle routes	67	47.20%
Craft/ Work units	54	38.00%
Outdoor exercise equipment	51	35.90%
Sports courts	47	33.10%
Other new facilities	42	29.60%

Nearly 3/5 of respondents would like to see a Village hall and 47.2% would like more cycle routes. 38% of respondents would like to see craft/work units. There is a mix in the mid 30% where people would like to see outdoor exercise equipment and sports courts.

Conclusion

In summarising this report it is clear that the Parish has a committed and engaged local populace. This is demonstrated by the high response rate with nearly 2/3 of households participating in the survey. This summary is based on the views of Osiris MR Limited looking at the data.

There are a number of key considerations which need to be raised; many directly impact on one another.

The Parish of Mattersey and Mattersey Thorpe has an aging population 59.4% are over 45 and 1/3 are over 60 years old, and people appear to like living here with over 60% having lived there for more than 10 years. 78.6% of respondents have said that they are unlikely to move.

These facts will potentially cause a problem with the local school as projecting forward the number of pupil's halves in about 3 years to 6 pupils and halves again in 4 years. If the school is to remain sustainable then the villages will need to consider family friendly housing development or make the school more attractive to potential pupils from outside of the local parish.

Just over half (51.3%) of respondents rejected the notion of more houses within the villages. It is Government policy that the number of houses needs to increase year on year within the UK to meet current and future housing needs. It is therefore inevitable that some housing development will be needed within the parish in order to comply with national targets and the, as yet, unwritten local plan. The sustainability of the villages looking at the age profiles and the potential drop in pupil numbers for the local school, in our opinion, actually suggests that housing needs to be a priority for the Parish. It should also be recognised that a Neighbourhood Plan which is validated by referendum will have to be considered in the writing of the Councils local plan. This gives the Parish Council the ability to lead, in agreement with the local population, the most suitable locations for development.

Where people did agree to housing development the overwhelming view c.80% was that it should consist of starter and family homes. These developments should be small and next to existing properties according to 80% of respondents and over half would prefer to see the development on "brownfield" sites in preference to "greenfield" sites.

1/3 of people are employed outside the parish, whilst the figure may be considered by some to be relatively low it should be remembered that 40% of respondents considered themselves retired. Therefore, with the development of housing it should be considered that local employment is also of importance; 64.2% of respondents agreed that some commercial development should take place, whether this is expansion of local facilities, new facilities, or units associated as part of the housing development.

Whilst not asked explicitly about recreation various questions and the open comments do touch on this element of village life. With the age demographic it is understandable that some recreational facilities such as walking paths scored highly in importance. However, this may not answer the needs if future development brings in families with younger children. Some needs could be met with the building of a new village hall which appeared to be a popular future facility with nearly 60% identifying it as something they would like. It is likely that this would require significant investment but if done correctly provides an amenity which could meet the needs of all age groups within the community for many years to come.

Finally reflecting upon the comments made people appear to actively like the communities as they are and whilst the data shows further housing is not wanted this is impractical in the current climate. However, sympathetic development in the correct locations, especially if brownfield, in consultation with the community should help to gain a buy in from the population for the inevitable development to occur.

MATTERSEY PARISH SURVEY : QUESTION 18 RESPONSES

RESIDENTS QUESTIONNAIRE : RESPONSES TO Question 18 : How would you like to see Mattersey and Mattersey Thorpe develop over the next 15 years ?	
1	25 to 30 new houses some with work units to make the school and village sustainable.
2	A decent village shop/ shops. A social facility i.e. pub/ decent village hall/ meeting place for functions.
3	A few houses with families.
4	A lot more accommodation both rentable and to buy.
5	A public house in Mattersey.
6	A slide at the park would be good or any other development of that area so that we don't have to travel to surrounding villages to find such facilities.
7	As a self sufficient village, with a good sense of community-social meeting area with recreational facilities for the young and old alike.
8	As a united friendly village, with something to welcome young people to want to live here.
9	Barn conversion done on to tidy up village.
10	Become less apathetic.
11	Become more united in things, work together as one community.
12	Better road maintenance, gritting and ploughing when snowing.
13	Both villages to stay separate.
14	Bypass Road for Mattersey Village. Traffic is very heavy through Mattersey due to them heading for the bridge over River Idle.
15	Can we please have a zebra crossing at the top near kids playground. I hope to be a resident for at least 15ys and would hope we could encourage the younger ones to take pride in where they live and perhaps hold annual events for gardens, tree planting, art, village events.
16	Carefully
17	Cycle route path and bridleway links to surrounding area CCTV in area linked to Bassetlaw "Ring of Steel" and ANPR. Local pub/multi purpose building and some local works.
18	Definitely smaller homes for pensioners and first time buyers. More seats in and around the village - by the river and down the old road.
19	Do small developments - 1 or 2 houses-nothing big.
20	Don't want housing estates,
21	Earlier buses into Retford, a village shop and pub, nothing else as we have moved here for the peace and quiet!!
22	Ensure we keep the village atmosphere, but to incorporate facilities for younger people and the older community.
23	Expand and tidy approaches to Mattersey from all areas to make the village more appealing to new families.
24	Footpath to link River Idle public footpath to Main Road footpath. Install mains gas - Nearby fracking site companies should pay for this!
25	For existing buildings to be fully occupied/developed.
26	Happy as it is and can't imagine any changes for the better.
27	Housing around Mattersey would introduce some children into a very large village school which is currently low in pupils.
28	I don't want any development here and keep as it is RURAL!
29	I moved here to live in a rural village. I would be happy to see village activities/amenities developed but do not wish to have our green spaces built on. I want my children to grow up with space around them.
30	I would hope to still see the open countryside from where I live and not view housing developments. People live in places like Mattersey to escape the built up areas and live in a peaceful environment which is vital to keep in this ever growing country of ours.
31	I would like a better bus service to help to get to Retford for people who need to get a job.
32	I would like to see a local shop in Mattersey Thorpe so we don't have to walk all the way to Mattersey as most people can't I would like to see the big kids not destroying the park so maybe put up cameras.
33	I would like to see a village hall but would not like to see further housing development.
34	I would like to see more places to go with a baby. It is a shop very needed as well. Villages are nice now so it's not too many things need to be done but nice to see a progress.

MATTERSEY PARISH SURVEY : QUESTION 18 RESPONSES

RESIDENTS QUESTIONNAIRE : RESPONSES TO Question 18 : How would you like to see Mattersey and Mattersey Thorpe develop over the next 15 years ?	
35	I would like to see the majority of the trees and hedges along the Millennium Green cut down to give a safer play environment that is open not secluded. I would like an updated play area at Millennium Green like Lound and Ranskill with tennis courts like Everton. A skate park ramp and zip wire etc with play equipment for all ages. The multi sports area at Ranskill is excellent, I would love my child to have this as a place to enjoy and be proud of and see friends from Mattersey. A village cafe would be lovely! Based in Mattersey and a mosaic outside the church about the church and the priory. Village approaches could be improved including Priory garage area.
36	I would like to see the village grow and thrive. They are the only local villages with no new development and housing for young families. The school has very low numbers and could not be here in 15yrs if no new families come to the area.
37	I would like to see the village grow. A small(ish) housing development of mixed housing would cause improved facilities and revitalise the shop and school. The village is in danger of standing still by being afraid of the new and staying how it is.
38	I would like to see the village joining together, expanding - needs new young families, starter homes and family homes to support the school. Become a strong community with community events.
39	I would like to see the village stay as it is now. I moved here to get away from the constant hustle and bustle of town life. Please take this statement seriously and please don't spoil Mattersey.
40	I would prefer a small amount of development in Mattersey/Thorpe area without encroaching on greenbelt land and Mattersey Thorpe should be in conservation area.
41	If it is to grow try not to become too large, to maintain the village feeling. To improved transport links and to encourage a sense of community.
42	Improve the bus service to Retford/ Bawtry and Worksop to reduce having to use cars also it reduces pollution.
43	Improvement in village hall, sports facilities.
44	Increased family residents. Housing new builds.
45	Increased housing, increased employment, more community spirit.
46	Initiatives to encourage community/village pride; improvement of visually floor areas. Develop existing facilities e.g. play areas and football ground. Try out a few new ideas e.g. allotments, use of school grounds for village events, better maintenance of footpaths between M Thorpe and main village
47	Into a nice place to live!
48	Investment in children and school, cleaner streets, more social activities, ability to use Church Hall without formal insurance, youth club, growing project like 'incredible edibles' and celebrating.
49	Irrelevant really both disabled octogenarians.
50	It would be nice to see a better shop or somewhere new where parents can take children.
51	Keep as rural as possible.
52	Keep rural continuity but help young residents have a chance of staying in these villages and stop large expensive homes being built.
53	Keep the village feel.
54	Keeping the small village community that Mattersey and Thorpe has always had.
55	Like to see it grow with shops and CCTV for the safety of local children.
56	Limited housing (new). Something for local employment. Village hall.
57	Little change-love it the way it is now.
58	Local shops and a pub/restaurant. Increased housing to support above. Youth activities and facilities, cycle routes and BMX track/ramps.,
59	Mains gas, better phone coverage (mobile) more shops, more easy access accommodation. Off road parking in Mattersey High St, brown bins.
60	Maintain character, improved surface water drainage to prevent flooding. More people working within the parish both at home and in small business developments. Better phone signal and broadband.
61	Maintain the rural character of the village.

MATTERSEY PARISH SURVEY : QUESTION 18 RESPONSES

RESIDENTS QUESTIONNAIRE : RESPONSES TO Question 18 : How would you like to see Mattersey and Mattersey Thorpe develop over the next 15 years ?	
62	Maintain the rural feel. Absolutely no large housing developments. Any new development must be of a high standard that enhances the villages.
63	Maintaining the rural environment, sympathetic infill where appropriate of the idle flood plain from any development.
64	Make more attractive, litter free, bulb and tree planting.
65	Millennium Green moved to Thorpe Road and build a village hall.
66	Minimal development, just building on resources that are here, introduces more social aspect to village end of Mattersey Thorpe. Introduction of a social gathering to bring the village together.
67	Minimal housing development, but mainly high end/budget pub.
68	More activities for younger generations and more to combat social isolation Within the elderly. And more to combat the divide throughout the community.
69	More affordable housing, better transport, safe village and lower speed limits.
70	More attention needs paying to speed of tractors and commercial vehicles. The current hump installation is pitifully inadequate. People with small children and dogs are still at risk. Future policy needs to reflect!
71	More businesses in either village and a better road leading to the priory and easier access to different parts of the River Idle.
72	More children to boost our school, more activities for the village on millennium Green.
73	More community facilities.
74	More families to help sustain school and village shop/post office. More social activities to build community spirit. More frequent public transport for those without.
75	More families with increased infrastructure to support.
76	More family homes some we can see more kids at Mattersey school and a building for kids to use in the evening.
77	More homes for people who grow up in villages, starter homes not just big houses what are the choice of builders presently and building up between Mattersey and Mattersey Thorpe to bring villages together.
78	More houses, but not on farm land.
79	More housing for young families to aid school pupil count. Craft/small business units for self employed start ups. New village store. Millennium Green Housing Development.
80	More housing to buy.
81	More integrated community proactive in social activities in a pleasant environment.
82	More of a community pulling together. Better bus links so the elderly are not isolated. A fun place to live with lots of activities but keeping its own unique identity.
83	More opportunities for young people in families to start up home and have children in local schools. Social opportunities, i.e. local pub, clubs etc.
84	More recreational facilities. If it is forced upon us, limited housing on appropriate sites. A village hall to encourage more local cohesion.
85	Must maintain the rural environment. No large developments on Greenfield sites. Housing must be of architectural interest to enhance the village appearance. Tree planting is important.
86	New houses up Thorpe Road and hope people become friendly with each other, if they have a pub/ club to do this in. I also think the speed humps should be removed, biggest waste of money a flashing speed sign far better.
87	New village hall, keep school, small developments in both Mattersey and Mattersey Thorpe
88	No developments please just embrace what we have and make it better.
89	No large developments.
90	No more executive homes. The village of Mattersey needs to expand its population but encouraging couples and young families to move here. Provide 2 and 3 bed homes for them to buy, an increased population will support the village shop and any other ventures that open here.
91	No new housing developments more craft and work facilities and play facilities away from roads and tenants,

MATTERSEY PARISH SURVEY : QUESTION 18 RESPONSES

RESIDENTS QUESTIONNAIRE : RESPONSES TO Question 18 : How would you like to see Mattersey and Mattersey Thorpe develop over the next 15 years ?	
92	None in Mattersey, for the people of Mattersey Thorpe to decide if development applies for them.
93	Not allowing large developments on Greenfield sites infill only or where built on before.
94	Not divided as it is now, together not them and us.
95	Not overly developed in Mattersey to stay as a village. More housing at Mattersey Thorpe.
96	Please get rid of the terrible road humps and replace with smiley faces, it would suit drivers and cars much better.
97	Preservation of rural character of the village rather than new development extension of the conservation area boundary to the outer envelope of the village.
98	Protection of green areas. Small scale property developments to complement existing properties plus small developments to accommodate craft/office/light industry. Refurbish changing rooms with extension for local use, activities etc.
99	Remain same size. More speed reducing measures.
100	Retail development of some kind in Mattersey Thorpe, also some kind of social entertainment, e.g. pub or social club.
101	Retain it's rural environment and village identity with improved facilities for the local community.
102	Retain small village feel. Not to become overdeveloped and lose rural appeal.
103	Riverside footpath between the two villages and West of M.T. Country places need country crafts and activities, i.e., riding, wood work, carving, gardening etc, a chance for the old to pass knowledge to the young. Then a good sized village fete to showcase the skills and make money for the community
104	Road maintenance on Brecks Lane, safety improvements on junction on Thorpe Road and Main Street.
105	Sensitive expansion of housing, especially privately owned. Speed bumps on Thorpe Road approaching corner. Parish Council/ PCSO's doing a great job but should have more assistance from A1 housing.
106	Shop, bar.
107	Slow and steady developments and continued sustained growth.
108	Slowly in regards to housing.
109	Slowly, no big developments-fill in housing around both villages. Find out who owns fields which could have some development. Too many unidentified owners.
110	Slowly.
111	Small manageable residential developments and small industrial/ commercial units.
112	Small scale housing, mixture of affordable and family.
113	Something good for everyone and everyone caring for where they live and cleaning up after dogs and themselves.
114	Speed bumps up through Mattersey Thorpe, Bader Rise. Improve/Replace the old shed with a new purpose built changing room facility for football field. Also improved measures to keep Mattersey Thorpe area litter, rubbish, dog dirt free.
115	Sympathetically.
116	The current play equipment on the Millennium Green is outdated and there is currently nowhere for the children of Mattersey to play. In line with all the local villages (Ranskill, Sutton, Everton), it would be great if we could update the Millennium Green or have a safe playing environment for our children to play in.
117	The play park needs much improvement. Upgrading to the standard of Ranskill park. Village Hall - possible new one so more events can be held there.
118	The village needs housing for families and amenities to encourage them to stay and use the village.
119	This is up to the younger generation, I am too old at 84.
120	To be kept small and rural to maintain village life.
121	To become cleaner, less litter. A coffee shop enabling people to get together as both pubs have gone.
122	To become closer together and more social events that are supported by residents.

MATTERSEY PARISH SURVEY : QUESTION 18 RESPONSES

RESIDENTS QUESTIONNAIRE : RESPONSES TO Question 18 : How would you like to see Mattersey and Mattersey Thorpe develop over the next 15 years ?	
123	To develop facilities in the two villages we would need a significant housing build between Mattersey Thorpe and Mattersey. If developers are finding it relatively simple to get large developments into the villages of East Notts, why not here? perhaps someone should ask the builders.
124	To grow socially and economically, to be able to provide support and training and education for all residents of all ages and backgrounds. To be able to provide employment Within the community and provide development opportunities for the young.
125	To leave the village as it is.
126	To offer jobs and housing to local community and recreational facilities to all ages.
127	To retain current village size and identity, separate parish councils for Mattersey and Mattersey Thorpe.
128	Very little building and Definitely no fracking. Community building events better supported. Pub/Bistro. Thorpe Road including in conservation area.
129	Very little development.
130	Very slowly.
131	We are leaving the village but have put down what we would like if we stayed. For the future this is not for us to say. Apart from picking up dog dirt and rubbish.
132	We could do with a clinic if only visited once or twice a week as some people struggle to get to the doctors.
133	We like the village as it is.
134	We should strongly object to fracking in the area to protect the environment.
135	Would like to have more shops and buses and jumble sales.
136	Youth club, like they used to have in school. Popular school, doing better. Return of a pub, first time buyers houses.

Parish of Mattersey and Mattersey Thorpe
Neighbourhood Development Plan
Residents Questionnaire

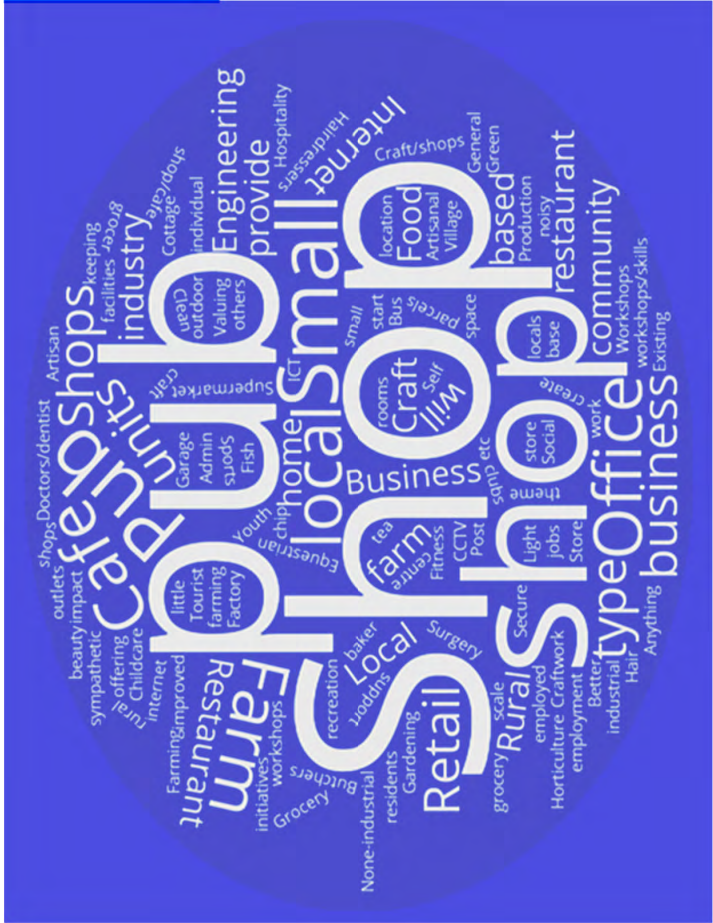


THE RESULTS ARE IN

Come and see what you told us.
23rd April 2016 at the school for the

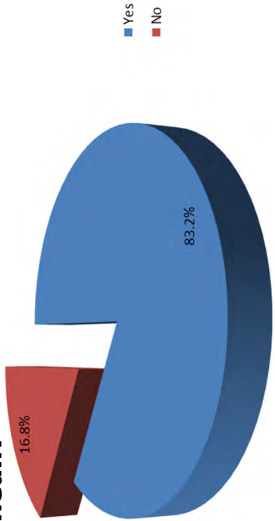
Queen's 90th Birthday Celebrations

Word clouds show the occurrence of words, the larger the word the more commonly it appeared in peoples' comments



LOTTERY FUNDED

Would you like to see the open space
between Mattersey and Mattersey Thorpe
retained..?



1 Lincoln Street,
Old Basford,
Nottingham
NG6 0FZ
0115 942 7662
info@osirisresearch.co.uk
www.osirisresearch.co.uk

Osiris mr
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ACCREDITED

The results of the survey recently carried out in the village have been analysed and are now available for people to review.

Members of the Neighbourhood Development Plan steering group will be available at the celebrations taking place at the school during :

The Party In The Playground

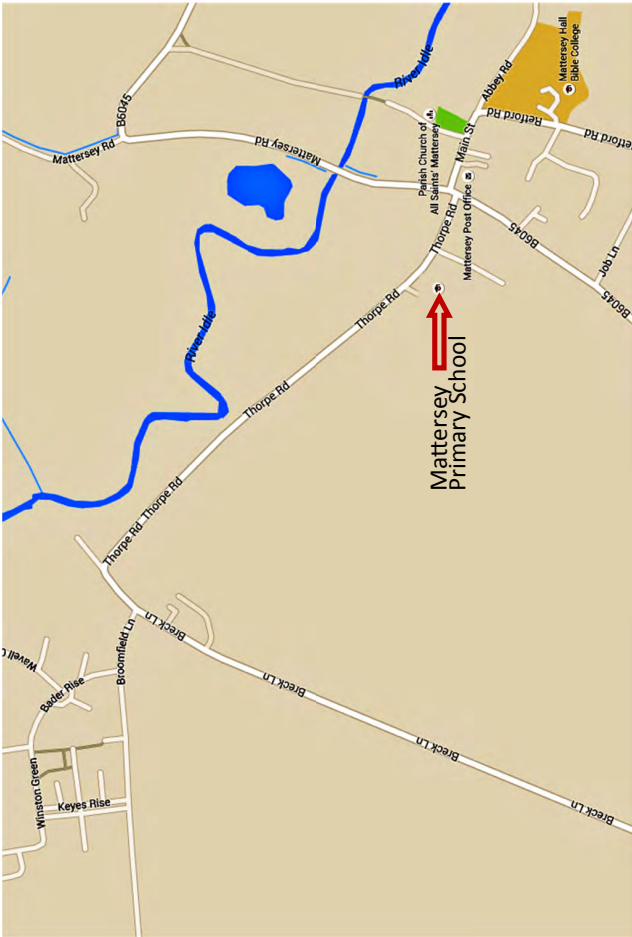
At Mattersey Primary School

Saturday 23rd April

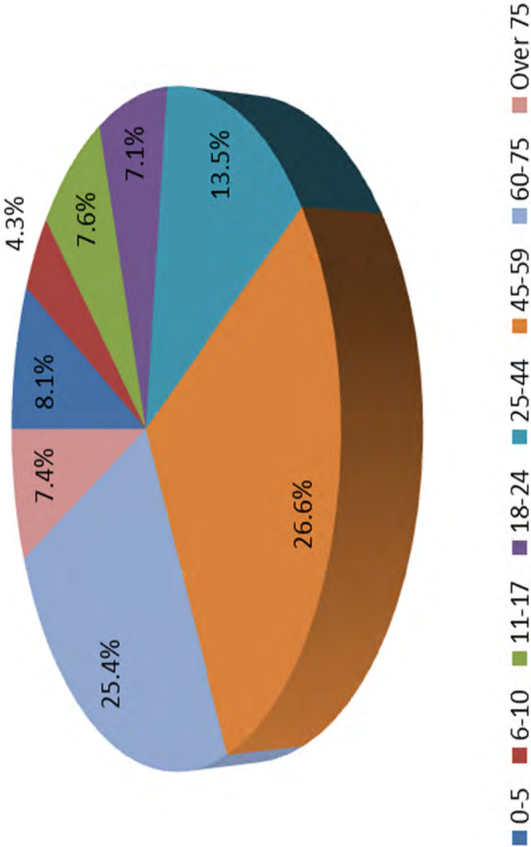
from

12:00 noon 'til 5:00 p.m.

Put **YOUR** pin in the map and tells us what **YOU** want and **WHERE**.



Residents Age Profile



Base*	421	100.0%
0-5	34	8.1%
6-10	18	4.3%
11-17	32	7.6%
18-24	30	7.1%
25-44	57	13.5%
45-59	112	26.6%
60-75	107	25.4%
Over 75	31	7.4%

**The base figure represents the total number of people provided by each age band.*

View the results at:

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

Transport

Transport

We asked "What vehicles do you own and use?"

	Owned	Used by
Private Car	293	310
Bicycle	101	91
Works van	27	27
Motorcycle or Scooter	19	14

Private cars and Bicycles were way ahead of anything else.

We asked "Which Public Transport do you use?"

	No. people	total applicable*	% population responding
School bus (Ages 0-17)	24	84	29%
Public Service Bus (All Age groups)	90	421	21%
Taxi (All Age groups)	10	421	2%

We asked "How often do you use Public Transport?"

	Total	Weekly	Monthly	3 Monthly	6 Monthly	Yearly
Retford Railway Station	115	8	16	21	29	41
(58%)		7%	14%	18%	25%	36%
Doncaster Railway Station	63	3	6	10	14	30
(32%)		5%	10%	16%	22%	48%
Robin Hood Airport	70	-	1	3	10	56
(35%)		-	1%	4%	14%	80%

Retford Railway Station : Nearly 60% of respondents use during a year, whilst only 7% of users use it each week over the course of 3 months this rises to 39%.

Doncaster Railway Station : Is used less frequently by the general population (32%) with nearly 70% using it twice or less throughout the year.

Robin Hood Airport : 80% use it annually, 6% use it on a quarterly basis.

Transport

You said

'Better transport links' ✓

'Better bus service' ✓✓✓✓✓

We want to know

'Where to and what sort of transport'

Better Bus To Retford.

Local Environment

Local Environment

We asked "What is Most important to YOU about living in the Parish?"

You said : the following aspects are Important or Very Important

96 % said: "The Rural Environment"

88 % said: "Village Heritage"

88 % said: "A Village Shop"

87 % said: "Mobile phone access"

84 % said: "Broadband access"

78 % said: "Recreational facilities"

71 % said: "Mattersey & Thorpe working together"

We asked "How should the Local Environment be protected?"

You said : the following aspects are Important or Very Important

94 % said: "River Idle maintenance"

87 % said: "Improved drainage / Flood risk management"

80 % said: "Old Mattersey Road walk"

78 % said: "A riverside footpath"

77 % said: "Improved rights of way (footpath network)"

70 % said: "Tree planting on village approaches"

Recreation

Local walking routes and footpaths and the river Idle ranked most highly with both scoring high mean scores 3.32 and 3.28 respectively.

Interestingly though if you take the Very Important category in isolation the river Idle would top the list with nearly half of respondents rating it that way.

The Mattersey Thorpe playing fields, Millennium green and Mattersey Thorpe green all scored around the 2.7 mean score towards the lower end of the importance scale.

Again looking toward the future parishioners were asked what facilities they would like to see.

Base	142	100.00%
Village hall	85	59.90%
Cycle routes	67	47.20%
Craft/ Work units	54	38.00%
Outdoor exercise equipment	51	35.90%
Sports courts	47	33.10%
Other new facilities	42	29.60%

Nearly 3/5 of respondents would like to see a Village hall and 47.2% would like more cycle routes. 38% of respondents would like to see craft/work units. There is a mix in the mid 30% where people would like to see outdoor exercise equipment and sports courts.

Local Environment

You said

'Rural life is very important'

We want to know
'What facilities'

TICK what you want

Village Hall ✓✓✓✓

Pub ✓✓✓✓✓

Shops ✓✓✓

Better play areas ✓✓

Would any of these houses, or developments look right in our village ?



Housing

Housing

We asked "Do you think there should be more houses built?"

51% Did not want more houses

49% Believed there was a need for more houses

We asked "If there were more houses, what type should they be?"

Rental Properties	Mattersey	Mattersey Thorpe
Single person housing	55 100 %	55 100%
Warden-controlled accommodation	28 51 %	28 51 %
Starter home (2 bedrooms)	21 38 %	18 33 %
Family homes (3-4 bedrooms)	39 71 %	37 67 %
Executive homes (5 or more bedrooms)	35 64 %	36 66 %
Homes with work unit attached	7 13 %	6 11 %
	13 24 %	11 20 %

Purchased Properties	Mattersey	Mattersey Thorpe
Single person housing	73 100%	59 100.0%
Warden-controlled accommodation	24 33 %	17 29 %
Starter home (2 bedrooms)	14 19 %	4 7 %
Family homes (3-4 bedrooms)	58 80 %	47 80 %
Executive homes (5 or more bedrooms)	58 80 %	45 76 %
Homes with work unit attached	21 29 %	17 29 %
	16 22 %	15 25 %

80% said: More "Starter" and "Family" homes for Rental or Purchase.

50% said : More Rentable "Single Person housing" is required.

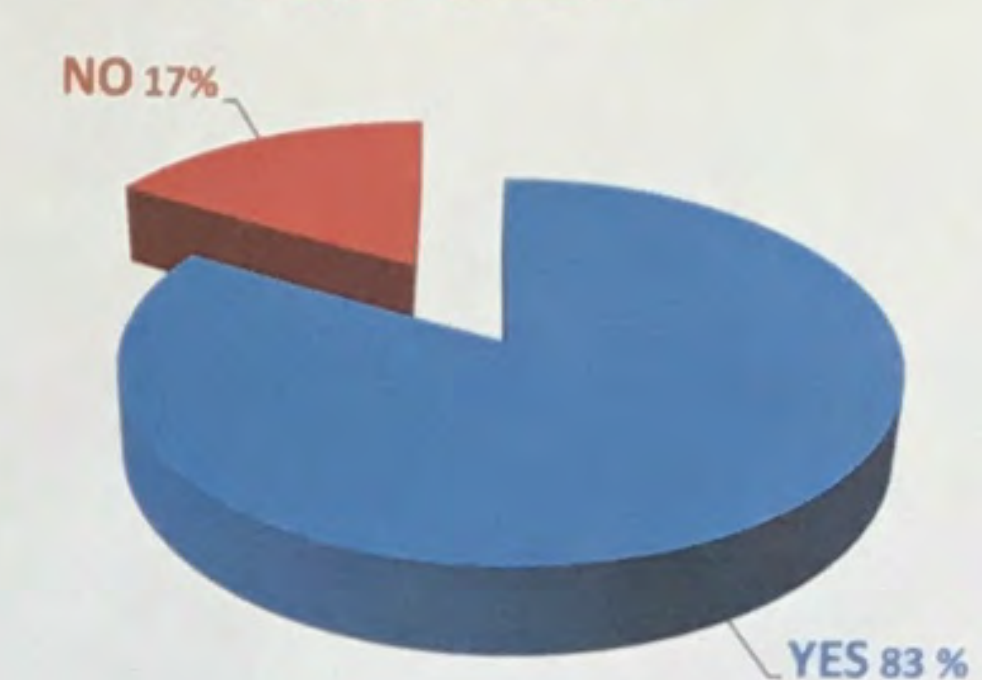
We asked "If there were more houses, WHERE should they be?"

	Rent		Buy	
	82	100.0%	143	100.0%
Small sites next to existing housing	67	82 %	114	80 %
Large sites next to existing housing	8	10 %	17	12 %
Previously developed sites (ie Brownfield)	41	50 %	85	59 %
Open countryside (ie not previously built-on)	14	17 %	22	15 %

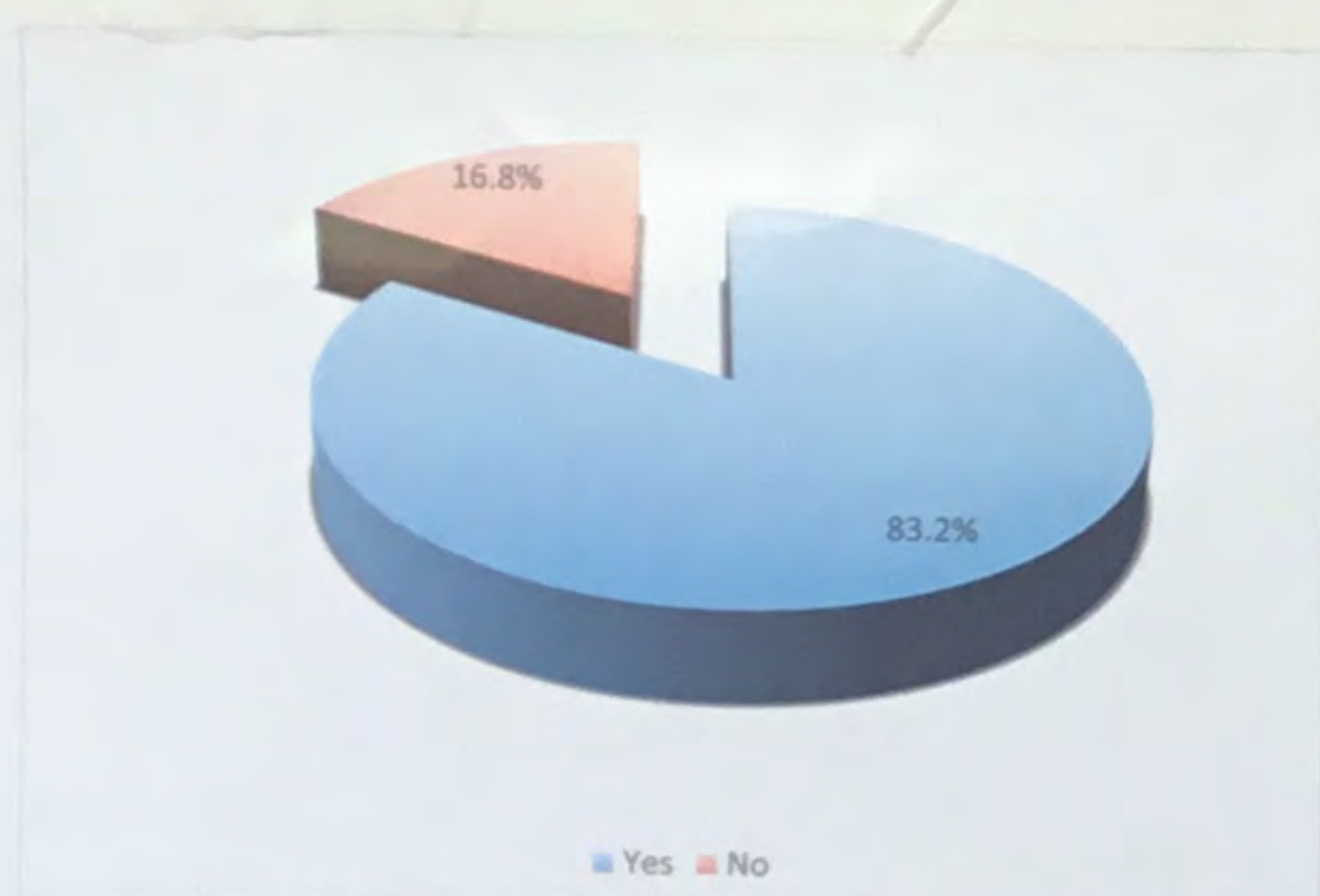
80% said: New houses should be on small sites next to existing housing and where possible on previously developed land !

15% said: New houses could be on "Greenfield" sites

We asked "Should the Open space between Mattersey & Mattersey Thorpe be retained?"



Parishioners were also asked if they would like to see the open space between Mattersey and Mattersey Thorpe retained.



83.2% of respondents out of 191 respondents would like to see the space retained.

Open Comments

136 respondents added additional comments at the end of the survey. The comments are wide ranging and cover a mixture of views within the local population.

Housing was mentioned in 47.8% of comments although this encapsulates differing views. 20% of the people mentioning housing did not want further housing development within the villages.

"No developments please just embrace what we have and make it better."

The remaining 80% of respondents who mentioned housing would like to see some development; in reviewing the comments typically this appears to be in a band between 10 and 20 additional properties.

"The village needs housing for families and amenities to encourage them to stay and use the village."

"I would like to see the village joining together, expanding - needs new young families, starter homes and family homes to support the school. Become a strong community with community events."

These comments highlight the respondents need to see new families in the villages to drive community development. Community is directly mentioned within 22.8% of the comments overall.

17.6% mentioned the villages remaining rural in some way.

"I would like to see the village stay as it is now. I moved here to get away from the constant hustle and bustle of town life. Please take this statement seriously and please don't spoil Mattersey."

Some respondents understand that the villages need to develop but are looking to keep any development sympathetic to what already exists.

"More recreational facilities. If it is forced upon us, limited housing on appropriate sites. A village hall to encourage more local cohesion."

Other respondents do state requirements for a village hall and/or recreational facilities and the development of more local employment opportunities.

Employment

Employment

We asked "What type of work do you do?"

Base	Full time	Part time
	277	44
Self-employed - work from home	10	4
Self-employed - travel to work	23	8
Employed in the Parish	7	3
Employed outside of the Parish	89	32
Unemployed seeking work	22	8
Further education	15	5
Retired	111	40

1/3 were retired

½ work full or part time.

1/3 of Full-time work is outside of the Parish

1 in 8 Self-employed have to travel to work

1 in 12 are seeking full time work.

Very few people work full time within the Parish 3%.

We asked "How far do you travel to work?"

Base	Full Time		Part Time	
	119	100.0%	30	100.0%
1 to 10 miles	40	34%	13	43%
11 to 20 miles	33	28%	8	27%
21 to 30 miles	15	13%	4	13%
Over 30 miles	31	26%	5	17%

1/3 work within 10 miles of their home

$\frac{2}{3}$ travel more than 10 miles to get to work.

1/4 travel more than 30 miles.

40% Part-time workers within 10 miles of their home

1 in 6 Part-time workers travel more than 30 miles to work

We asked **"Do you want more local businesses to be developed?"**



2/3
We asked "How would you like to see business developed?"

Base	119	100 %
Expansion of existing facilities	74	62 %
Home-Based work	68	57 %
New facilities	94	79 %

3/5 would like to see "More of existing businesses"

3/5 would like to see "Home-based work"

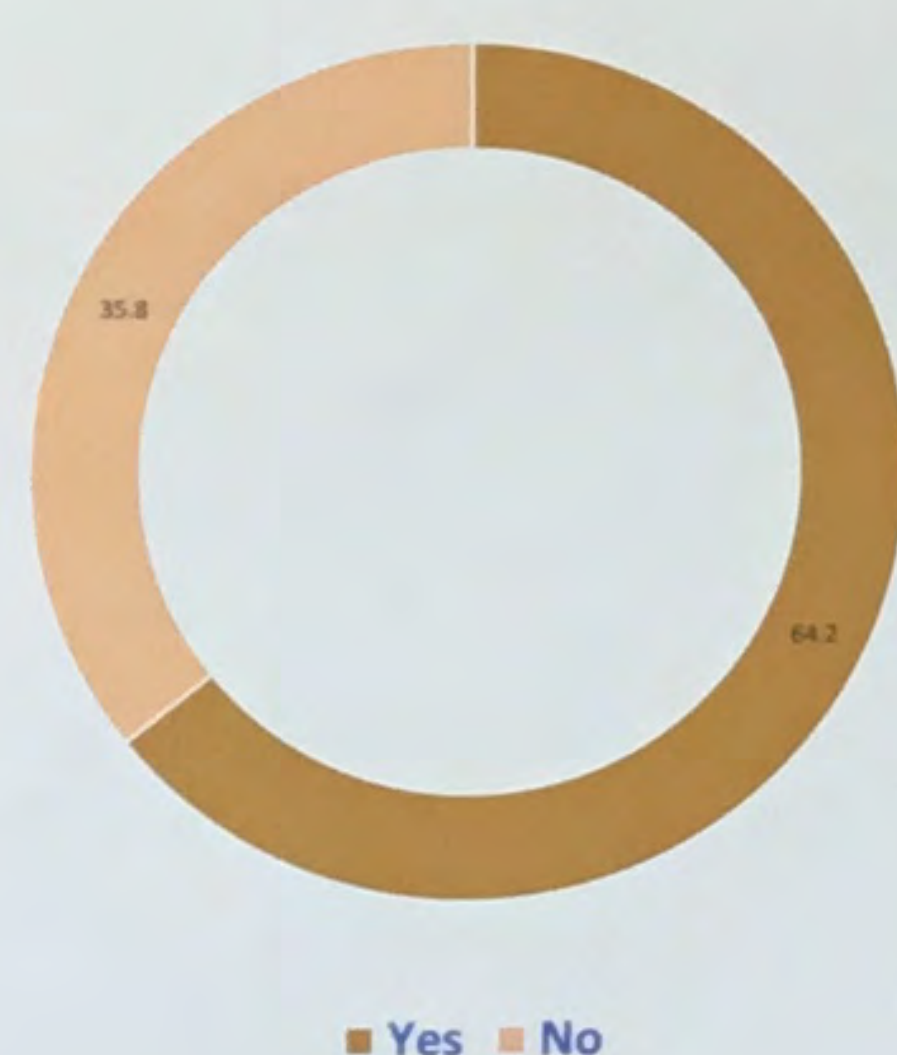
4/5 would like to see "New Facilities"

We asked "What type of business would you like to see?"



Note: The largest words show the most popular choice

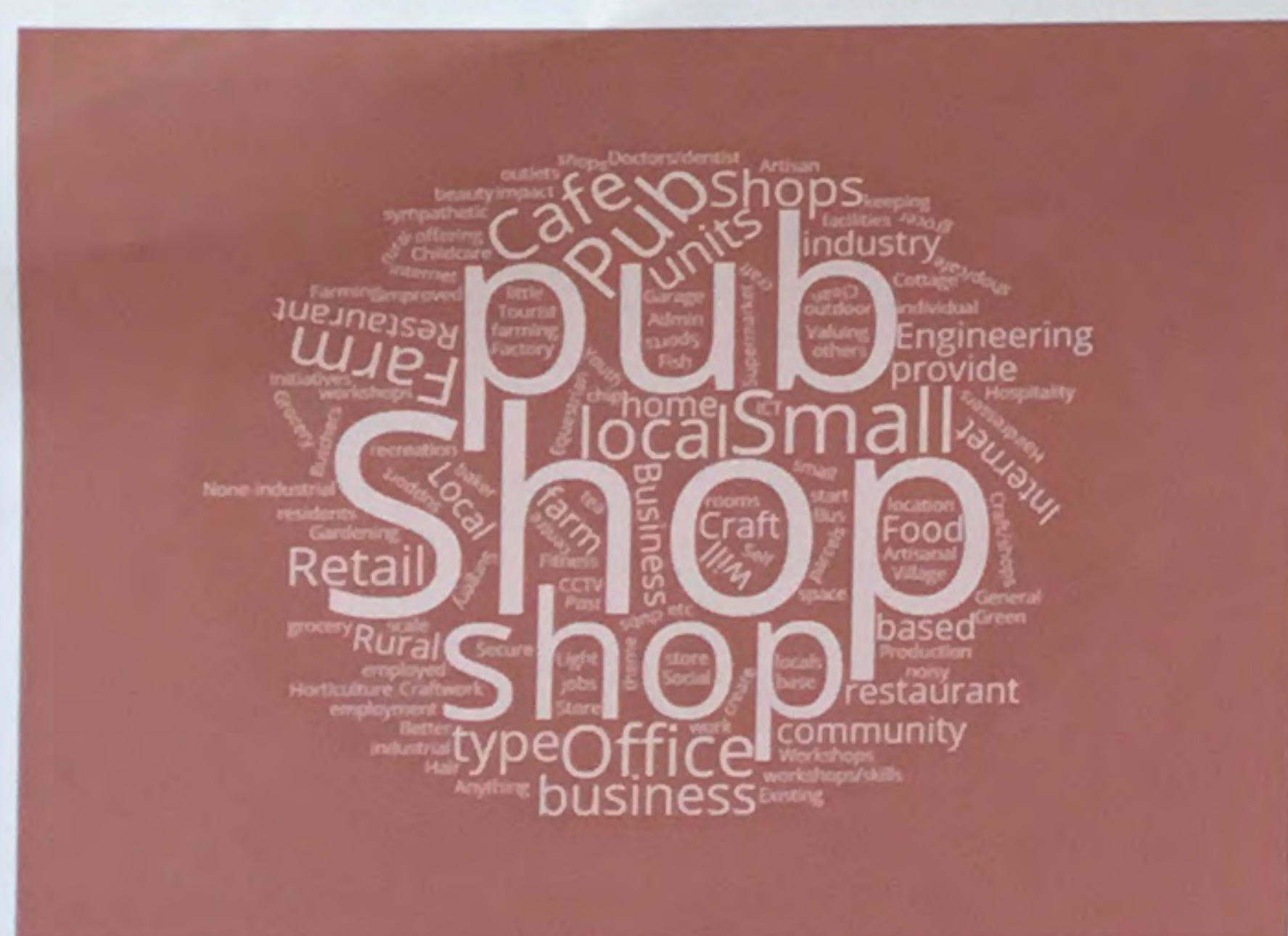
Looking toward the future the parishioners were asked whether business/commercial development should be encouraged.



Base 187 respondents

Base 187 respondents

people were also asked what types of business they would like to see



Note: The size of the words reflects its appearance in the responses

Employment

You said

'More local jobs'

We want to know

'What jobs'

'Where on the maps'

Mattersey Conservation Area

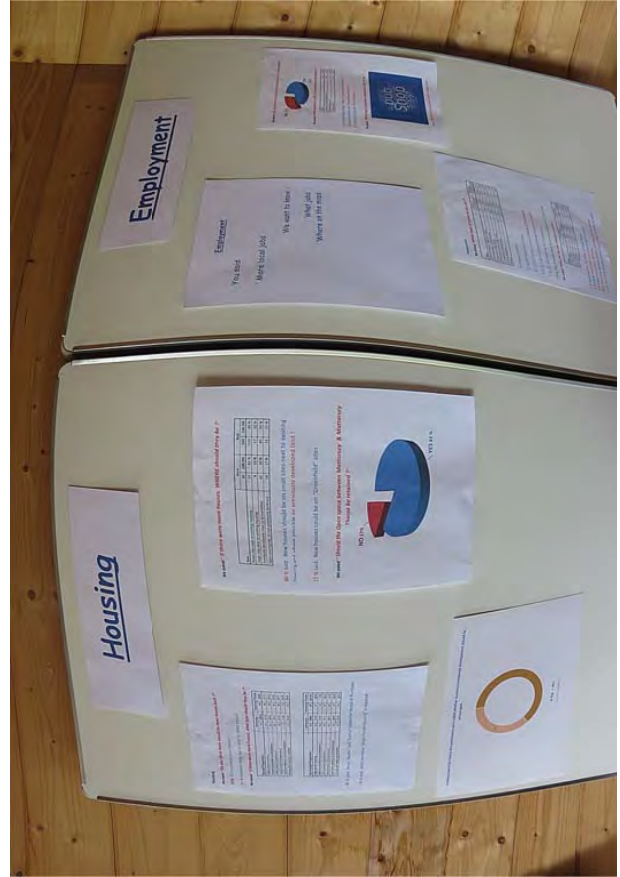
BASSETLAW D.C. MAR-2013 PLAN

ABANDONED BEFORE COMPLETED!!



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Produced by Bassetlaw District Council



A photograph of Mattersey Primary School, a two-story brick building with a balcony, set against a backdrop of trees and a blue sky. In the foreground is a large, green grassy field.

Mattersey Primary School

Neighbourhood Plan Consultation and Results

25th May 2016

A logo for 'Mattersey Thorpe and Mattersey'. It features a central map of the area, surrounded by various circular and rectangular emblems depicting local history and landmarks. The text 'MATTERSEY THORPE' is at the top and 'AND MATTERSEY' is at the bottom, both in a stylized, serif font.

“Mattersey Matters”

Mattersey and Mattersey Thorpe Neighbourhood Plan 2016-2021

Mattersey Matters – Children’s Consultation

1. Introduction

Neighbourhood Plans are to help local communities decide how they want their villages to be developed. They have been directed by the Government under the Localism Act to draw up these plans.

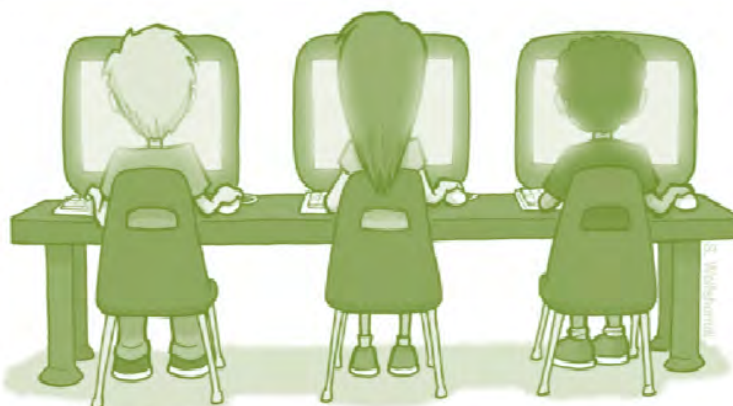
Mattersey Parish Council recruited volunteers from the local community to form a steering group to develop our neighbourhood plan.

The steering group has worked very closely with BDC to consult with the local community and to ensure they are working with the Developing Local Plan. As children aren’t on the steering group this document aims to represent their views.

Children had been invited to the Neighbourhood Planning village consultation events, but it had been noted that they generally had not attended.

The event at Mattersey Primary School was held on 25th May 2016 during the afternoon.

*There were 29 students
from 4 to 11 years old.*



2. Format

The session began with information about NP and why their views are important. This complex area was introduced in an accessible way, through discussion. We used an example of how their views had made a difference in the past when they had changed a decision made by Nottinghamshire County Council to ban the mosaic from the chosen place between the two halves of the parish, by writing letters and cards they overturned this decision and their mosaic is now in situ in the place they wanted it.

We used technology to capture their views. After an informal trial of key questions we used an online survey the costing of which was included in a previous questionnaire devised by Osiris Market Research.

Each year group undertook the survey with support using laptops. Two community volunteers supported the children. Marilyn Brogden and Bev Fullwood were familiar to the children as they have both volunteered in school. Marilyn is Secretary of the NP Steering Committee and Bev is Extend Learning Coordinator for the Elizabethan Family of Schools, of which Mattersey Primary School is a member.

3. The Questionnaire

The format of the questionnaire consider the respondents profile; what they liked about their village; what they least liked; places that are important to them; where they play; activities they like; how play areas should be managed.

Every child that was in school on the day undertook the questionnaire. All children could access the questionnaire however very young children were helped with the literacy aspect.


This first section tells us about you

Are you a girl or a boy?

☐

Girl

☐

Boy

How old are you?

☐

4

☐

6

☐

8

☐

10

☐

5

☐

7

☐

9

☐

11

Where do you live?

☐

 Mattersey
Thorpe

☐

Mattersey

☐

 Other
village

Now we need you to think about the village

What do you like most about Mattersey and Mattersey Thorpe? (please select up to 4 answers)

☐

Church

☐

Football Field

☐

 Natural play areas
like woods, hedges
and fields

☐

School

☐

 Play area in
Mattersey Thorpe

☐

Something else

☐

Millennium Green

☐

The Priory

☐

Church Hall

☐

The Post Office

Tell us which other thing you like most?

What do you like least about Mattersey and Mattersey Thorpe? (you may pick more than one answer)

☐

Poor bus service

☐

Not enough play areas

<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Not enough other children to play with
<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Something else
<input type="checkbox"/>	
What else do you like least?	
<div></div>	
Please would you tell us which places in the villages are important to you?	
<div></div>	
Where do you like to play in the villages?	
<input checked="" type="checkbox"/>	Football field
<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Playground in Mattersey Thorpe
<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Millennium green
<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Around your house or your friend's house
<input type="checkbox"/>	
<input checked="" type="checkbox"/>	In the woods and fields
<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Somewhere else
<input type="checkbox"/>	
Where else do you like to play?	
<div></div>	
What activities do you like to do in the villages?	
<input checked="" type="checkbox"/>	Go to the play areas
<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Cycling
<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Building a den
<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Play football

<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Something else
What other activities do you like to do in the villages?	
<div style="text-align: right;"> <input type="button" value="Up"/> <input type="button" value="Down"/> </div> <div style="text-align: left;"> <input type="button" value="Left"/> <input type="button" value="Right"/> </div>	
What activities do you like to do in other places?	
<div style="text-align: right;"> <input type="button" value="Up"/> <input type="button" value="Down"/> </div> <div style="text-align: left;"> <input type="button" value="Left"/> <input type="button" value="Right"/> </div>	
Looking to the future...	
Would you like to see areas for different ages of children to play?	
<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No
Would you like to see any of these pieces of equipment? (please pick up to 3 answers)	
<input checked="" type="checkbox"/> Outdoor gym	<input checked="" type="checkbox"/> Zip wire
<input checked="" type="checkbox"/> Doughnut swing	<input checked="" type="checkbox"/> Basketball / netball / tennis court
<input checked="" type="checkbox"/> Scooter park	<input checked="" type="checkbox"/> Natural play area
<input checked="" type="checkbox"/> Climbing frame with monkey bars	<input checked="" type="checkbox"/> Something else
What other pieces of equipment would you like to see?	
<div style="text-align: right;"> <input type="button" value="Up"/> <input type="button" value="Down"/> </div> <div style="text-align: left;"> <input type="button" value="Left"/> <input type="button" value="Right"/> </div>	
Where would you like play equipment to go in the villages?	
<div style="text-align: right;"> <input type="button" value="Up"/> <input type="button" value="Down"/> </div> <div style="text-align: left;"> <input type="button" value="Left"/> <input type="button" value="Right"/> </div>	
Would you like to see more houses built in the villages?	
<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No
Where would you like to see more houses built in the villages	
<input checked="" type="checkbox"/> Mattersey	<input checked="" type="checkbox"/> Fields between the villages

<input type="checkbox"/>		<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Mattersey Thorpe	<input checked="" type="checkbox"/>	Fields outside the villages
<input type="checkbox"/>		<input type="checkbox"/>	
Would you like to see any other building in the villages			
<input checked="" type="checkbox"/>	More shops		
<input type="checkbox"/>			
<input checked="" type="checkbox"/>	Village hall		
<input type="checkbox"/>			
<input checked="" type="checkbox"/>	Something else		
<input type="checkbox"/>			
What other building would you like to see in the villages?			
<input type="text"/>			
<input type="text"/>			
Do you go to any of the special events in the villages?			
<input checked="" type="radio"/>	Yes	<input checked="" type="radio"/>	No
<input type="radio"/>		<input type="radio"/>	
Would you like to see more special events in the villages?			
<input checked="" type="radio"/>	Yes	<input checked="" type="radio"/>	No
<input type="radio"/>		<input type="radio"/>	
What events would you like to see?			
<input type="text"/>			
<input type="text"/>			
Finally would you like to make any other comments?			
<input type="text"/>			
<input type="text"/>			
Thank you for taking the time to complete the survey. Please click submit to save your answers.			
<input type="text"/>			
<input type="button" value="← Back"/> <input type="button" value="↺ Reset"/> <input type="button" value="Next →"/> <input checked="" type="button" value="Submit ✓"/>			

4. Results

“We are delighted that the opinion of our children has been given such importance in developing the community for their future.”

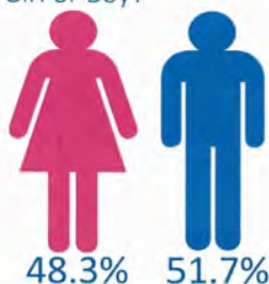
Mr Higginbottom



Neighbourhood Plan Results

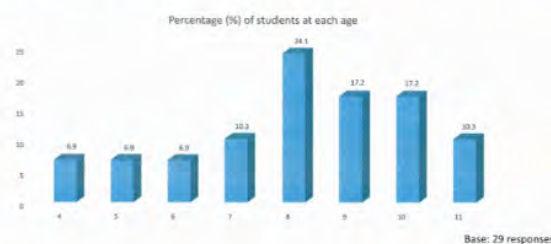
Mattersey Primary School Survey 2016

Are you a Girl or Boy?

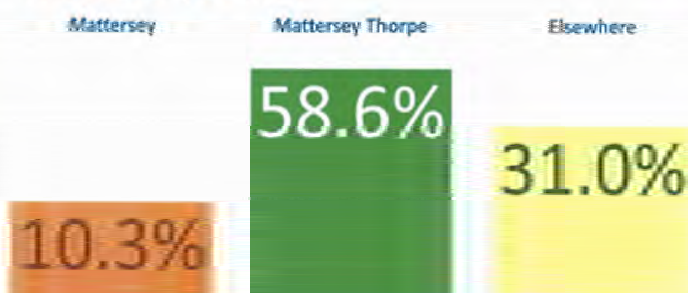


Base: 29 responses

How old are you?

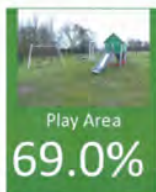


Where do you live?



Base: 29 responses

What do I like **most** about Mattersey and Mattersey Thorpe – Top 3 things



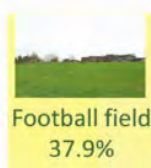
Base: 29 responses

What do I like **least** about Mattersey and Mattersey Thorpe?



Base: 29 responses

Where do you like to play?



Base: 29 responses

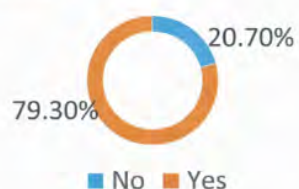
Football field photograph © Copyright [Alan Murray-Ross](#)

What activities do you like to do?



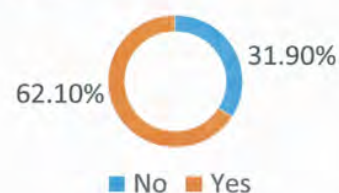
Base: 29 responses

Would you like to see more special events?



Base: 29 responses

Would you like to see more houses built?



Base: 29 responses

5. Analysis of Results

The information collected from children in the school is invaluable as it aids the NPSG in gaining insight into what young people value about their community and what they would like to see change. This will aid in the planning process and ensure that the element children have identified as important to them will be valued and maintained.

There is roughly an even split of girls and boys in the school. The ages span 4-11 but there is a peak at age 8-9.

31% of the respondents did not live in Mattersey or Mattersey.

6. Main Issues

There were several issues highlighted in the results that the Neighbourhood Plan could attempt to address:

- Too few children to play with
- More houses built
- Too few play areas
- More play equipment
- More special events
- The Post Office ranks high in the top three things they like about Mattersey
- Cycling was identified by 46.4% of the respondents as an activity they enjoy along with den building



7. Comments

The children enjoyed completing the questionnaire and it prompted discussion in class and in the playground.

One child said: “I wish there were more things to do in Mattersey.”

Teachers were very supportive of the process and the Head Teacher, Mr Higginbottom commented: **‘We are delighted that the opinion of our children has been given such importance in developing the community for their future.’**

Marilyn (Chair of the Steering Group said:) “It struck to my heart when two children identified the cemetery as one of their top three places in the village.”

8. Conclusions

Children were enthusiastic about participating and sharing their views. This could instil an interest in community and a feeling of stewardship of their environment.

Rurality impacts upon the children’s views as seen quite clearly through comments like “too few children to play with”. Resourcing play areas and equipment needs to be a key development for the future based on the views of the children.

The demographics of the school show that in the next two years there will be a dramatic decline in pupil numbers which could compound some of the issues identified by the children.

Cycling is a key activity and it would make sense to facilitate this leisure pursuit and sport to encourage healthy lifestyles in children and families.

The Post Office is a favoured asset by the children and their pocket money spending must support its business.

The steering group may wish to consider other emerging issues such as how to accommodate the strong interest in more special events.

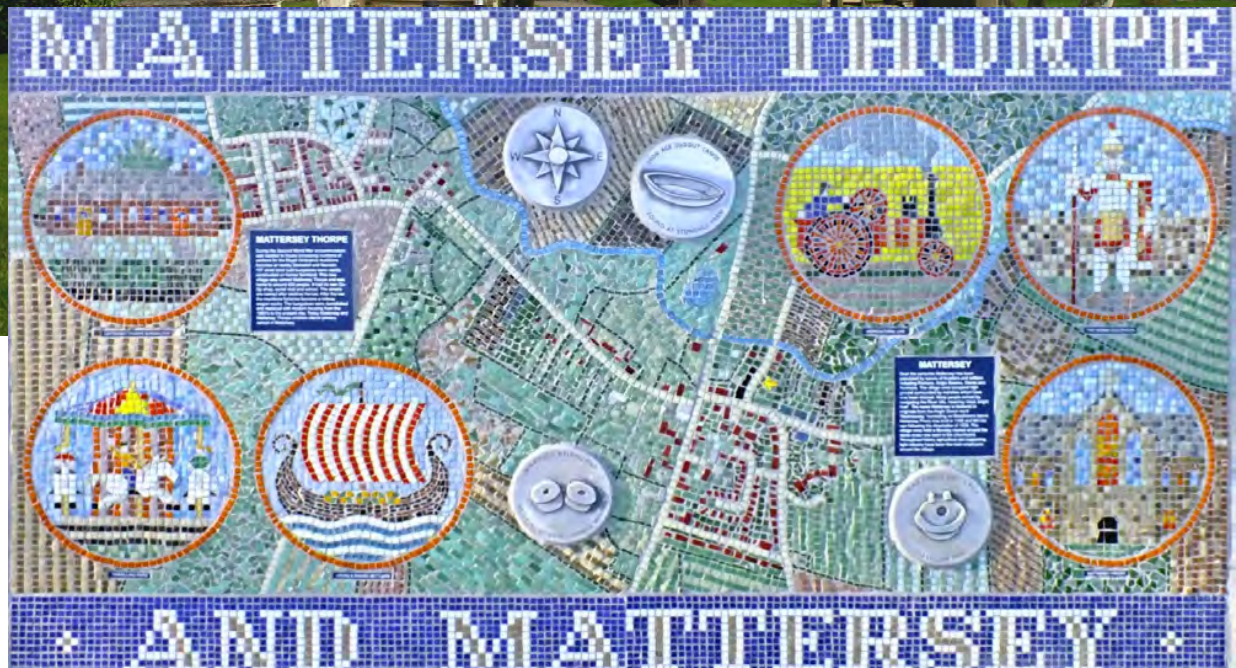
9. Recommendations

The next stage of the consultation with the children would be to give them an opportunity to look at the sites which have been identified during consultation events and to choose which sites they prefer.

The committee may choose to consider ways to deal with issues identified by the children, for example ensuring there is a Post Office/Shop in the future.



NEIGHBOURHOOD PLAN BUSINESS



Mattersey & Mattersey Thorpe Neighbourhood Plan – Business Survey

Dear Business Owner/Manager,

A Neighbourhood Plan is being worked on for the parish of Mattersey which will give the local community a say in planning decisions and guide future development for the next sixteen years.

We believe local businesses form an important part of the community and this is an opportunity for your business to inform and influence future developments.

We want to understand the businesses in our Parish, the reasons you are located here, what would make you stay in the area and what your future needs are, so that we can seek to support you.

The Neighbourhood Plan will form part of the statutory criteria that Bassetlaw must take into account when considering planning applications for future development and must reflect the views of the community, but also conform to the policies adopted in the Bassetlaw Core Strategy.

Before the Plan can be adopted by the District Council, it will go before an independent inspector and be subject to a referendum. It is important that everyone makes their views known so that they can be reflected in the final document.

The Plan will set out a vision as to what the community will be like to live and work in over the next sixteen years and how that vision can be achieved. The Plan will set out “sustainable” policies for the use of land in the Parish both with regard to conservation and future needs of the community.

Your input into the Plan is essential for providing the views of the businesses in our Parish.

Please don't be concerned about the confidentiality aspect of completing our business survey because :

- **No individual survey will be made public.**
- The surveys will be summarized for use by our NP Steering Group, to aid us with an overall assessment of the likely prospects for business and employment, within the Parish, during the next 16 years.

More information about Neighbourhood Planning, our Plan progress to-date and our meeting notes & dates are available at :

- Our NP website : www.mandmtneighbourhoodplan.weebly.com
- Our Facebook page : [mattersey-thorpe neighbourhood plan](#)

If you have any further questions, there are a several ways you can contact the group :

1. By email to Marilyn, our Group secretary [email : j.brogden@btinternet.com]
2. By completing the contact form on the NP website shown above.
3. By calling in to one of our NP evening meetings. [Meeting dates on the website above]

Meetings are usually held fortnightly from 7pm - 8pm at Mattersey Church Hall, where you can meet the Neighbourhood Plan Steering Group. We're quite friendly and always interested in your thoughts, or any aspect of the plan that you would like to discuss with us.

If you would like to discuss a [particular aspect of this business survey](#) questionnaire, please do not hesitate to contact us via website, facebook, email or visit our NP steering group meetings.

The survey will be collected by a member of the NP Steering Group on Sat 8th / Sun 9th Oct-2016

We look forward to your reading your views, comments or suggestions !

Mattersey & Mattersey Thorpe Neighbourhood Plan : Business Survey

NB : All of the responses to this survey will be summarised for use by the Neighbourhood Planning Steering Group in an effort to establish the likely Parish trends in business and employment prospects during the plan years.

Individual surveys will NOT be made public and so 'feel free' to be as honest as you can be in your assessments !

About you and your business :

Company name:	
Company address:	
Your Name:	
Position:	
Email address:	

Q1. Are you a resident of Mattersey and Mattersey Thorpe Parish?

☐ Yes
 ☐ No

Q2. Is this your main place of business?

☐ Yes
 ☐ No

Q3. What is the primary nature of your business?

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Retail	<input type="checkbox"/> Manufacturing
<input type="checkbox"/> Professional	<input type="checkbox"/> Other - please specify: _____	

Q4. Including yourself how many people do you employ..?

	Full-time	Part-time	Casual
Resident in Parish			
Resident elsewhere			

Q5. How long has your business been established (at its current location)?

<input type="checkbox"/> 0 to 5 years	<input type="checkbox"/> 5 to 10 years	<input type="checkbox"/> 10 to 20 years
<input type="checkbox"/> 20 to 50 years	<input type="checkbox"/> Over 50 years	

Q6. Are you planning to expand your business?

☐ Yes
 ☐ No (Please go to Q8)

Q7. If Yes to Q6. When are you planning to expand ?

<input type="checkbox"/> 1 to 2 years	<input type="checkbox"/> 2 to 5 years	<input type="checkbox"/> 5 to 10 years
<input type="checkbox"/> 10+ years	<input type="checkbox"/> I have no expansion plans currently	

(Please turn over)

Mattersey & Mattersey Thorpe Neighbourhood Plan : Business Survey

Q8. Do you see your business staying within Mattersey and Mattersey Thorpe Parish?

Yes

No (Please comment as to why in Q.11)

Q9. Please identify up to 3 advantages of being located in the Parish of Mattersey Thorpe and Mattersey ?

--

Q10. Please identify up to 3 actions which, if taken, would improve the conditions or facilities for your business ?

Q11. Finally,do you have any other comments regarding your business opportunities within the Mattersey and Mattersey Thorpe Parish?

[illegible]

The completed survey will be collected by a member of the NP Steering Group.

Thank you for your time !

Mattersey & Mattersey Thorpe Neighbourhood Plan : Business Survey Responses

Response 1	Response 2	Response 3	Response 4	Response 5	Response 6
About you and your business :					
Q1. Are you a resident of Mattersey and Mattersey Thorpe Parish?					
No	Yes	No	No	No	Yes
Q2.Is this your main place of business?					
No	Yes	Yes	Yes	Yes	Yes
Q3.What is the primary nature of your business?					
Retail	Manufacturing	Service Company	Professional (Garage)	Professional (College)	Professional

Q4.Including yourself how many people do you employ..?

Resident in Parish: None	Resident in Parish: 6 Full-time + 2 Part-time	Resident in Parish: None	Resident in Parish: None	Blank	Blank
Resident Elsewhere : None	Resident Elsewhere : None	Resident Elsewhere : 8 Full-time + 4 Part-time	Resident Elsewhere : 3 Full-time + 3 Part-time	Blank	Resident Elsewhere : 1 Full-time

Q5.How long has your business been established (at its current location)?

0 to 5 Yrs	20 to 50 yrs	5 to 10 yrs	20 to 50 yrs	Over 50 yrs	10 to 20 yrs
------------	--------------	-------------	--------------	-------------	--------------

Q6.Are you planning to expand your business?

No	Yes	Yes	No	Yes	No
----	-----	-----	----	-----	----

Q7.If Yes to Q6. When are you planning to expand ?

N/A	2 to 5 yrs	2 to 5 yrs	N/a	2 to 5 yrs	N/a
-----	------------	------------	-----	------------	-----

Mattersey & Mattersey Thorpe Neighbourhood Plan : Business Survey Responses

Response 1	Response 2	Response 3	Response 4	Response 5	Response 6
------------	------------	------------	------------	------------	------------

Q8.Do you see your business staying within Mattersey and Mattersey Thorpe Parish?

Yes	Yes	Yes	Yes	Yes	Yes
-----	-----	-----	-----	-----	-----

Q9.Please identify up to 3 advantages of being located in the Parish of Mattersey Thorpe and Mattersey ?

Easy access from all surrounding areas.	Proximity to home residence	Easy travel route for employees.	Local to my customers.	Quiet retreat centre	Work from home.
		Close to all motorway links.	Close to home (Ranskill).	Location (near Bawtry & Retford)	
		Pleasant rural location.	Ideally placed for my business.	Small but pleasant community.	

Q10.Please identify up to 3 actions which, if taken, would improve the conditions or facilities for your business ? within the Mattersey and Mattersey Thorpe Parish?

Encouraging residents to park at their own properties and not block access.	Better transport links to enable workforce to get here.	Improved mobile network coverage.	Local pub or tearoom for waiting customers.	Being able to sell some of our land (This may determine whether we stay in Mattersey).	
	Faster Internet.	Post Office open on Wednesday afternoons.	Remove the stupid speedbumps that nearly cause accidents every day !!!!		

Q11.Finally,do you have any other comments regarding your business opportunities within the Mattersey and Mattersey Thorpe Parish?

Blank	Blank	Blank	Blank	By being able to sell some of our land perhaps for houses, to enable further expansion within the community and our college.	Blank

Comments

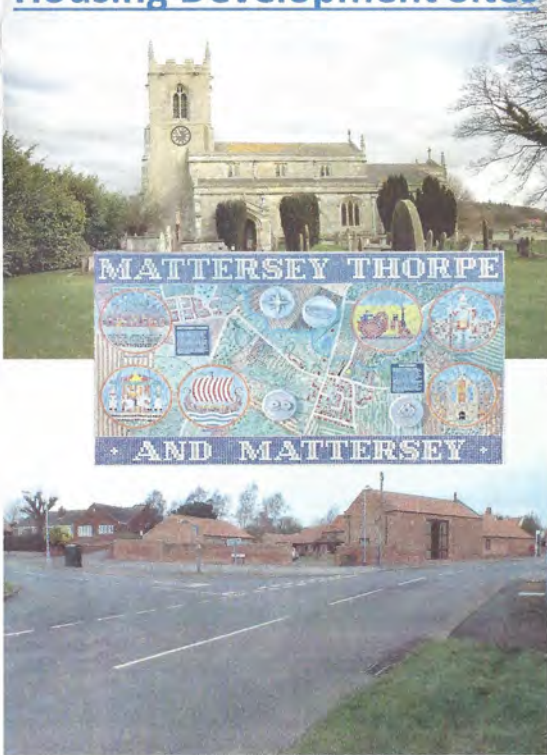
1. Business Surveys : 25 were delivered. 6 were collected. 4 declined to complete the survey.
2. Farms : Some difficulty in either gaining access, or finding someone around to collect the completed surveys from.

[3rd-Dec-2016 STREETLIGHTS

Parish of Mattersey and Mattersey Thorpe

Neighbourhood Plan

Housing Development Sites



CONSULTATION EVENT

Come and give us YOUR opinion on the sites that have been put forward for development in the village.

3rd December 2016 at the school

Open : 12 noon - 4 pm

[3rd-Dec-2016 NOTICEBOARD FLYER]

NEIGHBOURHOOD PLAN 3-DEC EVENT HANDOUT - POTENTIAL SITES

LET US HAVE YOUR VIEWS BEFORE 24-DEC !!

A Neighbourhood Plan [NP] event was held at our primary school on 3rd Dec .

We listed the 23 sites identified to-date and gave everyone a handout asking them to complete it to register their views on the potential sites, plus the NP Vision and Objectives.

Since the meeting, several people, who missed the event due to prior commitments, have asked if they can fill-in the event handout, which includes a map of the sites, to register their views.

If you want to do this, ... Here's how :

1. Steve Digby has kindly issued electronic versions of the event files to his IdleTalk circulation list.
 - A PDF version of the handout – Just Print -> Complete -> Hand-in at the Post office.
 - A Word document version of the handout – for those who prefer to :
 - Either Type -> Print -> Hand-in at the PO
 - Or Type -> Email the completed file to the NP group : j.brogden@btinternet.com
2. For those who don't have email and/or a printer : There are a limited number of pre-printed event handouts at the Post Office and Community House, Mattersey Thorpe.

Your views are vital in helping the NP group to reach a shortlist of potentially acceptable sites, based on the views of the majority within our parish.

The final list will eventually form part of the Neighbourhood Plan and be subject to a referendum, so all eligible voters within the parish will get a chance to vote on the final plan.

So, What happens next ?

1. The NP team will collect the completed handouts and start to group together the comments for each site after Christmas.
2. In the New Year, BDC will contact each site's owners and ask them to....

Either : Confirm that the site may become available for development over the plan years,

Or : Confirm that the site will not be developed and should be removed from the list.

IF YOU WANT TO GET YOUR VIEWS IN TO THE PLAN: FILL-IN A HANDOUT !

Please ensure that you complete the **Name and Postcode** boxes on your completed forms.
If you also include your email address, then we can keep you up-to-date using that.

**Your completed responses have to be in at the Post Office, or emailed to us,
BEFORE 24-December-2016.**

Merry Christmas and a Happy New Year to You All
Mattersey & Mattersey Thorpe Neighbourhood Plan Group

The map inside shows the sites that have been put forward for housing development over the next 15 years. It includes sites that Bassetlaw District Council have already identified along with those favoured by parishioners at the consultation event held on 23rd April at the Queens birthday celebrations.



It is important that you give us **YOUR** opinion about these sites and the type of development on each site that you would like to see. What do you think is the right mix of housing to see the needs of the village through the next 15 years. Should we have large developments, small developments, mixed developments, workplace developments

**WHAT DO YOU THINK
come and lets us know
It is your Village**



All the sites identified will be under consideration for building.

This event is to consult with everyone from Mattersey and Mattersey Thorpe on the progress of the plan.

We have maps of the village showing land that has been put forward either by landowners or that was identified at the first consultation event held on 23rd April at Mattersey School.

**Enjoy tea, coffee, biscuits and
mince pies whilst you browse.**



LOTTERY FUNDED

Parish of Mattersey and Mattersey Thorpe

Neighbourhood Plan

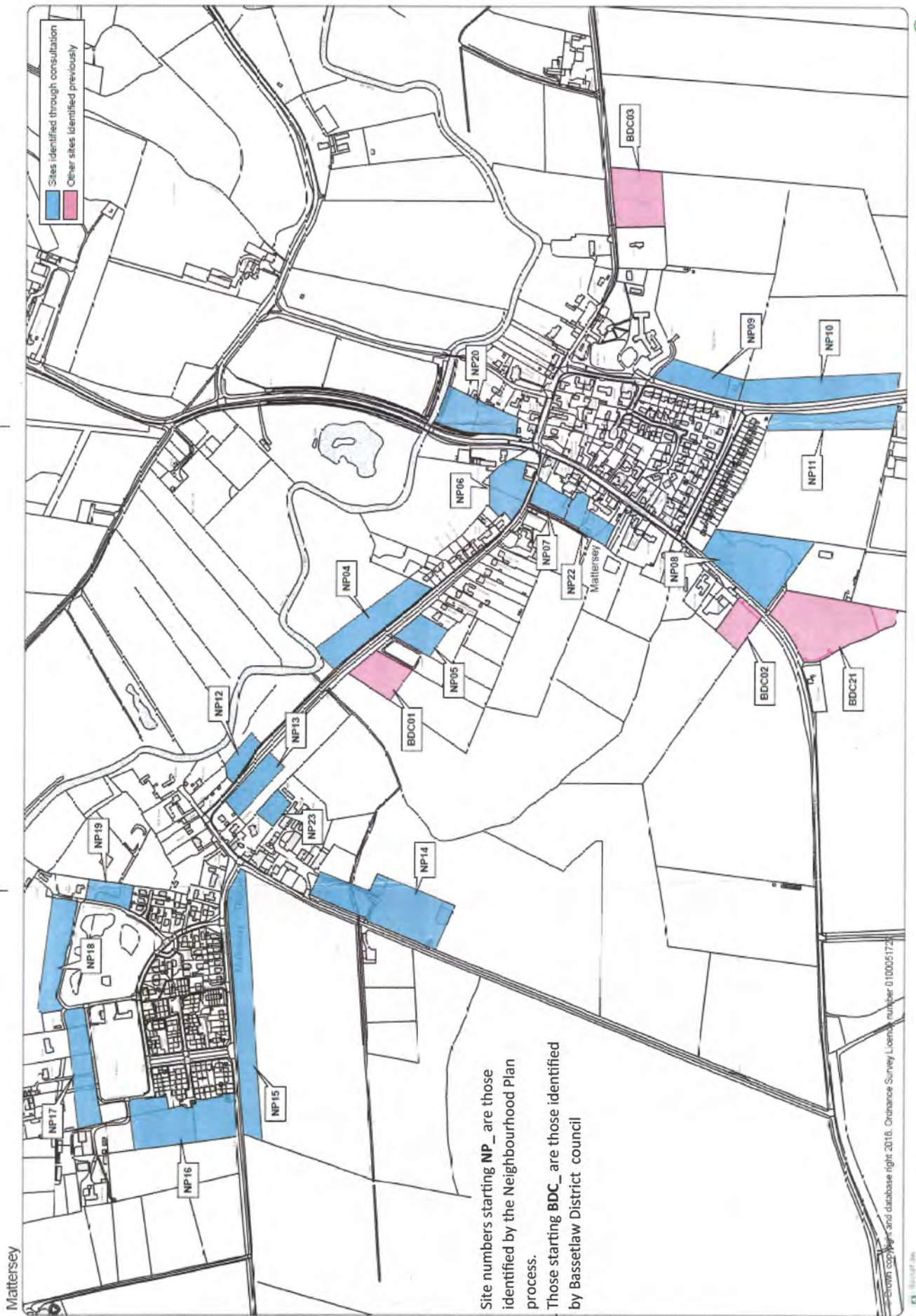
Housing Development Sites















CONSULTATION EVENT

Come and give us **YOUR** opinion on the sites that have been put forward for development in the village.


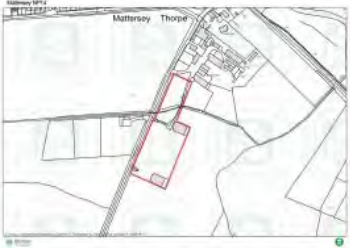








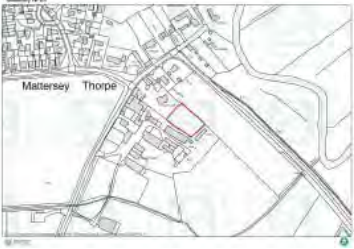
3rd December 2016 at the school

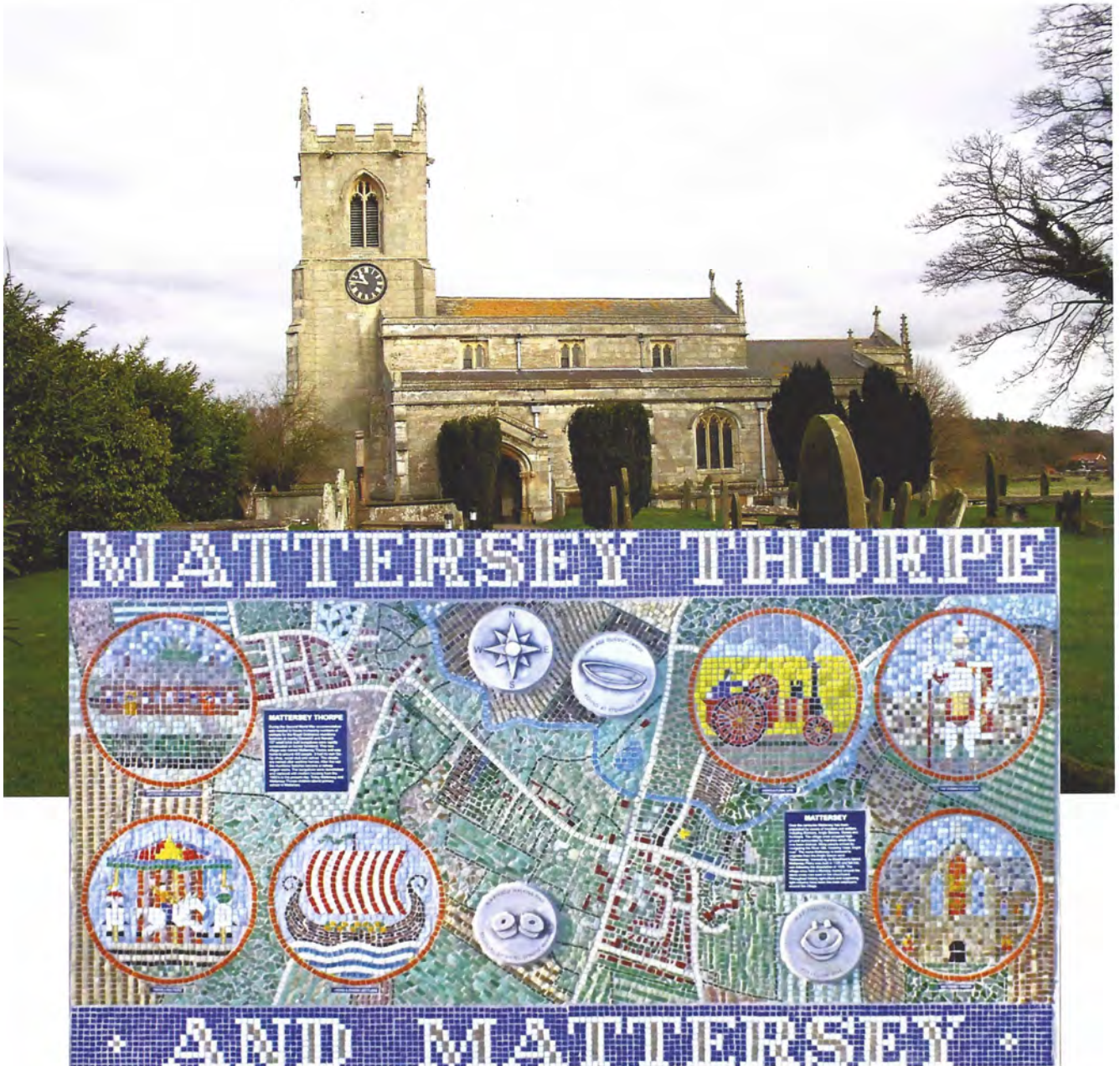


NEIGHBOURHOOD PLAN : FULL LIST OF 23 PROPOSED SITES - LOCATION MAPS

<p>BDC 01 : Land south of Thorpe Road, Mattersey (Adjacent to Mattersey Thorpe side of cemetery)</p> 	<p>BDC 02 : Land west of Main Street, Mattersey (Adjacent to Priory Garage)</p> 
<p>BDC 03 : Land south of Abbey Road, Mattersey</p> 	<p>NP 04 : Land north of Thorpe Road, Mattersey (Adjacent to single-person flats)</p> 
<p>NP 05 : Land south of Thorpe Road , Mattersey (Adjacent to Mattersey side of cemetery)</p> 	<p>NP 06 : Land north of Thorpe Road , Mattersey (Opposite the school on Thorpe Road)</p> 
<p>NP 07 : Land south of Thorpe Road, Mattersey (Paddock next to school)</p> 	<p>NP 08 : Millennium Green site</p> 
<p>NP 09 : Land east of Retford Road, Mattersey (Bible College sportsfield)</p> 	<p>NP 10 : Land east of Retford Road, Mattersey (Field opposite Priory Close along roadside, near village boundary)</p> 
<p>NP 11 : Land west of Retford Road, Mattersey (Field behind Priory Close along roadside, near village boundary)</p> 	<p>NP 12 : Land north of Thorpe Road , Mattersey Thorpe (Roadside part of field, approaching Mattersey Thorpe)</p> 

NEIGHBOURHOOD PLAN : FULL LIST OF 23 PROPOSED SITES - LOCATION MAPS

<p>NP 13 : Land south of Thorpe Road , Mattersey Thorpe (Roadside part of field, approaching Mattersey Thorpe)</p> 	<p>NP 14 : Land east of Breck Lane, Mattersey Thorpe (Manor Farm site)</p> 
<p>NP 15 : Land at Broomfield Lane, Mattersey Thorpe</p> 	<p>NP 16 : Land west of Keyes Close, Mattersey Thorpe</p> 
<p>NP 17 : Land north of Plantation Drive, Mattersey Thorpe</p> 	<p>NP 18 : Land north of Newall Drive, Mattersey Thorpe</p> 
<p>NP 19 : Land east of Wavell Close, Mattersey Thorpe</p> 	<p>NP 20 : Land east of Everton Road, Mattersey (Adjacent to Post Office building)</p> 
<p>BDC 21 : Land south of Main Street, Mattersey (Field beyond Millenium Green on Ranskill Road)</p> 	<p>NP 22 : Land at the rear of Laurels Farm, Main Street, Mattersey</p> 
<p>NP 23 : Land at the rear of Gilbert's Croft, Breck Lane, Mattersev Thorne</p> 	



Vision and objectives

The group has been working on a vision for Mattersey and Mattersey Thorpe and a set of objectives which the Neighbourhood Plan should aim to address. These are shown below:

Vision

“In 15 years time Mattersey parish will be a thriving community and sensitively-developed area.

It will value the community, the school and it’s 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 and work and enjoy village life.”

Objectives

1. Attract young couples and families into the parish to support school numbers.
2. Housing design should reflect village character and incorporate energy efficiency.
3. Encourage local employment opportunities to support the local rural economy.
4. Maintain and where possible, improve public transport, to allow access to services in surrounding villages.
5. Maintain pre-school and primary school education within the village.
6. Ensure the parish retains its identity as a rural village.
7. Retain and improve upon existing recreation and community facilities.
8. Move towards self-sufficiency in energy generation and usage.

Your comments

We would like your views on the work done so far – please could you provide comments on whether you would like anything to alter with the vision or objectives and why? Please feel free to comment on as many aspects as you would like. If you require more space, please use an additional sheet of paper and attach it to this form.

What are you commenting on - Vision or Objective (which number)?

Comments:
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What are you commenting on - Vision or Objective (which number)?

Comments:

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What are you commenting on - Vision or Objective (which number)?

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What are you commenting on - Vision or Objective (which number)?

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What are you commenting on - Vision or Objective (which number)?

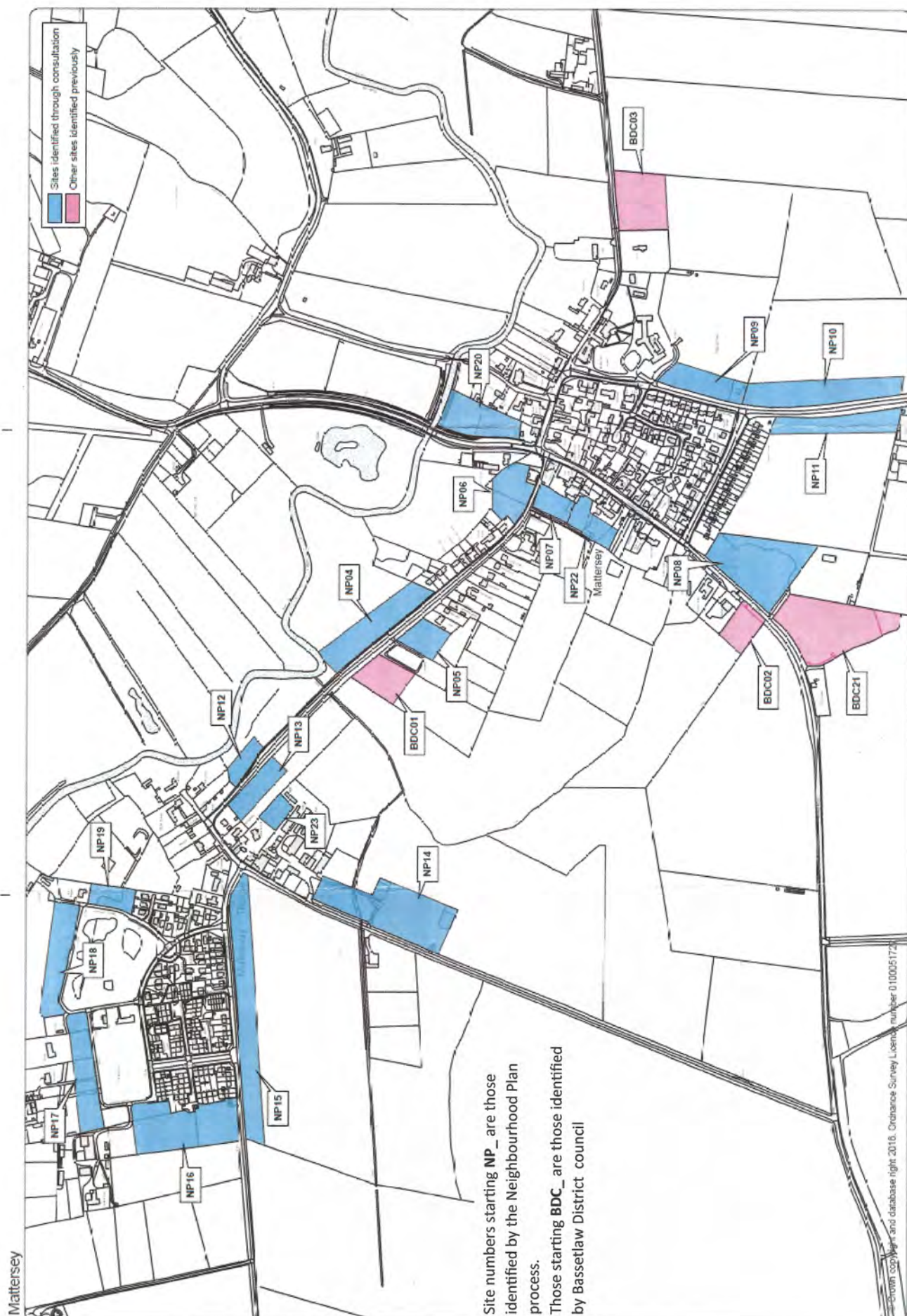
Comments:

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Site Assessment Work

The Neighbourhood Plan group are also looking at allocating sites for housing and small workshops or live work units. The sites being considered are shown on the page before.

Please can you identify the site you would like to comment on and give reasons why you think it would be a suitable site for allocation (and circle the options you are think are suitable) and why? Please feel free to comment on as many sites as you would like.

Site reference/number:

Is the site suitable for allocation?	Yes/No	Housing/Workshops/Live/Work units
--------------------------------------	--------	-----------------------------------

Why?

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Site reference/number:

Is the site suitable for allocation?	Yes/No	Housing/Workshops/Live/Work units
--------------------------------------	--------	-----------------------------------

Why?

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Site reference/number:

Is the site suitable for allocation?	Yes/No	Housing/Workshops/Live/Work units
--------------------------------------	--------	-----------------------------------

Why?

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Site reference/number:

Is the site suitable for allocation?	Yes/No	Housing/Workshops/Live/Work units
--------------------------------------	--------	-----------------------------------

Why?

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Site reference/number:

Is the site suitable for allocation?	Yes/No	Housing/Workshops/Live/Work units
--------------------------------------	--------	-----------------------------------

Why?

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Site reference/number:

Is the site suitable for allocation?	Yes/No	Housing/Workshops/Live/Work units
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Why?

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Site reference/number:

Is the site suitable for allocation?	Yes/No	Housing/Workshops/Live/Work units
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Why?

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Site reference/number:

Is the site suitable for allocation?	Yes/No	Housing/Workshops/Live/Work units
--------------------------------------	--------	-----------------------------------

Why?

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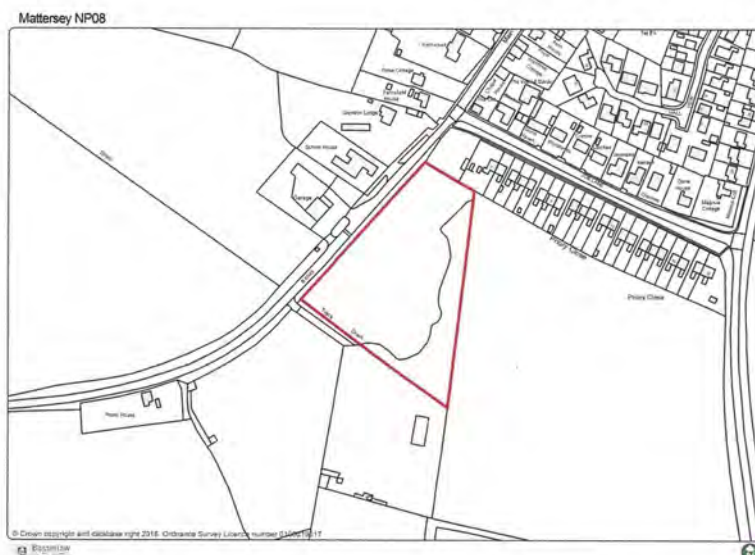
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If you had to rank the sites in order of preference, which sites would be:

- Your preferred sites for allocation?
- In the bottom three?

Millennium Green



The Neighbourhood Plan group would like to know what you would like to happen with the Millennium Green. There are options being considered which could result in the Millennium Green being relocated and the current site could be considered for housing development.

- Should the Millennium Green stay where it is? Yes/No/Not sure
- What would you change about the current Millennium Green?
- Where would you want the Millennium Green relocating to (if it was to be moved)?

[illegible]

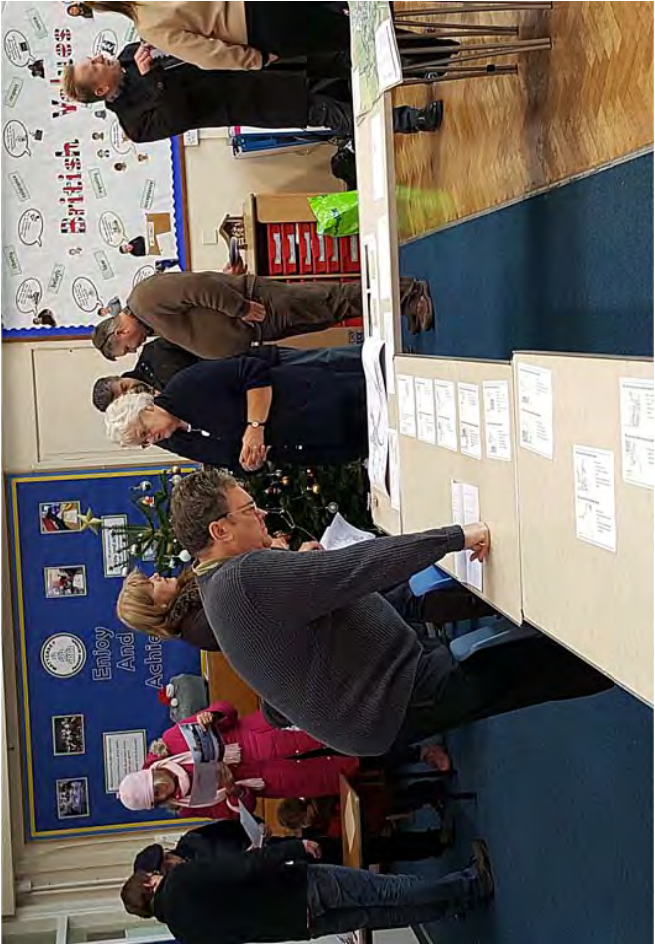
If you would like to be kept informed of the progress of the Neighbourhood Plan, please can you provide your contact details below:

Name:

Email address:

Thank you for your time.

3-December-2016 NP Event



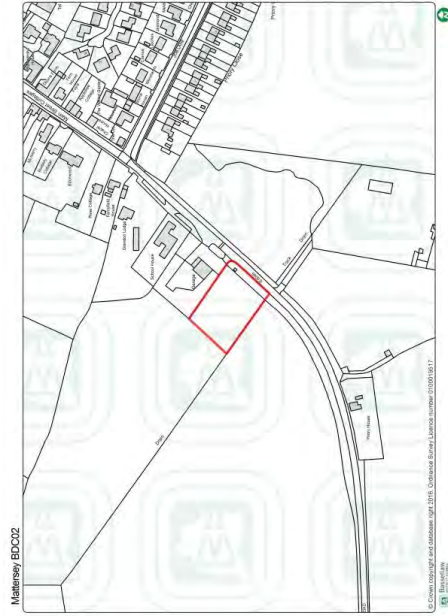
BDC01: Land south of Thorpe Road, Mattersey (Housing)



Things to consider:

- Adjacent to cemetery (non-designated heritage asset)
- Extension to the footpath required
- Close to the flood zone
- Currently not adjacent to the build form

BDC02: Land west of Main Street, Mattersey (Housing/workshops/live work units)



Things to consider:

- Extension to the footpath required
- Adjacent to a commercial operation

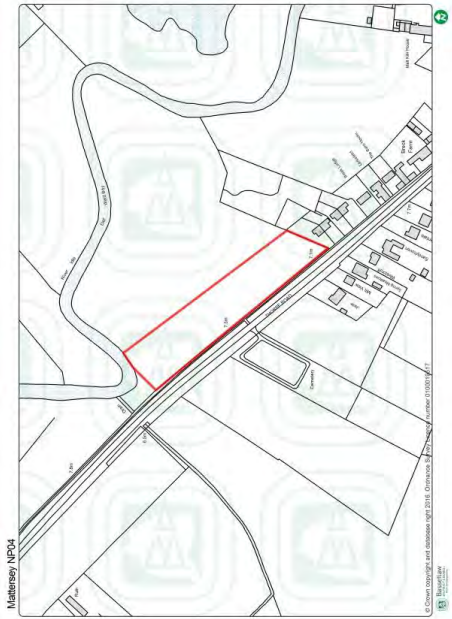
BDC03: Land south of Abbey Road, Mattersey (Housing)



Things to consider:

- Abbey Road is not of sufficient standard to serve a development
- Will development be in-keeping with the character of the nearby properties (large properties in large gardens)?

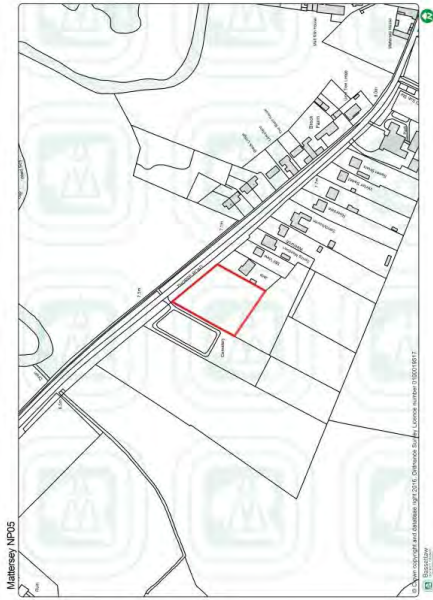
NP04: Land north of Thorpe Road, Mattersey (Housing)



Things to consider:

- Adjacent to a potential flood area
- Extension to the footpath required

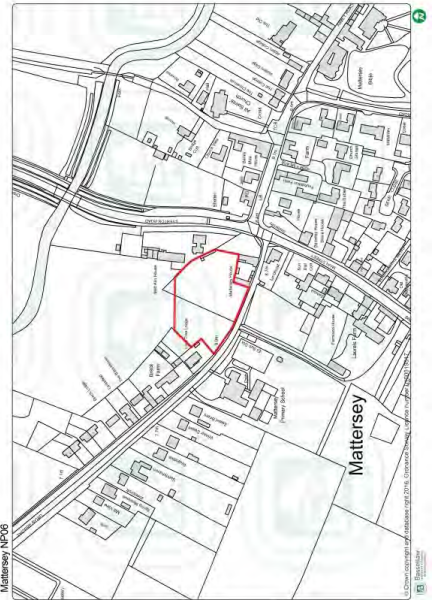
NP05: Land south of Thorpe Road, Mattersey (Housing)



Things to consider:

- Adjacent to cemetery (non-designated heritage asset)
- Extension to the footpath required

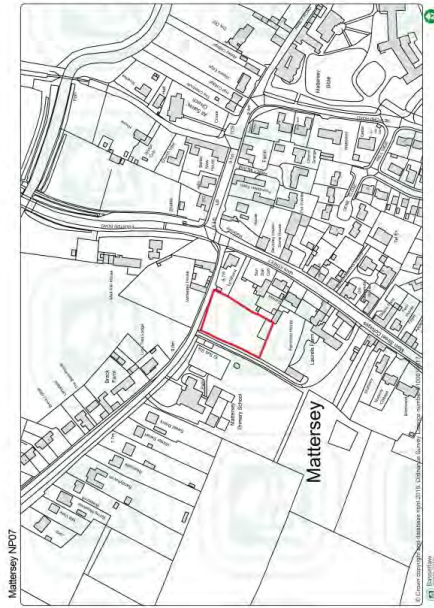
NP06: Land north of Thorpe Road, Mattersey (Housing)



Things to consider:

- Within the Conservation Area
- Adjacent to a potential flood area
- Access to the site needs to be improved
- Footpath will need to be widened

NP07: Land south of Thorpe Road, Mattersey (Housing)



Things to consider:

- Within the Conservation Area
- Could the track to the west be upgraded?
- Extension to the footpath required

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



Things to consider:

- Impact on the Grade II Mattersey Hall College grounds
- Within setting of the Conservation Area
- Extension to the footpath required

NP08: Millennium Green (Housing development?)



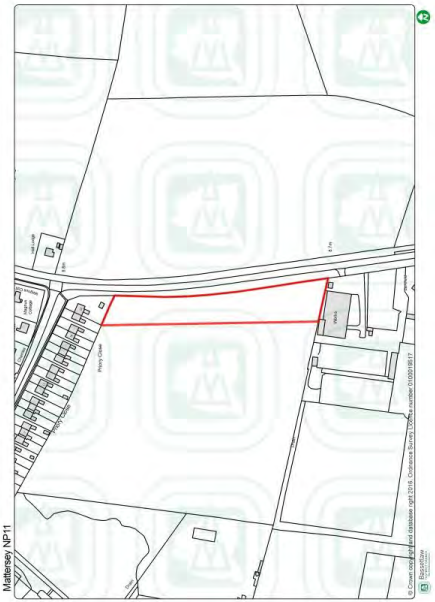
Things to consider:

- Current use as a recreational and play area – this will need to be relocated before the site could be considered suitable for development
- Extension to the footpath required

SHOULD THIS SITE STAY AS THE MILLENNIUM GREEN?

- What would you change about the current site?
- Where could this be relocated to?

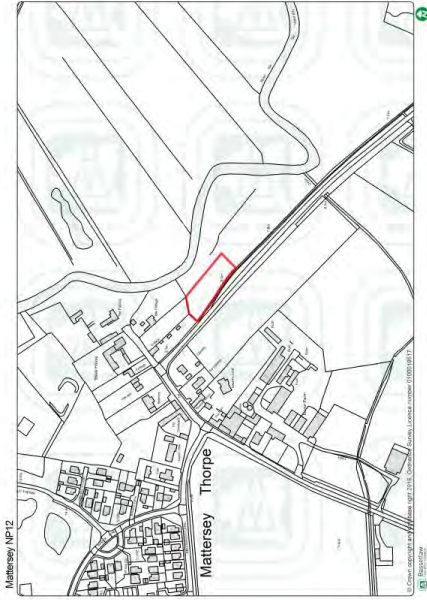
NP11: Land west of Retford Road, Mattersey (Housing/workshops/live work units)



Things to consider:

- Identified on the Historic Environment Record
- Extension to the footpath required
- Existing speed limit would have to be extended

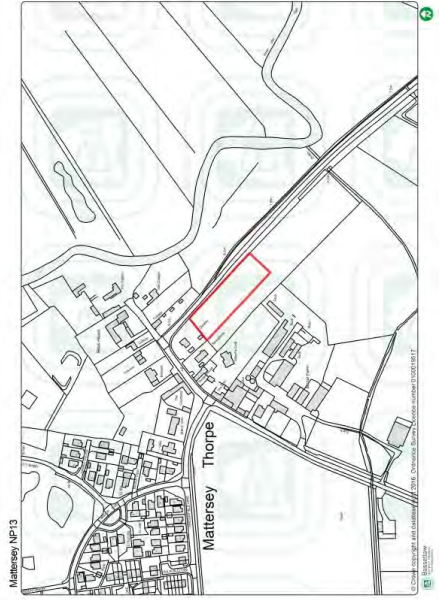
NP12: Land north of Thorpe Road, Mattersey Thorpe (Housing)



Things to consider:

- Potential flooding issues
- Existing footpath to be widened

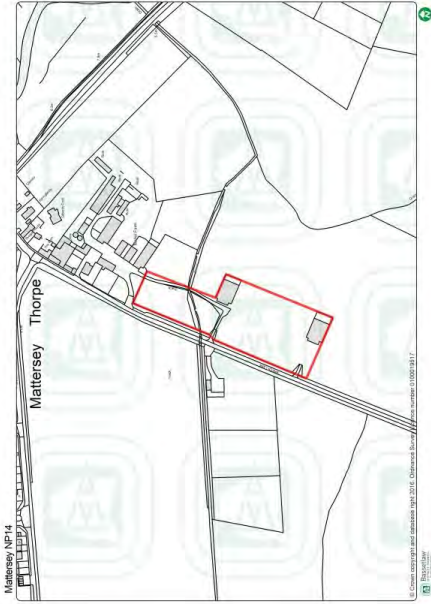
NP13: Land south of Thorpe Road, Mattersey Thorpe (Housing)



Things to consider:

- Potential flooding issues
- Existing footpath to be widened

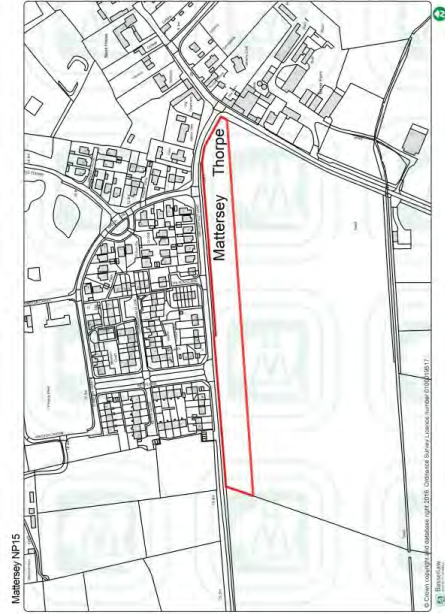
NP14: Land east of Breck Lane, Mattersey Thorpe (Housing/workshops/live work units)



Things to consider:

- Breck Lane is not of sufficient standard to serve a development
- Setting of non-designated heritage assets

NP15: Land at Broomfield Lane, Mattersey Thorpe (Housing/workshops/live work)units



Things to consider:

- Extension to the footpath required
- Broomfield Lane becomes a bridleway to the west – not of sufficient standard to serve a development

NP16: Land west of Keyes Close, Mattersey Thorpe (Housing)



Things to consider:

- Broomfield Lane becomes a bridleway to the west – not of sufficient standard to serve a development
- Access from Keyes Close or Winston Green instead?

NP17: Land north of Plantation Drive, Mattersey Thorpe (Housing)



Things to consider:

- Need for co-operation between the different landowners
- Roads are not adopted and therefore are not sufficient standard to serve a development

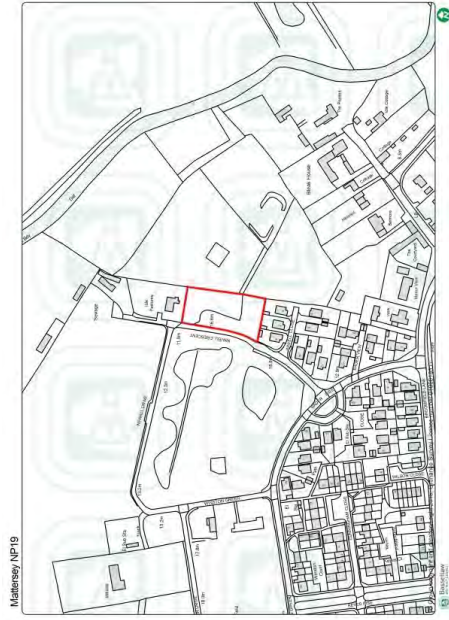
NP18: Land north of Newall Drive, Mattersey Thorpe (Housing)



Things to consider:

- Potential flooding issues
- Roads are not adopted and therefore are not sufficient standard to serve a development

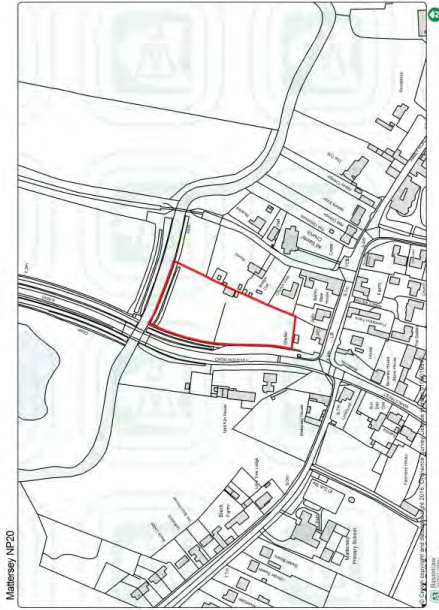
NP19: Land east of Wavell Close, Mattersey Thorpe (Housing)



Things to consider:

- Potential flooding issues
- Roads are not adopted and therefore are not sufficient standard to serve a development

NP20: Land east of Everton Road, Mattersey (Housing)



Things to consider:

- Potential flooding issues
- Area of potential archaeological interest
- Extension to the footpath required
- Existing speed limit would have to be extended

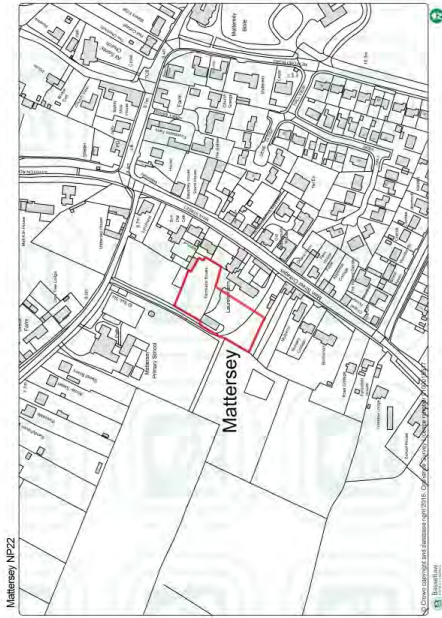
BDC21: Land south of Main Street, Mattersey (Housing)



Things to consider:

- Not currently adjacent to the built form
- Extension to the footpath required
- Existing speed limit would have to be extended

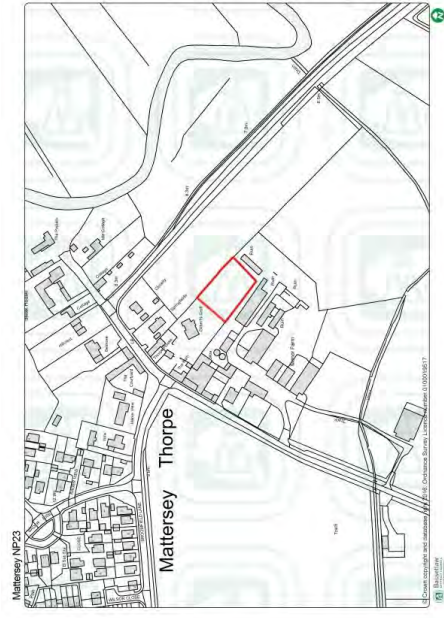
NP22: Land at the rear of Laurels Farm, Man Street, Mattersey (Housing)



Things to consider:

- Area of potential archaeological interest
- Within the Conservation Area
- Setting of positive building in a Conservation Area

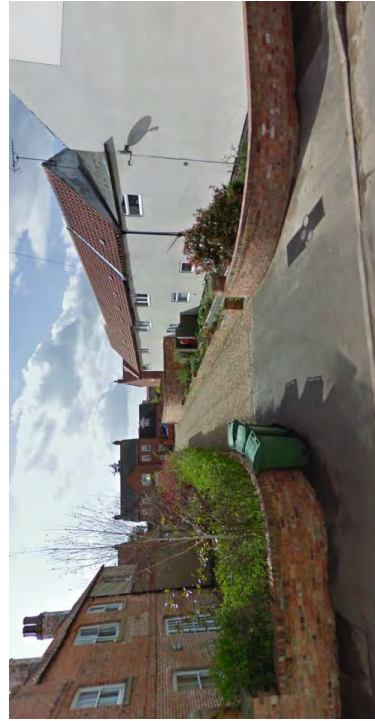
NP23: Land at the rear of Gilbert's Croft, Breck Lane, Mattersey Thorpe (Housing)



Things to consider:

- How the site will be accessed?
- Within setting of non-designated heritage assets

Lower density



DO YOU WANT DEVELOPERS TO BUILD ANYWHERE THEY LIKE ?

THEN LET US HAVE YOUR VIEWS BEFORE SUN 29-JAN !!

At the Neighbourhood Plan [NP] event on 3rd Dec in the primary school.
We listed the 23 sites identified to-date and gave everyone a handout asking for views on the potential sites

30 completed handouts have been returned ... **BUT**
That's not enough to identify the **Sites You Like** 😊 and the **Sites you** 😞 Hate

We need YOUR HELP

Please fill-in a handout to TELL US WHAT YOU WANT

Here's how

1. Steve Digby sent two handout files to his IdleTalk circulation list. You can use either as follows :
 - A PDF version of the handout – Just Print -> Complete -> Hand-in at the Post office.
 - A Word document version of the handout :
 - Either Type -> Print -> Hand-in at the PO
 - Or Print -> Complete -> Hand-in at the PO
 - Or Type -> Email the completed file to the NP group : j.brogden@btinternet.com
2. Our NP weebly website has the Word document version of the handout at :
www.mandmtneighbourhoodplan.weebly.com/consultations--meeting-notes.html
 just scroll down page to "**EVENT HANDOUT FOR COMMENTS**" then Click to download.
3. For those who don't have email and/or a printer : There are a limited number of pre-printed event handouts at the Post Office and Community House, Mattersey Thorpe.

YOUR VIEWS ARE VITAL in helping the NP group to reach a shortlist of **YOUR CHOSEN SITES**.
The final list will eventually form part of the Neighbourhood Plan and be subject to a referendum, so all eligible voters within the parish will get a chance to vote on the final plan.

**IF YOU WANT TO LEAVE IT TO DEVELOPERS TO
CHOOSE SITES FOR YOU -> JUST DO NOTHING !**

(YOU CAN COMPLAIN AFTERWARDS ..IT WON'T STOP THEM!)

IF YOU WANT TO CHOOSE THE SITES - FILL-IN A HANDOUT !

Please ensure that you complete your **Names and Postcode** on your completed forms.
If you also include your email address, then we can keep you up-to-date using that.

**Your completed responses have to be in at the Post Office, or emailed to us,
BEFORE SUN 29-Jan-2017.**

Mattersey & Mattersey Thorpe Neighbourhood Plan Group

FormsTotal

Neighbourhood Plan

NP Ref	Site Location	SUMMARY OF 45 COMPLETED FORMS	
		<p>Notes : The following sites have been highlighted in yellow</p> <p>1. "Top-3" MOST Preferred Sites</p> <p>2. "Bottom-3" LEAST Preferred Sites</p> <p>3. Sites with a score of 10 or more : either Favouring Development or Opposing Development</p>	
BDC 01	Adjacent to Cemetery, Westside of Thorpe Road		
BDC 02	Northside field beyond Priory Garage, opposite Millennium Green		
BDC 03	Southside field on Abbey Road next to "Mole Hill"		
NP 04	North-East field next to Thorpe Road (N-E Roadside field opposite Cemetery)		
NP 05	South-West field next to Thorpe Road (Eastside field next to Cemetery)		
NP 06	Field next to Limefree Lodge, (Opposite to school on Thorpe Road)		
NP 07	Paddock between "Lyndhurst" and School next to Thorpe Road		
NP 09	Bible College sportsfield (Eastside of Retford Road)		
NP 10	Field opposite side to Priory Close/Job Lane (Eastside of Retford Road near village boundary)		
NP 11	Field behind Priory Close/Job Lane (Westside of Retford Road near village boundary)		
NP 12	North-East side of Thorpe Road (Roadside field next to Robert Fisher's house)		
NP 13	South-West side of Thorpe Road (Roadside field next to Tony Roberts' house)		
NP 14	Outbuildings & Barns, Manor Farm Breck Lane, MT		
NP 15	Chickenshed west of Manor Farm, Breck Lane, MT		
NP 16	Farmland along Broomfield Lane, MT		
NP 17	West side of playing field, Winston Green, MT		
NP 18	Westside field next to Keyes Close bungalows on Broomfield Lane, MT		
NP 19	Plantation Drive		
NP 20	Newall Drive, MT		
NP 21	Wavell Crescent - land east of "The Green"		
NP 22	Field behind Post Office, (NorthEast-side of Mattersey Road)		
NP 23	Southside field beyond Millennium Green towards village boundary		
NP 24	Land adjacent to Laurel Farm		
NP 25	Land in grounds of "Gilbert's Croft"		

FAVOURING DEVELOPMENT										OPPOSING DEVELOPMENT									
HOUSING	HOUSEWORK	WORK	FACILITIES (SHOP/CAFE)	VILLAGE HALL	MILLENNIUM GREEN	TOTAL "IN FAVOUR"	"PREFERRED SITES" Count	"BOTTOM 3" Count		HOUSING	HOUSEWORK	WORK	FACILITIES (SHOP/CAFE)	VILLAGE HALL	MILLENNIUM GREEN	TOTAL "AGAINST"	"PREFERRED SITES" Count	"BOTTOM 3" Count	
4	3	1			4	12	3	1		5	9	10	1	1		26	2		
	1					1		3											
6	3	3		1	9	22	3	1		6	3	3					3		
12	1	1			1	15	4	2		12	1	1					4		
		1			2	12	7	3		9		1					7		
9	4	1		1	1	16	8			9	4	1		1	1		8		
	2	1		2	6	19	4	4		8	2	1					4		
6	2	1				6	3	6		3	2	1					3		
7	2	2				7	3	7		3	2	2					3		
8	1	1				8	3			6	1	1					3		
7	1	1				7	1	1		5	1	1					1		
23	8	2				23	2	1		6	7	8	2				2		
9	1	1				9	3	10		7	1	1					3		
	5						3	1									3		
14	1					14				8		5	1						
6						6	1	4		6							1		
4						4	2	3		4							2		
8						8	2	1		8							2		
11	1	1			1	11	2	3		7	1	1	1				2		
7		3				7	3	3		2	2	3					3		
17	1	1			1	17	7			12	2	1	1				7		
6	1	1				6	1			3	2	1					1		

NP 08	Millenium Green site	ALLOW DEVELOPMENT	14	DON'T KNOW	4	SITE "AS IS"	7	IMPROVE SITE	8
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VISION & OBJECTIVE COMMENTS

NP 3-DEC-2016 EVENT : VISION & OBJECTIVE COMMENTS FROM FEEDBACK FORMS					
Form No	General Comments	<u>VISION Comments</u>	1. Attract young couple and families into the parish to support school numbers	2. Housing design should reflect character and incorporate energy efficiency	3. Encourage local employment opportunities to support the rural economy.
2			Agree.	Agree.	Agree.
3	We have no objections to any schemes that may be adopted, providing it does not interfere or cause nuisance to the already established community, and is carried out sensibly and sympathetically.				
4			We need to attract young people and families to Mattersey Thorpe, to get a good mix of young and old, since we do have a large number of elderly people.		
5			Young families relocating to the area will look for a good school for their children. The school is key to sustaining our village.		Small businesses should be encouraged, however, nothing that will cause noise or air pollution.
6		Very good understanding of the needs of the village. Sad to see no mention of what the church could contribute.	Essential point, but unless there is affordable housing, and good facilities, then nothing will happen and no families will come.		
9					
13			It would be good to attract families.	Design should fit the rest of the village.	

VISION & OBJECTIVE COMMENTS

NP 3-DEC-2016 EVENT : VISION & OBJECTIVE COMMENTS FROM FEEDBACK FORMS					
Form No	General Comments	VISION Comments	1. Attract young couple and families into the parish to support school numbers	2. Housing design should reflect character and incorporate energy efficiency	3. Encourage local employment opportunities to support the rural economy.
14			Look after the people born and raised in the parish as a priority for housing, subject to meeting the required criteria laid down by the powers that be.		
16	As a schoolteacher, it is sad to see fewer pupils at the school. Families with primary age children would be welcome, since we have the capacity. If school numbers decline further then the school will ultimately close, displacing existing children. Siblings may be split up among other local schools that have places. Transport would then be an issue for some families.				
18			It would be good to attract young families to support the school. However, public transport is a problem, since if both parents work usually cars are needed. Low income families would find this a problem.	Our village has various types of dwellings - mainly detached, some semi's. There are places where some semi's could be built eg NP04, NP05, NP06, NP07, NP22. The services are already in place for building on Thorpe Rd. NP09 could also have semi's, as could NP12 & NP13.	
22	All good objectives, but not sure about Objective 8 and how it can be achieved.	All good.			
24		Sincerely hope that vision for Mattersey parish to be correct.	Would be nice to attract more young families to the area, but that would be dependant upon incorporating local employment opportunities.	Housing Design :Both new and existing properties should maintain village character, but also be improved upon with regards to energy efficiency.	

VISION & OBJECTIVE COMMENTS

NP 3-DEC-2016 EVENT : VISION & OBJECTIVE COMMENTS FROM FEEDBACK FORMS					
Form No	General Comments	VISION Comments	1. Attract young couple and families into the parish to support school numbers	2. Housing design should reflect character and incorporate energy efficiency	3. Encourage local employment opportunities to support the rural economy.
26	Comprehensive and appropriate. To achieve these objectives would be beneficial for the parish and should be supported. Need to ensure there are no adverse effects on current residents or for residential areas, with emphasis on Objective 6.				
27					NP14 = Local job opportunities.
28					
29	You have all worked hard and given lots of your time - Thank you.	Vision sounds good to us !	Yes agree ! - Perhaps also something about providing homes for young people from the village (or outside). Also, homes that can be rented at a reasonable cost or purchased, so that young people aren't forced out of the parish.	Yes agree ! - However village has very diverse styles, so I am not sure how this can be done. Perhaps a focus on rural character where buildings are close to farms or farm buildings.	Support and <u>develop</u> rural economy.
31	Generally, feel the Vision and Objectives are well put together and a lot of work has been put in to bring these ideas together. I do feel more village activities, in which everyone can participate, would be a benefit for the residents and morale. It is evident the school needs more pupils to keep it going, so we need more younger people to be attracted to live here, obviously they would need homes that they could afford.		More young people families are needed to sustain the school for future generations. It would be detrimental to the village, if it lost the school.	Property should be suitable for the village and reflect rural village settings. The style of properties and location within the village is important.	
32	Add Objective "Maintain, improve & attract village services and businesses" (eg like Post Office, Priory garage, etc..)				

VISION & OBJECTIVE COMMENTS

NP 3-DEC-2016 EVENT : VISION & OBJECTIVE COMMENTS FROM FEEDBACK FORMS					
Form No	<u>General Comments</u>	<u>VISION Comments</u>	1. Attract young couple and families into the parish to support school numbers	2. Housing design should reflect character and incorporate energy efficiency	3. Encourage local employment opportunities to support the rural economy.
33	Would support Vision and Key objectives ! Managed housing growth needs to be encouraged, but needs to support the existing, rather than being excessive.				
35			Attracting young families to the village is one thing, getting them to use the school will be difficult.	Agree.	Definitely agree.
36					Difficult for employment to be incorporated within village, due to the particular nature of employment ie noise, parking, deliveries, pollution, visage, etc.. Better to distance such ventures as per most existing arrangements.
37		Agree.	Agree.	Agree.	Agree.
38	I think the "Vision" misses the point, that houses are too expensive to build and buy. New council houses are needed since private rents are too high. Young people cannot afford new homes.				

VISION & OBJECTIVE COMMENTS

NP 3-DEC-2016 EVENT : VISION & OBJECTIVE COMMENTS FROM FEEDBACK FORMS					
Form No	<u>General Comments</u>	<u>VISION Comments</u>	1. Attract young couple and families into the parish to support school numbers	2. Housing design should reflect character and incorporate energy efficiency	3. Encourage local employment opportunities to support the rural economy.
41	We do not agree that Mattersey should have a significant amount of new housing. NP group has not consulted on whether there should be an increase in housing and if so, by how much. It has consulted with the presumption of a 20% increase and the neighbourhood is only being consulted about where this should be situated. Many of the NP group are landowners with a vested interest in development. These two factors indicate that there are matters seriously awry with the consultation process.		We do not agree that the future sustainability of the school should dominate the neighbourhood plan. We believe that additional young families should only relocate to Mattersey where there is employment for a family member in the village. The Bible College has indicated that its current location may not be sustainable if it is not given approval to build on its land adjoining Retford Road. Consideration should be given to granting the permission for the Bible College to develop its current footprint of buildings into new homes, to be accessed by the current main entrance and using the released funds to relocate elsewhere.	We support this objective.	We support this objective. We see no evidence that an increase in housing will give village residents work within the village, thus increasing commuting and associated environmental issues. With the exception of the Bible College, it is difficult to see how local businesses could expand without detrimental environmental effects.
42			The only young couples that are attracted to the village are housed mainly in Mattersey Thorpe and the majority appear to be on benefits.		Apart from two firms, (ie the garage and the steel works), there are no job opportunities in the area.
44	In my opinion there are no sites in either village suitable for building, either private or industrial.				

VISION & OBJECTIVE COMMENTS

NP 3-DEC-2016 EVENT : VISION & OBJECTIVE COMMENTS FROM FEEDBACK FORMS					
Form No	<u>General Comments</u>	<u>VISION Comments</u>	1. Attract young couple and families into the parish to support school numbers	2. Housing design should reflect character and incorporate energy efficiency	3. Encourage local employment opportunities to support the rural economy.
45	<p>I have looked at the locations and some are totally unsuitable (eg near the river), some would be built in a field, creating a block of modern plain brick houses on their own, which would look terrible.</p> <p>If Mattersey has to accept new developments, please try to influence the housing types. In the last few years houses as big as hotels have been built, where 3 or 4 good size houses could have been built instead.</p> <p>(Not high-density style houses). I am not against development just large-scale development. I moved here for the peace and I love it, but large developments would spoil it all.</p> <p>(I have experience of this).</p>				

VISION & OBJECTIVE COMMENTS

VISION & OBJECTIVE COMMENTS				
4. Maintain and where possible, improve public transport, to allow access to services in surrounding villages.	5. Maintain pre-school and primary school education within the village.	6. Ensure the parish retains its identity as a rural village.	7. Retain and improve upon existing recreation and community facilities.	8. Move towards self-sufficiency in energy generation and usage.
Agree.	Agree.	Agree.	Agree.	Agree.
2				
3				
4	Need to improve public transport, etc., for when more housing is built.	Getting young families into this area will then help maintain the school etc..	We need a community building which would benefit the young and old (eg a youth centre for the young to use, mix together and do sports, games, etc..) It would help to combine that with the football changing rooms. We need this to attract young families, so they wouldn't have to travel all of the time and know the children are safe.	
5			We need a Community Centre.	
6	If the school has a good reputation and affordable housing is built, then the young families will come.			
9			Add "Encouraging community-led initiatives to improve the visual appearance of the village"	I don't understand why this is included, or how it could possibly be measured or achieved with a mainly private housing stock. It makes me suspect that it is a cover for encouraging wind turbines etc., which would conflict with Objective 6. I think it should be omitted.
13		Keep the rural identity.		

VISION & OBJECTIVE COMMENTS

VISION & OBJECTIVE COMMENTS							
4. Maintain and where possible, improve public transport, to allow access to services in surrounding villages.	5. Maintain pre-school and primary school education within the village.	6. Ensure the parish retains its identity as a rural village.	7. Retain and improve upon existing recreation and community facilities.	8. Move towards self-sufficiency in energy generation and usage.			
14	Maintain pre-school and primary school education and make sure the education is of a high standard.	My comments re NP15 would ensure the preservation of this area and retain its identity as a rural village.					
16							
18	It would be good to attract young families to support the school. However, public transport is a problem, since if both parents work usually cars are needed. Low income families would find this a problem.	We don't need housing estate type buildings with lots of dwellings on a small piece of land. Instead, we should fill-in where the small parcels of land are between other dwellings.	Millenium Green (NP08). Roadside houses on the green could be an option. Maybe with houses built, then parents would feel more positive about safety issues, since a row of houses would be overseeing the rest of the green.	Solar energy should be encouraged, but not wind farms.			
22				New build housing to the latest standard will reduce energy consumption. Energy generation ? - Solar panels on roofing does not sit well with visual impact in a conservation area, - Even though some are fitted !			
24	Many property occupants are elderly and dependant upon the limited public transport.	Together with maintaining primary and pre-school education and recreation facilities, we also need some form of youth recreation facilities.					

VISION & OBJECTIVE COMMENTS

VISION & OBJECTIVE COMMENTS							
	4. Maintain and where possible, improve public transport, to allow access to services in surrounding villages.	5. Maintain pre-school and primary school education within the village.	6. Ensure the parish retains its identity as a rural village.	7. Retain and improve upon existing recreation and community facilities.	8. Move towards self-sufficiency in energy generation and usage.		
26							
27		NP15, NP22, NP20, BDC02. Enhance housing for more families to maintain education in village.		Millenium Green (NP08) : Retain as community space since no other in village. It was donated for use as a recreational area.			
28	The bus service has recently been halved. It will certainly 'NOT' be reinstated in these austere times.			There are certainly no facilities in Mattersey Thorpe to service additional housing.			
29	I don't think it's the PC's responsibility, but public transport is very poor here. Perhaps remove "where possible" and add "encourage sustainable transport solutions".	There is no pre-school, so support it's development. The school is very fortunate to have "wraparound" care on site, - not sure if it's in the remit, but it would be a lost asset to the village and school if that ended..	Excellent !	Something about developing recreation facilities to support healthy lifestyle and community	Great !		
31			Residents live in the rural setting by choice. If they had wanted to live in a large densely-populated built-up area, they would have chosen to live in a town.				
32							

VISION & OBJECTIVE COMMENTS

VISION & OBJECTIVE COMMENTS				
4. Maintain and where possible, improve public transport, to allow access to services in surrounding villages.	5. Maintain pre-school and primary school education within the village.	6. Ensure the parish retains its identity as a rural village.	7. Retain and improve upon existing recreation and community facilities.	8. Move towards self-sufficiency in energy generation and usage.
33				Do not support, if this means significant infrastructure around villages to support renewables. Would support a Gas supply, which may become viable with increased housing.
35	Maintaining public transport is important, but not easy when buses are running around empty.	Something drastic needs to be done with numbers so low at the moment.	Agree.	
36			Current recreational facilities are little used by villagers, in particular, the Millenium Green. Perhaps this site would be suitable for housing, with creation of an improved recreation area elsewhere - suggest Thorpe Road to serve both Mattersey and Mattersey Thorpe.	
37	Agree.	Agree.	Agree.	Agree.
38				

VISION & OBJECTIVE COMMENTS

VISION & OBJECTIVE COMMENTS					
4. Maintain and where possible, improve public transport, to allow access to services in surrounding villages.	5. Maintain pre-school and primary school education within the village.	6. Ensure the parish retains its identity as a rural village.	7. Retain and improve upon existing recreation and community facilities.	8. Move towards self-sufficiency in energy generation and usage.	
41 We support this objective.	We do not agree that the building of new houses will have a meaningful impact on the sustainability of the school. Perceived quality of education is a more important factor. An increase of 20% in housing stock is not sufficient to make the school sustainable, to do this, the school would require numbers similar to the 1990's which would double the size of the village or more. If the school closes, then the site should be considered as a brownfield development site.	We support this objective. NP group proposals do not mention the historical and architectural heritage of the village. The village Church is Grade 1 listed, plus there are many Grade 2 listed buildings. The settings of the buildings, their place, character and inter-relationship within the historic environment of the village are key reasons for their listed status, which should be fully considered when considering or commenting on proposals.	We support this objective.	We do not understand the meaning of this objective, but we support using sustainable energy where in keeping with planning and environmental constraints.	
42 When you see a public transport vehicle, they are nearly always just about empty.		The parish needs to keep its identity. If there are a number of building projects, then this identity will be lost			
44					

VISION & OBJECTIVE COMMENTS				
No	U	4. Maintain and where possible, improve public transport, to allow access to services in surrounding villages.	5. Maintain pre-school and primary school education within the village.	6. Ensure the parish retains its identity as a rural village.
		7. Retain and improve upon existing recreation and community facilities.	8. Move towards self-sufficiency in energy generation and usage.	
45				

STUDENTS

RU 11-21 ?



Your
village
needs
YOUR
views

To get access to our quick Online survey

Send an email before 1-Jan-2017
with the title "STUDENT SURVEY"

to: tony@osirismr.co.uk

MATTERSEY NEIGHBOURHOOD PLAN STEERING GROUP

The map inside shows the sites that have been put forward for housing development over the next 15 years. It includes sites that Bassetlaw District Council have already identified along with those favoured by parishioners at the consultation event held on 23rd April at the Queens birthday celebrations and at the similar event on 3rd December 2016.



It is important that you give us **YOUR opinion** about these sites and the type of development on each site that you would like to see. What do you think is the right mix of housing to see the needs of the village through the next 15 years.

Should we have:

- ◆ **LARGE DEVELOPMENTS,**
- ◆ **SMALL DEVELOPMENTS,**
- ◆ **MIXED DEVELOPMENTS**
- ◆ **WORKPLACE DEVELOPMENTS**
- ◆ **HOUSES**
- ◆ **BUNGALOWS**
- ◆ **FLATS**

WHAT DO YOU THINK

This event is to consult with everyone from Mattersey and Mattersey Thorpe on the progress of the plan.

We have maps of the villages showing land that has been put forward either by landowners or that was identified at the first consultation event held on 23rd April at Mattersey School.

A considerable amount of work has been done by both the steering group and Bassetlaw DC to establish the eligibility of these sites.

Now we need you decide what type of housing should go on these sites.

All the sites identified will be under consideration for development.

There will be feedback forms which we would like as many people as possible to complete. If you are unable to attend there will be a form available on the website (see below) for you to download and complete. Please return your completed form by Monday 24th April to be sure of it being included.

<http://mandmtneighbourhoodplan.weebly.com/neighbourhood-plan.html>

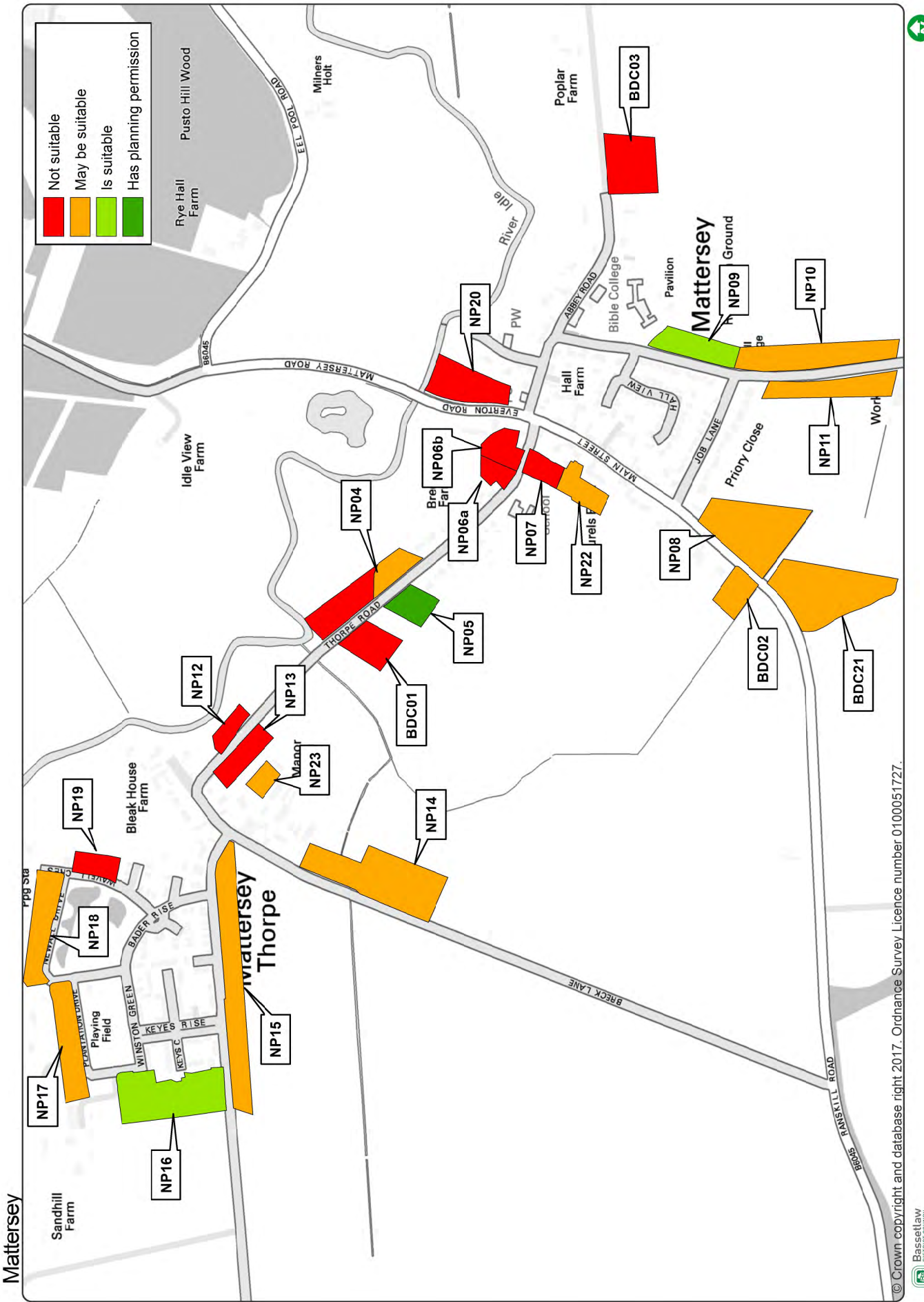
[Parish of Mattersey and Mattersey Thorpe](#)
[Neighbourhood Plan](#)

[Housing Development Sites](#)



CONSULTATION EVENT

Come and give us **YOUR opinion on the sites that have been put forward for development in the village.**
8th April 2017 at the school from 12:00 noon to 4:00 p.m.



NEIGHBOURHOOD PLAN EVENT: MATTERSEY SCHOOL
Saturday 8-APRIL-2017 12:00 Noon to 4:00pm



HOW MANY EXTRA HOUSES DO YOU
THINK SHOULD BE BUILT ?

➤ None, 10, 20, 30, 50 ?? More ??

WHICH SITES DO YOU **PREFER ?**

WHICH SITES DO YOU **HATE ?**

WHAT TYPE OF DEVELOPMENT ?

- Starter Homes ?
- Family houses ?
- Bungalows ?
- Work Units ?
- Shops ?
- Village Hall ?



**PLEASE COME
TO THE
EVENT
IT'S YOUR VILLAGE
HAVE YOUR SAY !**

**THIS IS YOUR LAST CHANCE TO INFLUENCE WHAT GOES INTO THE
NEIGHBOURHOOD PLAN**

ARE YOU GOING TO LET OTHERS DECIDE WHAT'S BEST FOR YOU ?

IF NOT, ...COME TO OUR SCHOOL EVENT ...THIS SAT 8th April

BEFORE IT'S TOO LATE !!



Mattersey and Mattersey Thorpe Parish

Neighbourhood Plan

This is your **last chance** to tell us what you think of the proposed housing sites arising from the work we have done on our Neighbourhood Plan.

Although the majority of respondents to the questionnaire sent to each household in the parish last year wanted to limit the number of houses built over the next 15 years, Bassetlaw District Council may set a target of up to 20% additional housing for Mattersey and Mattersey Thorpe. This could mean around another 30 houses in each settlement. This is our chance to have some control as to where houses may be built.

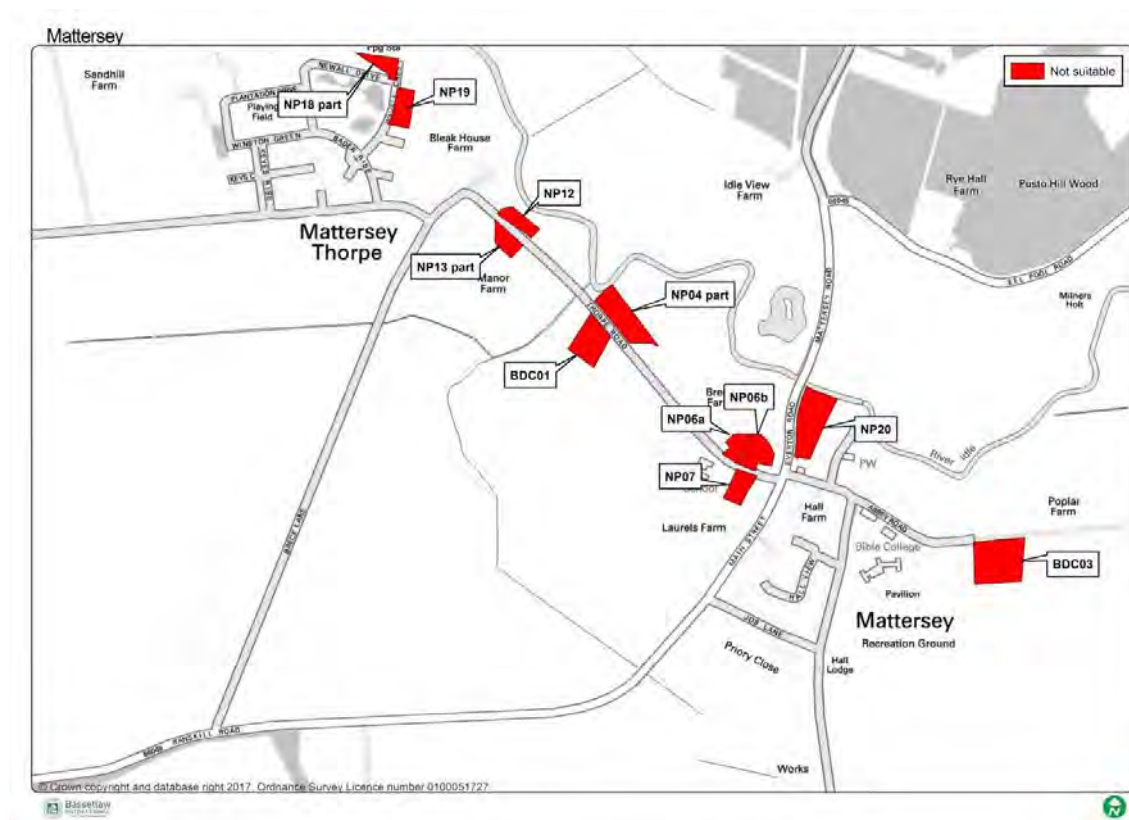
A Neighbourhood Plan, once adopted, will help us steer where future development could go in the parish. The A3 map on the centre pages shows the sites that we are currently considering for housing and commercial/live work units. We are consulting on the suitability of these sites and we would welcome your views on whether you think these make good sites as part of this process.

It is important that you give us **your opinion** about these sites and the type of development on each site that you would like to see. What do you think is the right mix of housing to see the needs of the village through the next 15 years?

Please complete this survey (either as an individual or if you are representing more than one person's view, please make this clear when completing the centre pages) and pass it back to a member of the steering group. Alternatively you can post it in the box provided at the village post office or email your responses to j.brogden@btinternet.com. Please return your form/comments by **Monday 24th April** to be sure of it being considered.

We want your comments on which sites should be earmarked for housing and commercial/live work units in Mattersey and Mattersey Thorpe.

There have been a number of sites already ruled out of the process, due to constraints such as the sites being identified on the Environment Agency's flood maps, conservation constraints and highway issues. The sites that are classed as not suitable are coloured in red below:

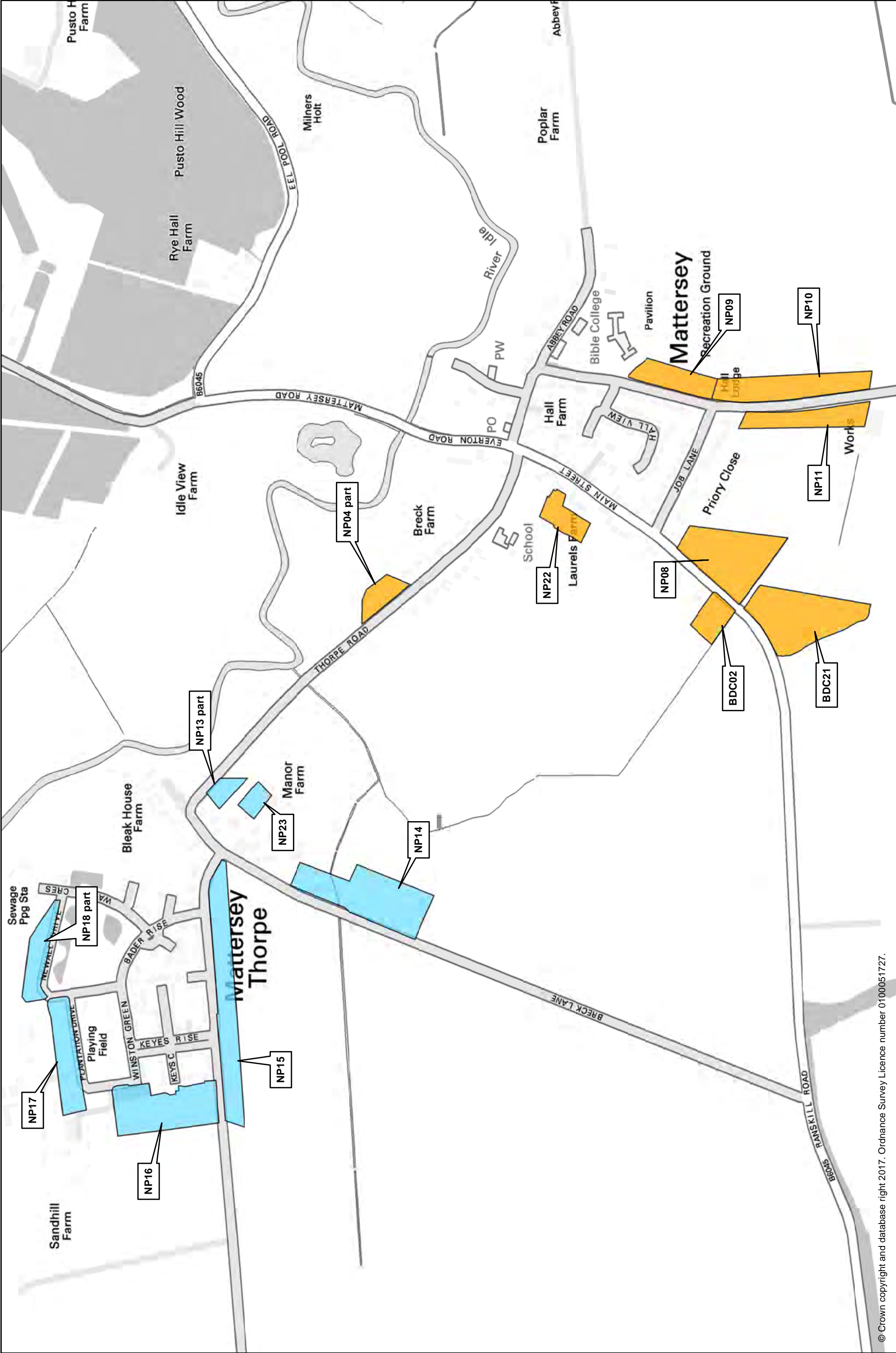


- Sites ruled out as there are shown as being within a flood zone (source: the Environment Agency maps): BDC01, NP04, NP12, NP13, NP19
- Sites ruled out for conservation reasons (source: BDC's Conservation Officer comments): NP06a, NP06b, NP07 and NP20
- Site ruled out due to highway concerns (source: NCC Highways officer comments): BDC03
- Site NP05 has also been removed from consideration because outline planning permission has been granted for roadside development of 3 bungalows.

Please turn over to see the sites being considered for housing and commercial/live work units. The orange sites are those being considered for Mattersey and the blue ones are those for Mattersey Thorpe.



Mattersey



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1:5,500



For the purposes of data collection, please can you provide a few details:

POST CODE: DN10 5.....

HOUSE NUMBER: (optional)

Housing developments

The Neighbourhood Plan group have been advised by Bassetlaw District Council to allocate current view from BDC is that there will be a cap of how much new development could take initially set at 20%. This would mean around allocating land for around 30 houses per

We welcome your views on what sites you would prefer to see development on and an (please consider how the target of 30 houses for each settlement could be achieved). An based on a low density development (large houses with large gardens or spacious bungalow small gardens)

Mattersey (orange sites on the map)

Site reference	Site capacity based on high density development over the whole site (site area)	Are you supportive of housing development on this site? If no, please write "0". If yes, please state:		Would you like to make any more comments relating to this site (extra sheets are available to provide additional comments per site)
		How many houses?	What type of housing you would like?	
BDC02 *	Up to 6 houses (0.32ha)			
NP04 (part)	Up to 14 houses (0.28ha)			
NP08 **	Up to 20 houses (1.26ha)			
NP09	Up to 14 houses (0.5ha)			
NP10	Up to 31 houses (0.96ha)			
NP11	Up to 24 houses (0.62ha)			
BDC21	Up to 10 houses on the roadside (1.39ha)			
NP22	Up to 5 houses (0.33ha)			

* We are also considering BDC02 and NP16 for commercial/live work units. Would you be supportive of this? For these sites, can you make it clear what type of land use you would prefer (either by writing "commercial", "housing" or "both") and if appropriate how many houses you would like to see on the site.

FORM COMPLETED BY (if more than one person, please state all names)

.....

.....

sites for both settlements, with a view to setting out where the future growth could go. The place in Mattersey and Mattersey Thorpe – this is currently being consulted on, but was settlement.

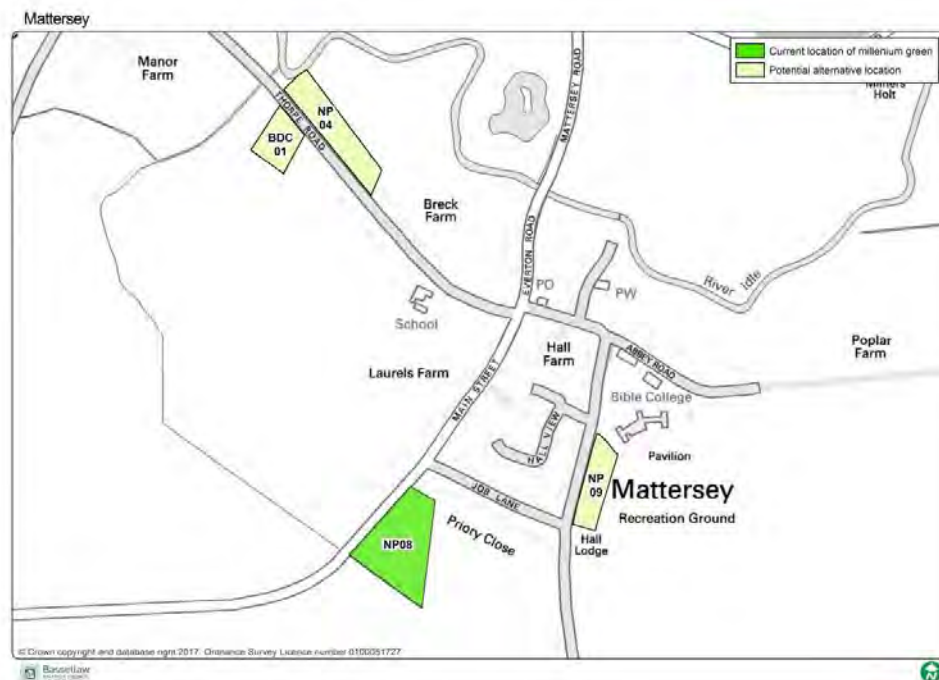
indication of how many houses/what type of housing you would like to see on each site
indication of the scale of development which is possible for each site is provided. These are plots) through to a high density development (small terrace/semi-detached properties with

Mattersey Thorpe (blue sites on the map)

Site reference	Site capacity based on high density development over the whole site (site area)	Are you supportive of housing development on this site? If no, please write "0". If yes, please state:		Would you like to make any more comments relating to this site? (extra sheets are available to provide additional comments per site)
		How many houses?	What type of housing you would like?	
NP13	Up to 3 houses (0.17ha)			
NP14	Up to 21 houses (1.95ha)			
NP15	Up to 32 houses (2.16ha)			
NP16 *	Up to 35 houses (0.7ha)			
NP17	Up to 20 houses (0.69ha)			
NP18	Up to 12 houses (0.46ha)			
NP23	Up to 2 houses (0.16ha)			

** Millennium Green – this would have to be relocated before the site was suitable for housing (see back page for more information). If you would like to see housing on the site, please write in how many houses. For other comments, please use the back page.

Millennium Green



The Neighbourhood Plan group would like to know what you would like to happen with the Millennium Green. Feedback from the last consultation showed that there were two main options:

- retain the current Millennium Green and seek to make improvements; or
- re-locate it and develop on the current site to fund the relocation and improvement.

If the Millennium Green was to be relocated, there were three options proposed: BDC01, NP04 or NP09. (NP04 may have some restrictions due to the tenancy agreement which will need to be further explored). What would you like to happen (and why)?

Preferred Option (BDC01, NP04 or NP09)

Why?.....

If you would like to be kept informed of the progress of the Neighbourhood Plan, please can you provide your contact details below:

Email address:

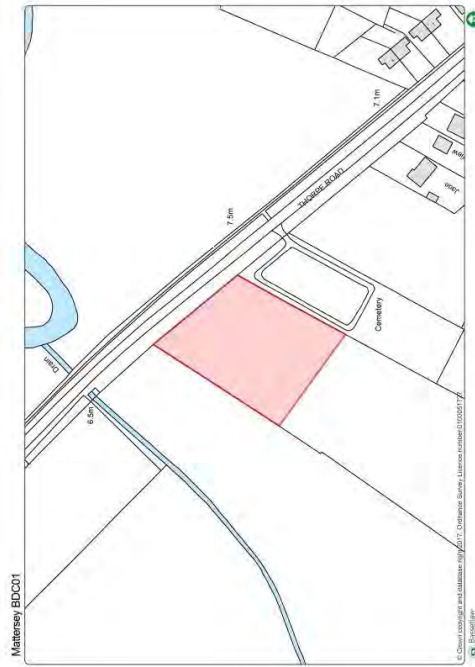
Name: (optional)

For more information, please visit <http://mandmtneighbourhoodplan.weebly.com/>

Thank you for your time.

Sites assessed as **not being suitable** for development

BDC01: Land south of Thorpe Road, Mattersey



Site is not suitable as:

- Within the Environment Agency's identified Flood Zone

Other matters to be considered:

- Adjacent to cemetery (non-designated heritage asset)
- Currently not adjacent to the build form
- May still be suitable for Millennium Gardens

BDC03: Land south of Abbey Road, Mattersey



Site is not suitable as:

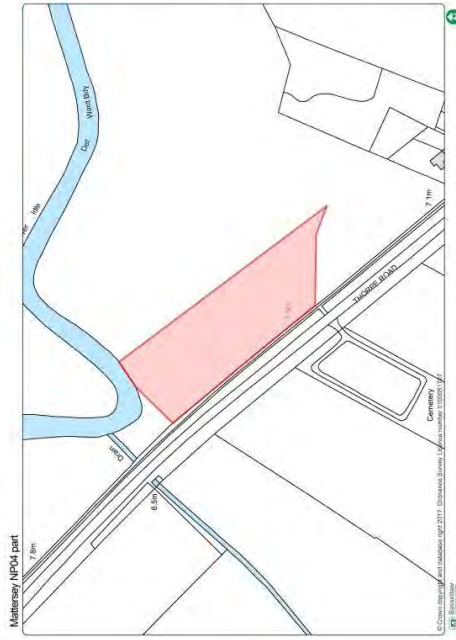
- Highways objections based on road access

Other matters to be considered:

- Rural in nature and may impact on character

Sites assessed as **not being suitable** for development

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



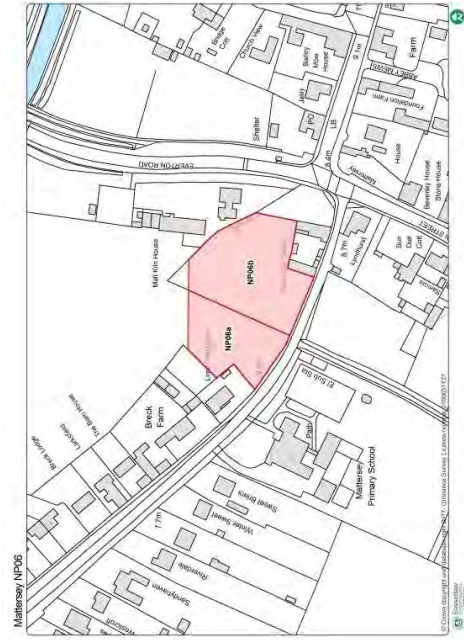
Site is not suitable as:

- Within the Environment Agency's identified Flood Zone

Other matters to be considered:

- Opposite the cemetery (non-designated heritage asset)
- Agricultural land tenancy agreement

NP06: Land north of Thorpe Road, Mattersey



Site is not suitable as:

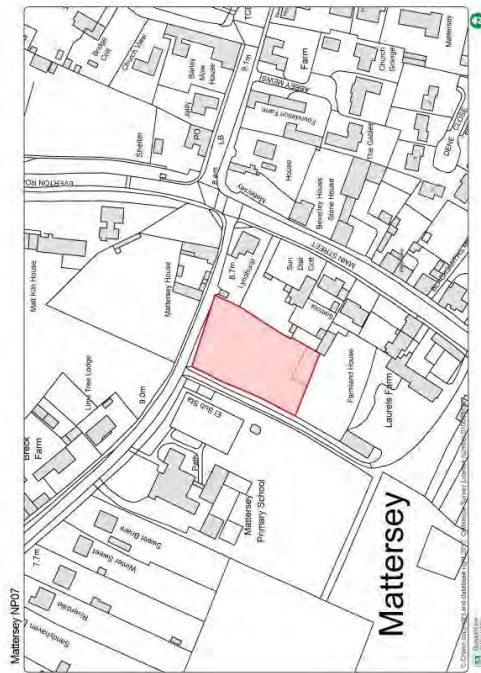
- Objections from the Conservation Officer due to the impact on the setting of Listed Buildings and the Conservation Area

Other matters to be considered:

- Adjacent to a potential flood area

Sites assessed as **not being suitable** for development

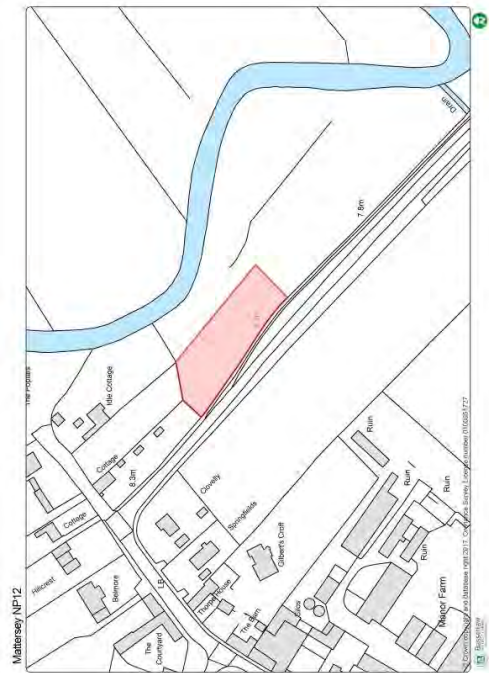
NP07: Land south of Thorpe Road, Mattersey



Site is not suitable as:

- Objections from the Conservation Officer due to the impact on the setting of the Listed Buildings and the Conservation Area

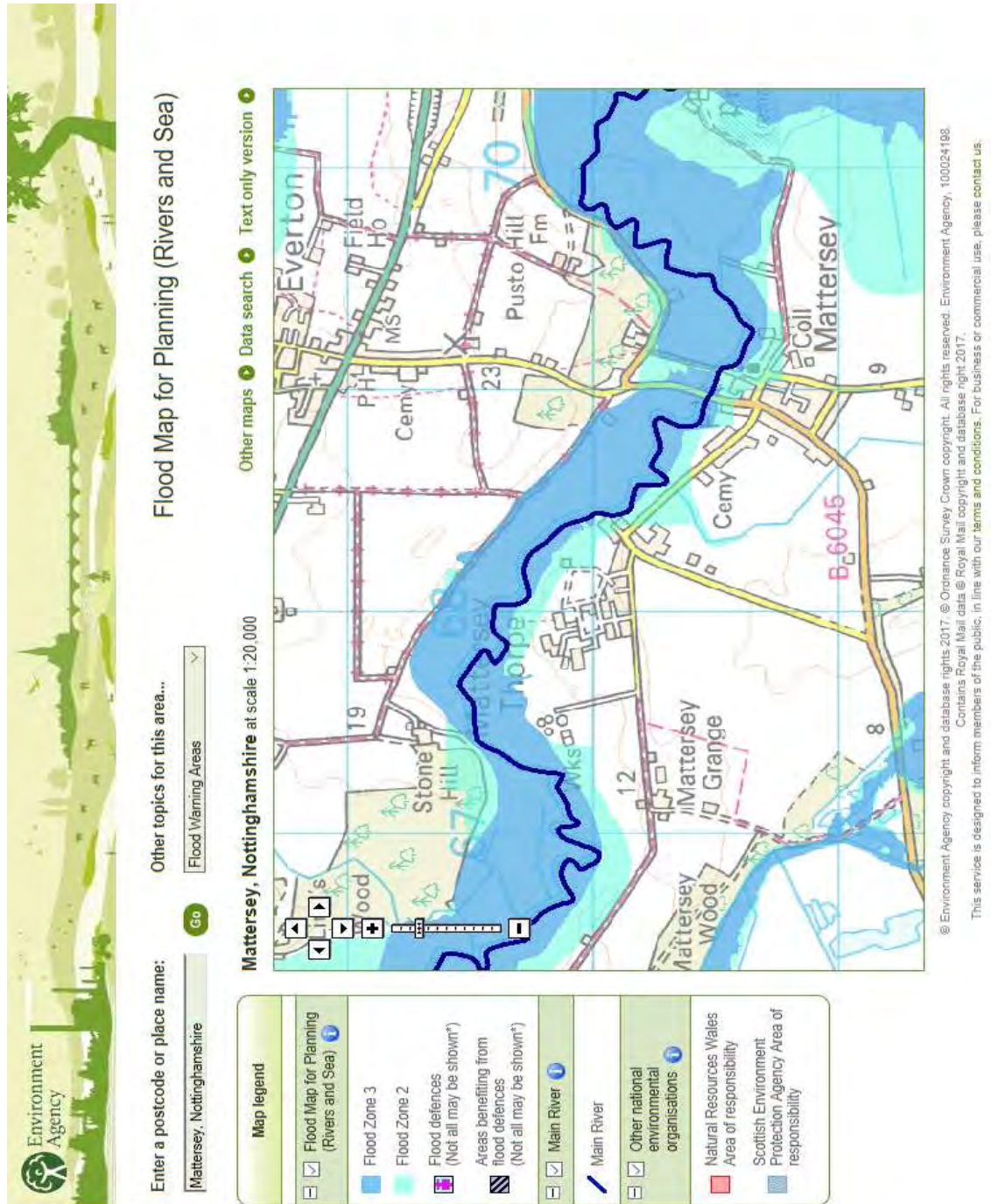
NP12: Land north of Thorpe Road, Mattersey Thorpe



Site is not suitable as:

- Within the Environment Agency's identified Flood Zone

Environment Agency Flood Maps



Environment Agency

Enter a postcode or place name: Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Other maps

Mattersey, Nottinghamshire at scale 1:20,000

Map legend

- ☒ Flood Map for Planning (Rivers and Sea)
- ☐ Flood Zone 3
- ☐ Flood Zone 2
- ☐ Flood defences (Not all may be shown*)
- ☐ Areas benefiting from flood defences (Not all may be shown*)
- ☒ Main River
- ☐ Main River
- ☐ Other national environmental organisations
- ☐ Natural Resources Wales Area of responsibility
- ☐ Scottish Environment Protection Agency Area of responsibility

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Potential allocations in Mattersey

BDC02: Land west of Main Street, Mattersey (Housing/workshops/live work units)



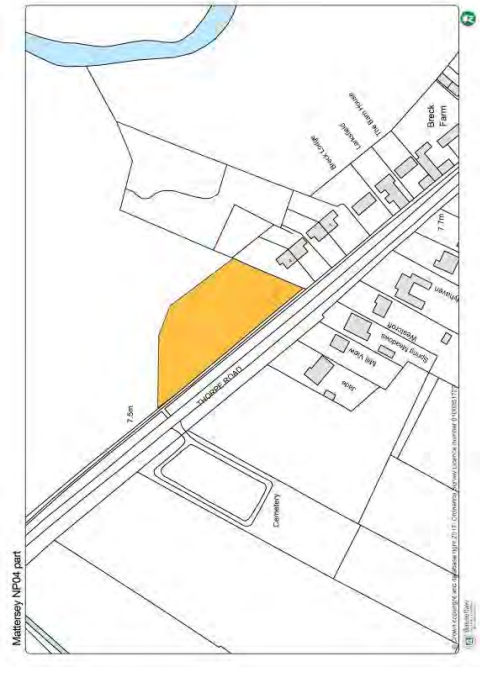
Site capacity (0.32ha site):

- Low density: 3 houses on the roadside
- High density: 6 houses on the roadside

Other matters to be considered:

- Adjacent to a commercial operation

NP04: Land north of Thorpe Road, Mattersey (housing or Millennium Green site) (PART)



Site capacity (0.28ha site):

- Low density: 5 houses on the roadside
- High density: 10 houses on the roadside

Other matters to be considered:

- Opposite the cemetery (non-designated heritage asset)
- Adjacent to a flood zone
- Agricultural land tenancy agreement

Potential allocations in Mattersey

NP09: Land east of Retford Road, Mattersey (Housing or Millennium Green site)



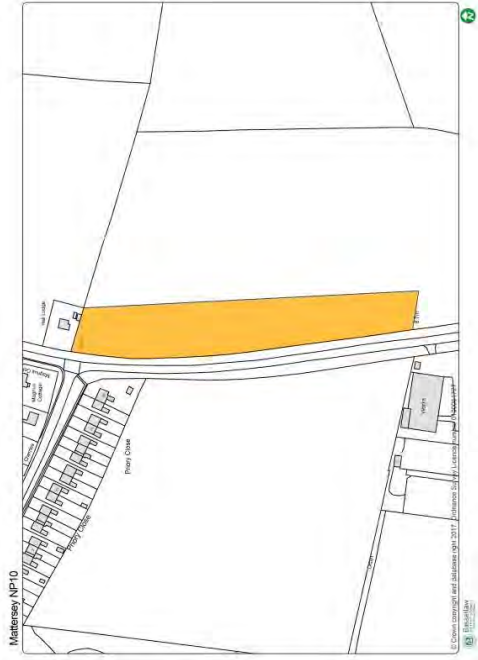
Site capacity (0.50ha site):

- Low density: 7 houses on the roadside
- High density: 14 houses on the roadside

Other matters to be considered:

- Impact on the Grade II Mattersey Hall College grounds
- Within setting of the Conservation Area

NP10: Land east of Retford Road, Mattersey (Housing)



Site capacity (0.96ha site):

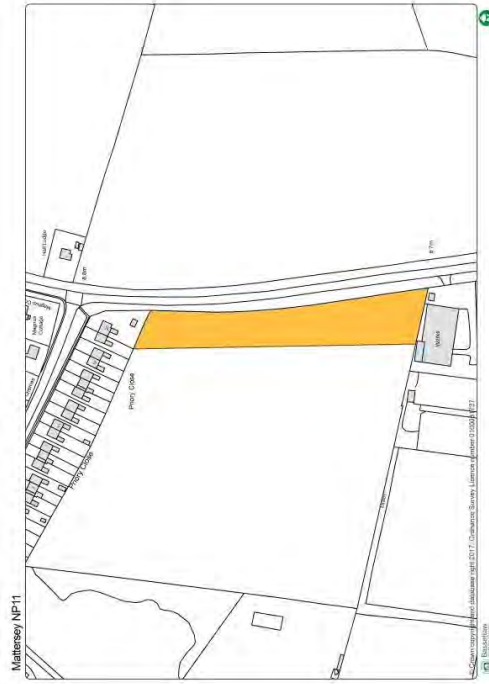
- Low density: 16 houses on the roadside
- High density: 31 houses on the roadside

Other matters to be considered:

- Not currently adjacent to the built form

Potential allocations in Mattersey

NP11: Land west of Retford Road, Mattersey (Housing)



Site capacity (0.62ha site):

- Low density: 12 houses on the roadside
- High density: 24 houses on the roadside

Other matters to be considered:

- Identified on the Historic Environment Record
- Existing speed limit would have to be extended

BDC21: Land south of Main Street, Mattersey (Housing)



Site capacity (1.39ha site):

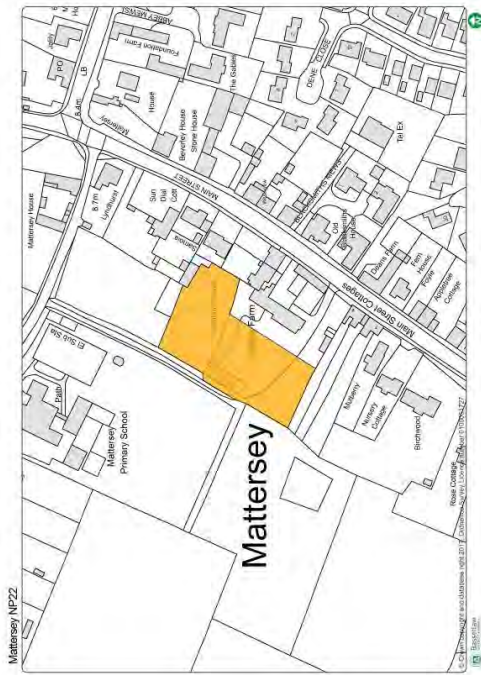
- Low density: 6 houses on the roadside ONLY
- High density: 10 houses on the roadside ONLY

Other matters to be considered:

- Not currently adjacent to the built form, need site NP08 to come forward beforehand.
- Road side development would only be suitable.

Potential allocations in Mattersey

NP22: Land at the rear of Laurels Farm, Man Street, Mattersey (Housing)



Site capacity (0.33ha site):

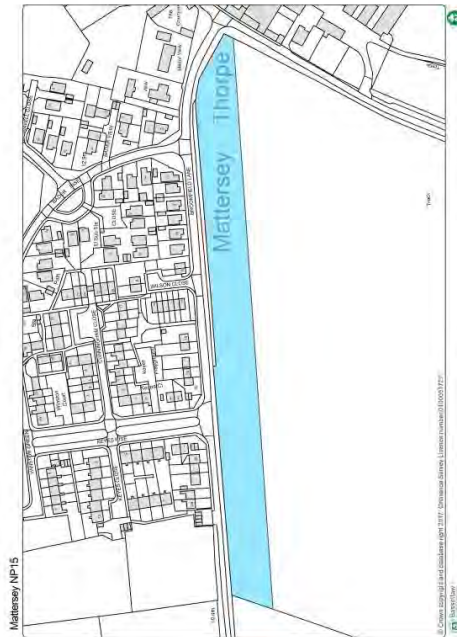
- Around 5 houses design to be part of the farm complex

Other matters to be considered:

- Careful design would need to be considered as the site is within the Conservation Area and in the setting of positive building

Potential allocations in Mattersey Thorpe

NP15: Land at Broomfield Lane, Mattersey Thorpe (Housing)



Site capacity (2.16ha site):

- Low density: 16 houses on the roadside
- High density: 32 houses on the roadside

Other matters to be considered:

- Broomfield Lane may need some improvements

NP16: Land west of Keys Court, Mattersey Thorpe (Housing)



Site capacity (0.7ha site):

- Low density: 25 houses on the roadside
- High density: 35 houses on the roadside

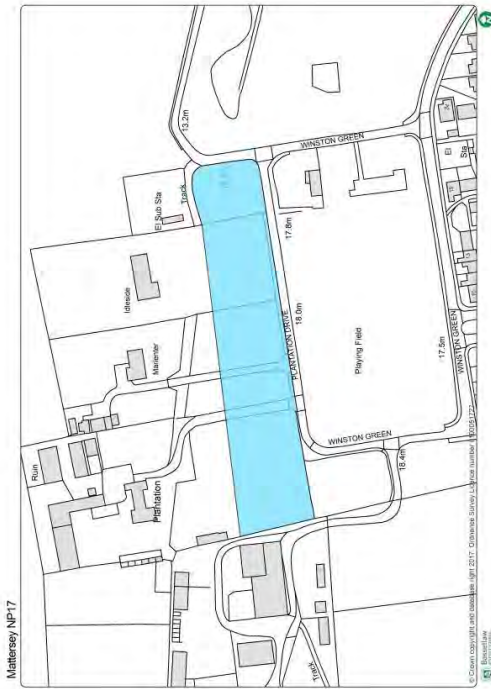
Other matters to be considered:

- Adjacent to a flood zone
- Southern parcel of land – unknown landowner
- Access to the site and the need for some potential road improvements

Potential allocations in Mattersey Thorpe

NP17: Land north of Plantation Drive, Mattersey Thorpe (Housing)

Mattersey NP17



Site capacity (0.69ha site):

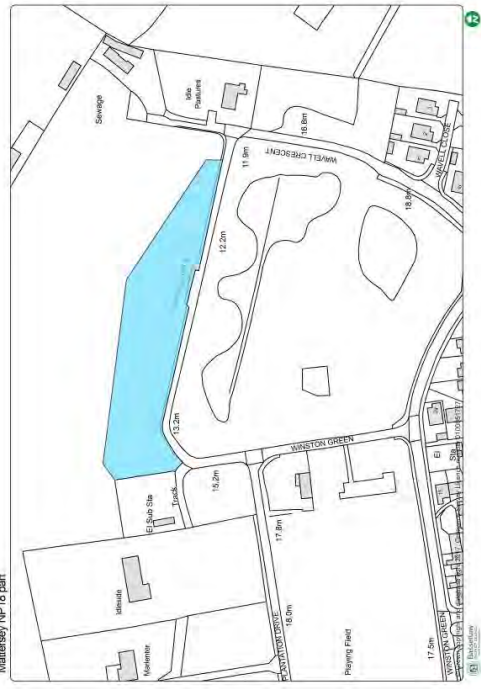
- Low density: 11 houses on the roadside
- High density: 20 houses on the roadside

Other matters to be considered:

- Roads are not adopted and therefore will need to be brought up to standard
- Central parcel of land is now not available for development

NP18: Land north of Newall Drive, Mattersey Thorpe (Housing) (PART)

Mattersey NP18 part



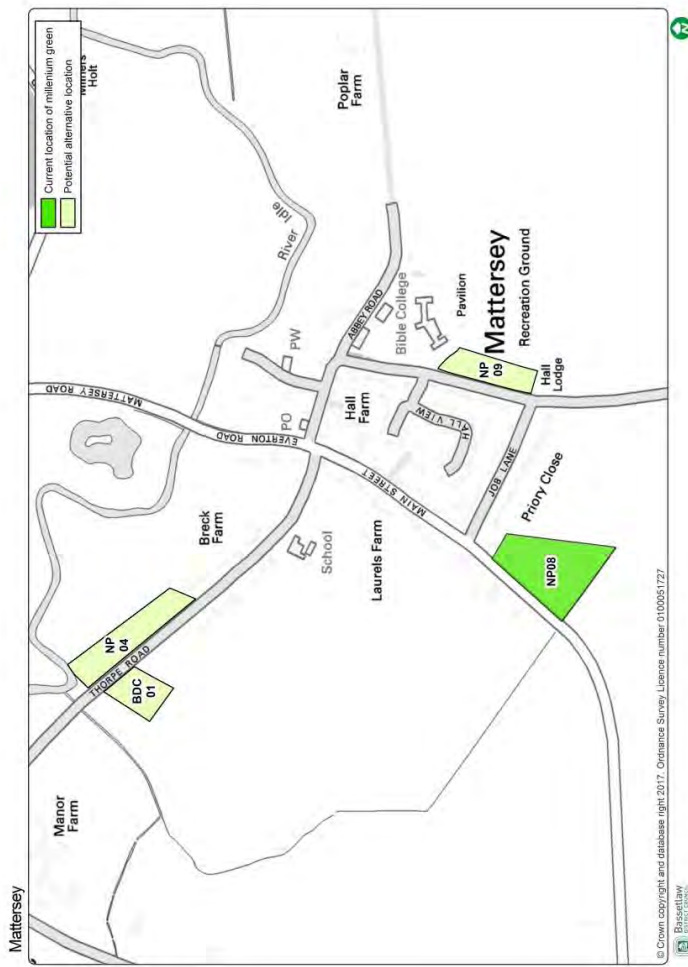
Site capacity (0.46ha site):

- Low density: 7 houses on the roadside
- High density: 12 houses on the roadside

Other matters to be considered:

- Roads are not adopted and therefore will need to be brought up to standard

NP08: Millennium Green (Housing development?)

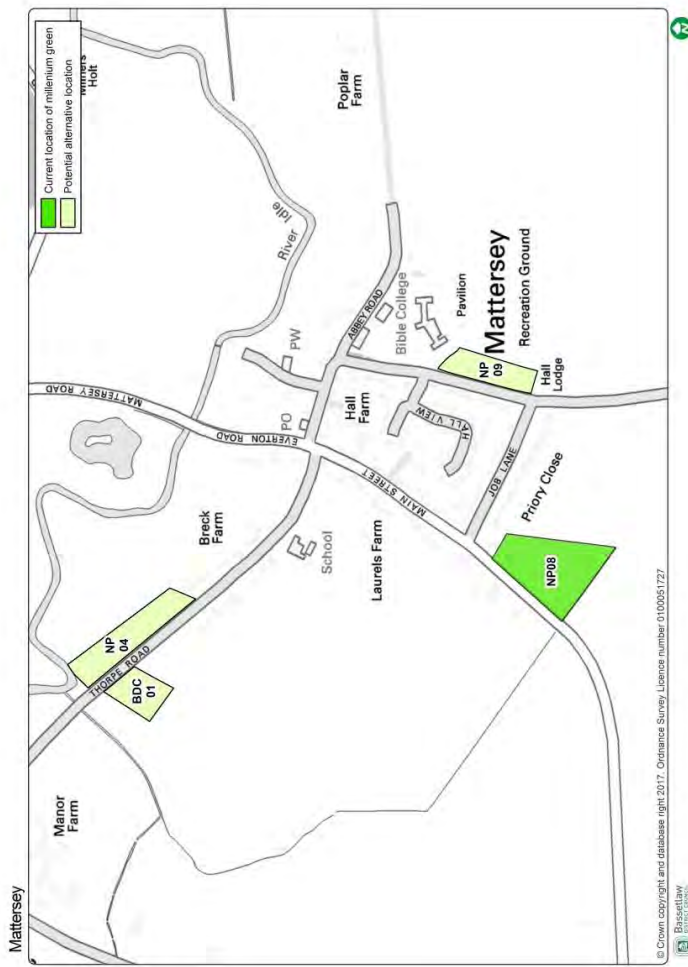


Feedback from the last consultation showed that there were two main options:

- retain the current Millennium Green and seek to make improvements; or
- relocate it and develop on the current site to fund the relocation and improvement of the facility.

If the Millennium Green was to be relocated, there were two main options proposed: BDC01, NP04 or NP09. (NP04 may have some restrictions due to the tenancy agreement which will need to be further explored.)

NP08: Millennium Green (Housing development?)



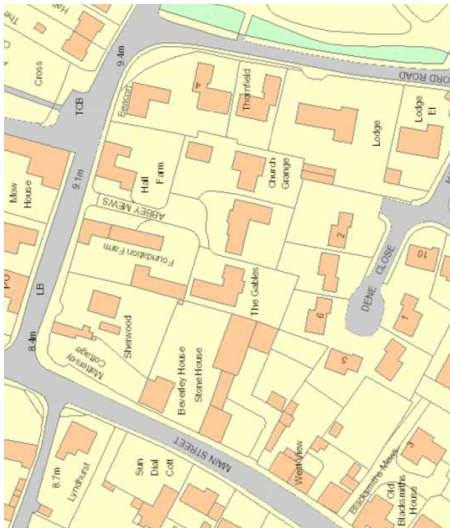
Feedback from the last consultation showed that there were two main options:

- retain the current Millennium Green and seek to make improvements; or
- relocate it and develop on the current site to fund the relocation and improvement of the facility.

If the Millennium Green was to be relocated, there were two main options proposed: BDC01, NP04 or NP09. (NP04 may have some restrictions due to the tenancy agreement which will need to be further explored.)

Types of development

Lower density



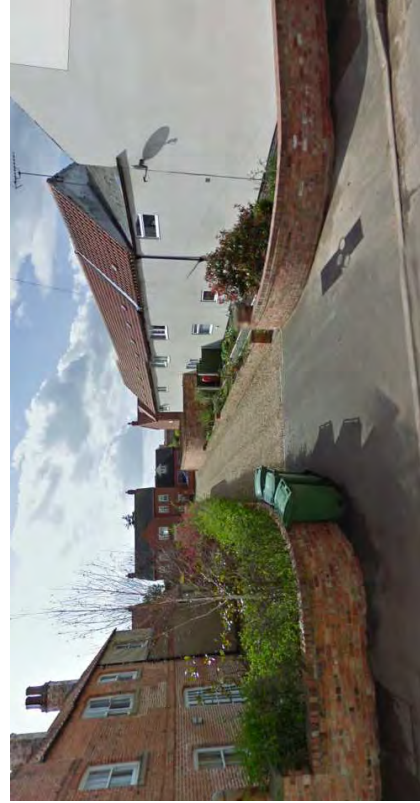
Higher density



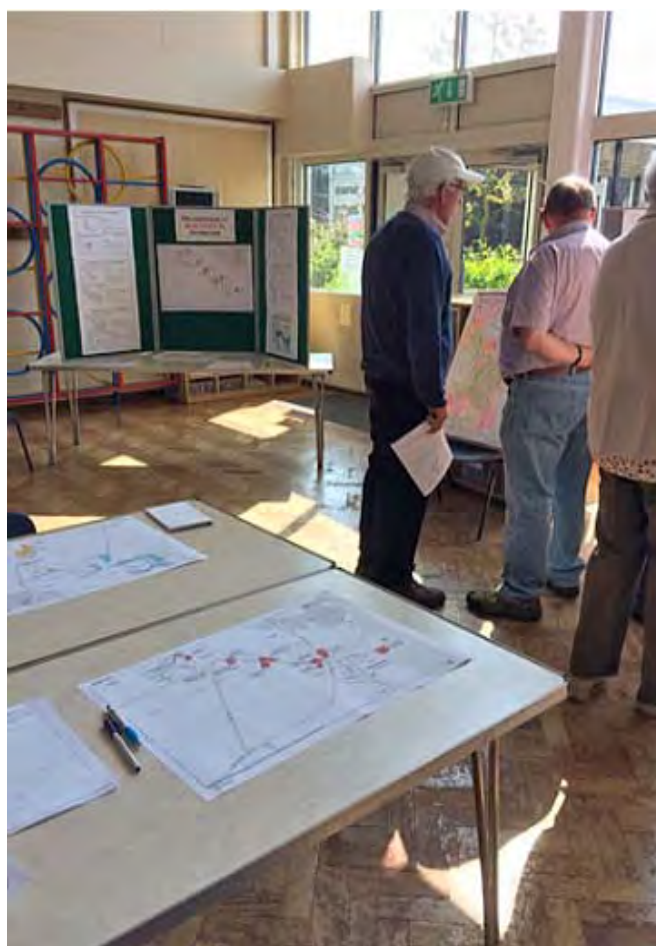
Roadside development



Cul-de-sac development



8-April-2017 NP Event



NEIGHBOURHOOD PLAN 8-APR-17 EVENT HANDOUT - POTENTIAL SITES

LET US HAVE YOUR VIEWS BEFORE 24-APRIL !!

A Neighbourhood Plan [NP] event was held at our primary school on 8th April.

We listed the 22 sites identified to-date and gave everyone a handout asking them to complete it to register their views for the potential sites.

The event feedback form and site-specific details have been loaded to our NP website :

www.MandMTNeighbourhoodPlan.weebly.com

If you want to register **your** views about **your** village, ... Here's how :

1. Download a feedback form from our website either as a PDF or Word document file.
 - A PDF version of the handout – Just Print -> Complete -> Hand-in at the Post office.
 - A Word document version of the handout – for those who prefer to :
 - Either Type -> Print -> Hand-in at the PO
 - Or Type -> Email the completed file to the NP group : j.brogden@btinternet.com
2. For those who don't have email and/or a printer : There are a limited number of pre-printed event handouts at the Post Office and Community House, Mattersey Thorpe.

Your views are vital in helping the NP group to reach a shortlist of potentially acceptable sites, based on the views of the majority within our parish.

The final shortlisted sites will eventually form part of the Neighbourhood Plan and be subject to a referendum, so all eligible voters within the parish will get a chance to vote on the final plan.

THIS IS YOUR LAST CHANCE TO TELL US WHAT YOU WANT – PLEASE DON'T MISS OUT

So, [What happens next ?](#)

The NP team will collect the completed handouts after 24th April, then group together the comments and summarise the results to achieve a shortlist of your most-preferred sites for inclusion within our Neighbourhood Plan document.

IF YOU WANT TO GET YOUR VIEWS IN TO THE PLAN: FILL-IN A HANDOUT !

Please ensure that you complete the **Name and Postcode** boxes on your completed forms.
If you also include your email address, then we can keep you up-to-date using that.

**Your completed responses have to be in at the Post Office, or emailed to us,
BEFORE 24-April-2017.**

Mattersey & Mattersey Thorpe Neighbourhood Plan Group

MILLENNIUM GREEN OPTIONS		MILLENNIUM GREEN TOTAL	
20	3	20	3
	IMPROVE SITE		IMPROVE SITE
	DEVELOP		DEVELOP
	SCHOOL PLAYING FIELD		SCHOOL PLAYING FIELD
	NOT BDC 01		NOT BDC 01
	BDC 01		BDC 01
	NOT NP 04		NOT NP 04
	NP 04		NP 04
	NOT NP 09		NOT NP 09
	NP 09		NP 09
20	3	20	3
20	3	20	3
2	2	2	2
24	24	24	24
12	12	12	12
4	4	4	4
23	23	23	23

FormNo	Respondent Count	SITE NUMBER	8-APR-17 FEEDBACK COMMENTS IN SITE ORDER
1	2	BDC 01	Too close to cemetery for play area & village hall.
7	2	BDC 01	NP04 is too near the river. NP09 is not central for M.Thorpe to use. BDC01 is OK for both villages to access and therefore more suitable.
8	1	BDC 01	BDC01 seem best. Not NP09.
11	2	BDC 01	This site lies between the two villages.
18	1	BDC 01	Moved here because it's between the 2 villages.
22	1	BDC 01	Midway between both villages. This road is not so busy. On enclosed site.
23	1	BDC 01	Possible site for M.Green since more accessible to both villages and parking would be better, since road not so busy.
25	2	BDC 01	LANDOWNER. Land is between both villages, there would be no noise issues for residents. The land does not flood and would be suitable for village hall & playing field. The tenancy can be terminated at any time if the land is passed for development.
26	1	BDC 01	BDC01 would serve both villages more fairly as a M.Green replacement
27	1	BDC 01	Move MG here - Midway between villages, so easier access and convenient for parents & children.
76	2	BDC 01	We would support development between Mattersey and M.Thorpe which would link the villages together more.
2	1	BDC 02	Or for commercial use if there is demand
6	1	BDC 02	To help the aging population to downsize.
9	2	BDC 02	Either houses or commercial.
10	1	BDC 02	Large houses.
12	2	BDC 02	Courtyard development.
13	2	BDC 02	Complement existing properties. Support commercial use.
14	2	BDC 02	We would support commercial / Live-work units.
16	2	BDC 02	Light industry - Workshops or commercial.
19	1	BDC 02	Agree with being Commercial , Live/Work units
22	1	BDC 02	Already a garage there.
23	1	BDC 02	Houses or Commercial - already has a garage next door.
25	2	BDC 02	Suitable for Commercial or Housing.
26	1	BDC 02	No obvious reason not to build here.
27	1	BDC 02	For young couples & singles.
34	1	BDC 02	Commercial use.
35	1	BDC 02	Commercial use.
50	2	BDC 02	We chose to live in this area because it is a small rural community and feel that these proposals would have a negative impact on the feel of the rest of the village. Is there a demand for these houses in Mattersey ?
51	1	BDC 02	Domestic dwellings sympathetic to surroundings.
52	1	BDC 02	Village Hub - to combine village hall pub/café & shop.
53	1	BDC 02	Village Hub - to combine village hall pub/café & shop.
54	1	BDC 02	Must be in keeping with current properties
55	1	BDC 02	Would be better for Commercial use.
64	1	BDC 02	Commercial use if any, - farmland currently.
68	1	BDC 02	Work / Live units.
71	2	BDC 02	Either use considered here.
73	2	BDC 02	Live / Work units.
77	1	BDC 02	Courtyard development with single access from main road.
78	2	BDC 02	The high density site capacity figure shown for this plot is not comparable with the high density figure shown for Site NP04, this may be a misrepresentation of the number of units that could be accommodated on one of these plots. Would only agree for single access/cul-de-sac/ courtyard development. Affordable housing or starter homes/single person social housing/sheltered housing for elderly.
79	2	BDC 02	Commercial plus Retail (Shop/Café)
1	2	NP 04	Too close to cemetery for play area & village hall.
4	2	NP 04	Closest to both villages. Opportunity to unite communities.
6	1	NP 04	Keep as a conservation area and to keep villages separate.
8	1	NP 04	Seems ideal. Will connect the two areas and service school.
10	1	NP 04	Bungalows and houses
12	2	NP 04	Affordable houses.
19	1	NP 04	Move to NP04 because it's central between the 2 villages.
22	1	NP 04	Affordable houses for young people.
23	1	NP 04	Affordable houses for local people. Possible site for M.Green since more accessible to both villages and parking would be better, since road not so busy.
25	2	NP 04	LANDOWNER. Housing along the roadside. The land has never flooded this far up, only down by the river. The tenancy & environment enhancement scheme can be terminated at any time if the land is passed for development.
26	1	NP 04	Good potential site away from busy roads.
27	1	NP 04	Area around cemetery should remain peaceful.
30	1	NP 04	Site for M.Green would serve both villages and could include a village hall.
31	2	NP 04	Since site NP05 has now obtained development permission
32	5	NP 04	Move M.Green here because it's central for both communities & easily accessed.
34	1	NP 04	New village hall here. The site is between both settlements so would be of more use & has many advantages of being sited on NP04.

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35	1	NP 04	New village hall here. The site is between both settlements so would be of more use & has many advantages of being sited on NP04.
37	2	NP 04	Move to NP04.
48	2	NP 04	This makes yet another community put before M.Thorpe.
50	2	NP 04	We chose to live in this area because it is a small rural community and feel that these proposals would have a negative impact on the feel of the rest of the village. Is there a demand for these houses in Mattersey ?
51	1	NP 04	Risk to schoolchildren from increased traffic. Maintain separation between villages (protect identity)
52	1	NP 04	It is green space separating Thorpe & Mattersey.
53	1	NP 04	It is green space separating Thorpe & Mattersey.
54	1	NP 04	This is not suitable. This should be left as is. School in area etc.
56	2	NP 04	Move M.Green here - Easy access and central position
65	1	NP 04	Too close to the cemetery and river.
66	1	NP 04	Land floods.
67	1	NP 04	This land floods.
71	2	NP 04	Building line should be followed along the front.
72	1	NP 04	M.Green Here - Central to the 2 villages.
73	2	NP 04	M.Green here - It is central to both settlements, it is near the school and it is not on a main road.
76	2	NP 04	We would support development between Mattersey and M.Thorpe which would link the villages together more.
77	1	NP 04	Development on Thorpe Road would lead to the distinction between the two settlements becoming blurred and unclear. Each have currently a distinct community worth preserving. A few houses here as close to the Mattersey side to maintain distinction.
78	2	NP 04	Ribbon development leading to multiple accesses onto the highway resulting in greater road safety problems. Infill development between the two communities resulting in loss of identity of both.
79	2	NP 04	Infill roadside by mirror existing types
66	1	NP 04	NP04 land floods
1	2	NP 05	Too close to cemetery for play area & village hall.
15	1	NP 07	This site will be built up to from "Laurel's Farm" anyway, so shouldn't have an impact on conservation area.
1	2	NP 08	Area is too secluded and remote from houses. Play area to be moved to NP09, then build houses similar to that on old garages site opposite to Priory garage. Any site towards Thorpe Road would mean children have to cross over dangerous junction of Main St and Everton Rd.
3	1	NP 08	Move M.Green to NP09
4	2	NP 08	Move to NP 04 - Closest to both villages. Opportunity to unite communities.
5	2	NP 08	NP09 is a more suitable location as it is already a green space and is within the village which promotes the personal safety of users & children.
6	1	NP 08	Retain the M.Green in part ie Develop half for housing and upgrade the play area. M.Thorpe has a play area. Mattersey's should be central to the village, ie Not between the 2 villages.
7	2	NP 08	Move to BDC 01
8	1	NP 08	BDC01 seem best. Not NP09.
9	2	NP 08	Leave Millenium Green in place.
10	1	NP 08	I have heard the land was donated to the village.
11	2	NP 08	Move to BDC 01
12	2	NP 08	Relocate into centre of village + village hall to be part of it.
13	2	NP 08	Move to NP 09. NP 04 would have been a good option as equidistant between both settlements.
14	2	NP 08	Relocate M.Green. Could supply sufficient monies to provide much-improved facilities for the parish
16	2	NP 08	Keep "As Is".
17	1	NP 08	Keep "as is" - the M.Green is a special place in history.
18	1	NP 08	Move to BDC01 because it's between the 2 villages.
19	1	NP 08	Move here because it's central between the 2 villages.
20	1	NP 08	M.Green is called that for a reason and should remain. Many residents worked hard to get that green space and play park. The 1st one ever in Mattersey.
21	1	NP 08	My children play on the green. I would not let them go up Thorpe Rd to play near a river.
22	1	NP 08	Move to BDC01.
23	1	NP 08	BDC01 or NP04 are more accessibly to both villages and parking would be better since road not so busy. Present site is too enclosed, gloomy and not child-friendly.
24	1	NP 08	No new site for the M.Green. The trustees worked hard to provide a green space with play equipment and it should be retained.
26	1	NP 08	Good potential site. Currently under-utilised. Minimal impact to village if built upon. Move BDC01 or NP09.
27	1	NP 08	Move to BDC 01
28	2	NP 08	Move to NP09
29	3	NP 08	Move to NP 09.
30	1	NP 08	Play area isolated & shut-off from view, hence under-used. NP08 could satisfy the village house expansion plans by 2/3 (ie 20 of the 30 required).
31	2	NP 08	Move to NP09
32	5	NP 08	Move to NP04 because it's central for both communities & easily accessed.
34	1	NP 08	Move to NP 04.
35	1	NP 08	Move to NP 04.
36	3	NP 08	Move to NP09.

FormNo	Respondent Count	SITE NUMBER	8-APR-17 FEEDBACK COMMENTS IN SITE ORDER
37	2	NP 08	Move M.Green here - Easy access and central position.
46	1	NP 08	No play park to be near river or cemetery.
50	2	NP 08	Move to NP 09
51	1	NP 08	Dedicated community space and now very much part of the village heritage. Existing site is perfectly located and sized. Relocation to NP04 or BDC01 would present parking problems and a safety risk to schoolchildren from the increased traffic potential, plus proximity to river . Both villages to remain separate to maintain their identities. NP09 would be a second-best option due to location.
52	1	NP 08	Keep part of it for play area (Best place) BDC01 and NP04 are not suitable since located near to cemetery. NP04a conservation area , loads of hedgehogs, so no housing. Thorpe Rd mostly occupied by retired people, so no more traffic needed, also a road safety issue. NP09 & part of M.Green is the best site, would get used more there.
53	1	NP 08	Keep part of it for play area (Best place) BDC01 and NP04 are not suitable since located near to cemetery. NP04 a conservation area , loads of hedgehogs, so no housing. Thorpe Rd mostly occupied by retired people, so no more traffic needed, also a road safety issue. NP09 & part of M.Green is the best site, would get used more there.
54	1	NP 08	Current site is perfectly located and sized and it is village heritage, which should at least be preserved. If staying is not an option then it should be NP09 given it's location. The other sites do not have good access - there is a school close by & it would join 2 villages which should be kept separate to preserve each individual identity.
55	1	NP 08	This is my 2nd preferred location.
64	1	NP 08	Leave where it is and improve. Too big a job and costly to change
65	1	NP 08	Upgrade play park plus some houses. Definitely not BDC01 or NP04 - Disrespectful to the cemetery.
66	1	NP 08	BDC01 not available, NP04 land floods. Move to NP09
67	1	NP 08	Move to NP09, others not suitable.
68	1	NP 08	Keep as play area. Respect the dead. No play near the cemetery. Keep the villages separate.
69	4	NP 08	Retain and improve site.
71	2	NP 08	Current M.Green has too many restrictions - need space to take dogs, play ball games and seems an eminently suitable site for housing. Mattersey residents won't walk to BDC01 or NP04, but would use cars - causing issues. NP09 ideal for Mattersey, not Thorpe, could develop sporting activities linked to Bible College (eg cricket pitch, bowling green - something for all residents). Then develop play facilities at Thorpe to meet residents needs - more social.
72	1	NP 08	Move to NP04, plus mixed housing.
73	2	NP 08	Move to NP04
74	2	NP 08	No opinion on this matter.
75	1	NP 08	Retain as M.Green and seek to make improvements.
76	2	NP 08	We support new housing on M.Green, which is currently underutilised, but ideally suited to development since the site has the best communications off Main Street and would create a strong entrance to the village. We would support first time buyers and the private sale market. We would also hope that leisure/retail could be included to give focus back to the village.
77	1	NP 08	Keep it as it is.
78	2	NP 08	Would not agree to frontage development to Main Street on this site as Mattersey is a nucleus village on this approach. If ribbon/ frontage development was to be proposed, we would oppose it. Relocate M.Green to School playing field - is an existing facility that could be better used out of school hours, fencing could be placed between the school and the field with direct access to the site from both the school and from the track to the east so that the school would have unfettered access during the school day and the community have unfettered access at times when the school is not in use. This proposal would increase links between the school and the community, ensure the future of this current green recreational space close to the historical heart of the village in the event of the demise of the school and is more accessible to both communities than the current site.
79	2	NP 08	Develop courtyard with a single access road to mixed housing (mainly starter and 2/3 to 3/4 family homes) arranged in a cul-de-sac style arrangement. Retain a smaller play space with play equipment adjacent to existing site entrance.
1	2	NP 09	NP09 would be a perfect play park / village hall / football pitch or tennis courts.
3	1	NP 09	Move M.Green here.
5	2	NP 09	We would hate for this site to be redeveloped. It would be more suitable for the M.Green.
6	1	NP 09	Mirror buildings from across the road.
8	1	NP 09	Not ideal. Close to college (listed) and TPO on trees.
9	2	NP 09	Either detached or semi's.
10	1	NP 09	Bungalows and houses
13	2	NP 09	Near existing recreational facilities. M.Thorpe already has 'village green' and play area.
22	1	NP 09	Part of conservation area. Lime trees part of visual aesthetic of village. The road is constantly subject to speeding vehicles despite the humps, which only deter some cars.
23	1	NP 09	I believe NB09 is protected as part of the conservation area. Proposed access is limited by protected trees and difficult for delivery vehicles. Other sites could be used without the adverse effect on the trees and the village.
26	1	NP 09	Conservation area adjacent to Grade 2 listed building within college grounds. Currently an attractive feature of the village, which development would spoil. Congestion would also become a problem, as per NP10 & NP11. NP09 is better for recreation than development as an alternative site for M.Green.
27	1	NP 09	Maintain open views & fields.
28	2	NP 09	Village green space. Move MG here - Good location for a social area. Good open area.
29	3	NP 09	Good location for MG - more accessible for everyone, open site. Less isolated than current site.
30	1	NP 09	Not practical- ie would cause traffic problems.

FormNo	Respondent Count	SITE NUMBER	8-APR-17 FEEDBACK COMMENTS IN SITE ORDER
31	2	NP 09	Prefer M.Green to be relocated here. Would retain the playing field character of this part of the village.
36	3	NP 09	We would prefer a recreation site rather than housing development on what is a green spacious belt of precious countryside. Our countryside will be gone forever if extended housing developments are allowed to happen.
50	2	NP 09	Move M.Green here - Already pitches & playing fields here.
51	1	NP 09	Minimise traffic entering/passing through village centre.
52	1	NP 09	The area behind could be used in place of M.Green.
53	1	NP 09	The area behind could be used in place of M.Green.
54	1	NP 09	Good location and would provide good-sized plots
55	1	NP 09	Would also be good as M.Green, since easy access for all in village. and can be overseen by local houses so easier to see the children. M.Thorpe already has park with facilities.
65	1	NP 09	Move play park here.
66	1	NP 09	M.Green here.
68	1	NP 09	Mirror existing
76	2	NP 09	We believe NP09 is less suitable as M.Green, due to the restrictions on access, the lorry traffic from Lound, the tree TPO's and the limited site available.
77	1	NP 09	Cul-de-sac with two linear rows and an access road between them so there need be minimal access off main road.
78	2	NP 09	If development is proposed here, albeit against our wishes, it should be a cul-de-sac development with a single access to Retford Road and should not impact on the trees on the east side of Retford Road which provide a "green" entrance to the village.
79	2	NP 09	EITHER Relocate M.Green here, with a single access road going behind existing TPO lime trees, plus build village hall . OR if M.Green not moveable then develop housing to mirror existing types on opposite side of Retford Road.
1	2	NP 10	House style similar to that on old garages site opposite to Priory garage.
5	2	NP 10	Linear development - A Mix of Small/Large properties.
6	1	NP 10	Roadside development.
10	1	NP 10	Bungalows and houses
16	2	NP 10	Too far out of village.
22	1	NP 10	Ugly ribbon developments. Very busy road with agricultural machinery. Bulk-carrying lorries.
26	1	NP 10	Unsuitable due to traffic volume on Retford Rd, plus extra congestion for service vehicles, couriers, etc. parking on the roadside.
27	1	NP 10	Maintain open aspect.
28	2	NP 10	Would considerably extend the existing village boundary into countryside.
29	3	NP 10	The centre of proposed site is prone to flooding.
30	1	NP 10	Would start with 10 houses and possibly expand later.
31	2	NP 10	Retain the rural character of this approach.
50	2	NP 10	We chose to live in this area because it is a small rural community and feel that these proposals would have a negative impact on the feel of the rest of the village. Is there a demand for these houses in Mattersey ?
51	1	NP 10	Minimise traffic entering/passing through village centre.
54	1	NP 10	Family homes with good gardens. Not too many to spoil area.
55	1	NP 10	This is my 1st preferred location.
68	1	NP 10	NP10 and NP11 mirror each other.
73	2	NP 10	Stretches too far towards Ranskill.
77	1	NP 10	Don't agree with stringing out ribbon development on the edge of the village. Proposal is not in keeping with shape of nucleus of existing village layout
78	2	NP 10	We do not agree with ribbon development on this approach to Mattersey, on this approach Mattersey is a nucleus village. Development on this site would fundamentally alter the view of the village from the south and the nature of the village on this approach.
79	2	NP 10	NP10 and NP11 mirror each other with similar mixed-type of starter, 2/3 and 3/4 bed family homes.
1	2	NP 11	House style similar to that on old garages site opposite to Priory garage.
6	1	NP 11	Roadside development.
10	1	NP 11	Bungalows and houses
22	1	NP 11	Ugly ribbon developments. Very busy road with agricultural machinery. Bulk-carrying lorries.
26	1	NP 11	Unsuitable due to traffic volume on Retford Rd, plus extra congestion for service vehicles, couriers, etc. parking on the roadside.
28	2	NP 11	Would considerably extend the existing village boundary into countryside.
30	1	NP 11	Would start with 10 houses and possibly expand later.
31	2	NP 11	Retain the rural character of this approach.
50	2	NP 11	We chose to live in this area because it is a small rural community and feel that these proposals would have a negative impact on the feel of the rest of the village. Is there a demand for these houses in Mattersey ?
51	1	NP 11	Minimise traffic entering/passing through village centre.
54	1	NP 11	Don't make access too crowded - this is a lovely rural Bassetlaw village.
68	1	NP 11	NP10 and NP11 mirror each other.
77	1	NP 11	Don't agree with stringing out ribbon development on the edge of the village. Proposal is not in keeping with shape of nucleus of existing village layout
78	2	NP 11	We do not agree with ribbon development on this approach to Mattersey, on this approach Mattersey is a nucleus village. Development on this site would fundamentally alter the view of the village from the south and the nature of the village on this approach.
79	2	NP 11	NP10 and NP11 mirror each other with similar mixture of starter, 2/3 and 3/4 bed family homes.

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25	2	NP 12	LANDOWNER Part of field removed from NP because of flood risk. However, roadside housing would not be affected. The tenancy can be terminated at any time if the land is passed for development.
10	1	NP 13	Houses.
13	2	NP 13	Could be considered for commercial use.
27	1	NP 13	Main road corner hazard.
51	1	NP 13	Risk to schoolchildren from increased traffic. Maintain separation between villages (protect identity)
54	1	NP 13	Traffic issues especially as there is a school in the vicinity.
66	1	NP 13	Traffic problems - too close to bad corner.
71	2	NP 13	Detached in keeping with others around it. To follow the building line.
75	1	NP 13	Too near River Idle.
77	1	NP 13	That corner is tight enough as it is without more access onto the main road.
78	2	NP 13	Road safety problems because of limited visibility to north west due to right angle bend on road.
79	2	NP 13	Houses to mirror existing types.
1	2	NP 14	Traditional style similar to that on old garages site opposite to Priory garage.
4	2	NP 14	Not overlooking any current housing.
6	1	NP 14	In keeping with the buildings already there.
10	1	NP 14	Bungalows and houses
11	2	NP 14	The road would have to be upgraded.
13	2	NP 14	Mixed Type Housing. In Keeping With Rural Environment
16	2	NP 14	Commercial use.
31	2	NP 14	The whole of this large site is outside the manor farm site, which is subject to re-development. The scale and traffic implications are at odds with the road capacity and farmland context.
35	1	NP 14	Houses/Bungalows will enhance the village and entering the village.
52	1	NP 14	To include small industrial units.
53	1	NP 14	To include small industrial units.
54	1	NP 14	Encourage a mix of residents in M.Thorpe.
55	1	NP 14	My preferred M.Thorpe location.
77	1	NP 14	Don't agree with stringing out ribbon development on the edge of the village. Proposal is not in keeping with shape of nucleus of existing village layout
78	2	NP 14	We do not agree with ribbon development in this location. Multiple accesses onto sub standard highway would create additional road safety problems.
79	2	NP 14	Housing plus possible commercial/work units plus farm shop.
4	2	NP 15	Road not suitable for more traffic.Would overlook other houses.
9	2	NP 15	Either detached or semi's.
10	1	NP 15	Houses.
11	2	NP 15	We moved to M.Thorpe because we wanted to be in a village location with nice views. Presently, we have a very nice clear view but building on NP15 will alter the view and, we believe, would affect our property price if we wanted to sell, especially if units or 2/3 storey houses are built here.
13	2	NP 15	Should remain as agricultural use to safeguard environmental quality.
16	2	NP 15	A mixture of semi-bungalows. Suitable for young & family homes.
19	1	NP 15	At the corner of Broomfield Lane & Brecks Lane
25	2	NP 15	Any type of housing is possible, to suit the village needs.
27	1	NP 15	Remain agricultural
31	2	NP 15	The road is subject to heavy traffic movements, including the carrot processing plant. Undesirable to add further access points.
33	1	NP 15	Would spoil the view of those in the village.
34	1	NP 15	Would spoil the open space of M.Thorpe.
35	1	NP 15	Would spoil the open space.
51	1	NP 15	Minimise traffic through village.
54	1	NP 15	M.Thorpe needs to be kept small - This would alter the whole feel of the village.
64	1	NP 15	2/3 Bed houses and Bungalows - To face Houses and Bungalows already on Broomfield Lane.
71	2	NP 15	Bungalows so not to overwhelm existing ones.
73	2	NP 15	Suggest that this is moved adjacent to Breck Lane, if needed for numbers.
77	1	NP 15	Don't agree with stringing out ribbon development on the edge of the village. Proposal is not in keeping with shape of nucleus of existing village layout
78	2	NP 15	We do not agree with ribbon development in this location. Multiple accesses onto sub standard highway would create additional road safety problems.
79	2	NP 15	Housing would obstruct open aspect of existing properties. A better option, (but not consulted upon !), would be to move the site along roadside of Brecks Lane, opposite to NP14 developments and coordinate as a "Brecks Lane Village Entrance Extension".
4	2	NP 16	Not suitable for commercial units.
7	2	NP 16	Family houses will keep school going,etc. Possibly also a shop, etc. Not Commercial
10	1	NP 16	Houses.
13	2	NP 16	Not suitable for commercial use, since access is through a residential area.
14	2	NP 16	We would support commercial / Live-work units.
16	2	NP 16	Commercial use.
20	1	NP 16	Affordable houses.
31	2	NP 16	Undesirable to have such largescale development.

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32	5	NP 16	Wooded area was a joint BDC-resident conservation area and visually enhances this end of Thorpe. Residents don't want to lose it. Increased traffic at the bad junction with Keyes Rise would cause child safety, vibration and noise problems. NP16 is steep and could cause problems for winter access/egress. Traffic access via Keyes Court would cause similar noise, vibration and safety problems for the elderly residents, who are very worried. NP16 at the far end of the village would increase traffic flow through the village. NP16 -Lower end accessed from Broomfield Lane could be acceptable for light/commercial development. However many year ago this was an uncontrolled dumping area.
34	1	NP 16	Believe not all site is available -bottom half.
35	1	NP 16	Not sure who owns all the land.
37	2	NP 16	This wooded area was developed as a conservation area. Traffic along Winston Green would create problems with child safety plus could cause more subsidence on houses with the building work.
38	2	NP 16	This wooded area was developed as a conservation area. Traffic along this road would create problems with child safety plus cause more subsidence on houses with the building work.
39	1	NP 16	This wooded area was developed as a conservation area. Traffic along this road would create problems with child safety plus cause more subsidence on houses with the building work.
40	1	NP 16	This wooded area was developed as a conservation area. Traffic along this road would create problems with child safety plus cause more subsidence on houses with the building work. There have already been subsidence issues identified on the housing that exists next to the proposed area on Winston Green, to the point where compensation was paid to homeowners by the Coal Board. Building new residences in the same area without taking this into the planning proposals is bordering on negligence.
41	1	NP 16	This wooded area was developed as a conservation area. Traffic along this road would create problems with child safety plus cause more subsidence on houses with the building work. There have already been subsidence issues identified on the housing that exists next to the proposed area on Winston Green, to the point where compensation was paid to homeowners by the Coal Board. Building new residences in the same area without taking this into the planning proposals is bordering on negligence.
42	1	NP 16	This wooded area was developed as a conservation area. Traffic along this road would create problems with child safety plus cause more subsidence on houses with the building work. There have already been subsidence issues identified on the housing that exists next to the proposed area on Winston Green, to the point where compensation was paid to homeowners by the Coal Board. Building new residences in the same area without taking this into the planning proposals is bordering on negligence.
43	1	NP 16	This wooded area was developed as a conservation area. Traffic along this road would create problems with child safety plus cause more subsidence on houses with the building work. There have already been subsidence issues identified on the housing that exists next to the proposed area on Winston Green, to the point where compensation was paid to homeowners by the Coal Board. Building new residences in the same area without taking this into the planning proposals is bordering on negligence.
44	1	NP 16	This wooded area was developed as a conservation area. Traffic along this road would create problems with child safety plus cause more subsidence on houses with the building work. There have already been subsidence issues identified on the housing that exists next to the proposed area on Winston Green, to the point where compensation was paid to homeowners by the Coal Board. Building new residences in the same area without taking this into the planning proposals is bordering on negligence.
45	2	NP 16	This wooded area was developed as a conservation area. Traffic along this road would create problems with child safety plus cause more subsidence on houses with the building work. There have already been subsidence issues identified on the housing that exists next to the proposed area on Winston Green, to the point where compensation was paid to homeowners by the Coal Board. Building new residences in the same area without taking this into the planning proposals is bordering on negligence.
46	1	NP 16	This wooded area was developed as a conservation area. Traffic along this road would create problems with child safety plus cause more subsidence on houses with the building work. There have already been subsidence issues identified on the housing that exists next to the proposed area on Winston Green, to the point where compensation was paid to homeowners by the Coal Board. Building new residences in the same area without taking this into the planning proposals is bordering on negligence.
49	2	NP 16	Commercial use.
51	1	NP 16	Domestic dwellings.
54	1	NP 16	Ensuring variety of residents.
56	2	NP 16	The proposed site is adjacent to us and any development would be disruptive to us enjoying a quiet retirement.
57	2	NP 16	Object to development, which would have a considerably varied and adverse impact on our daily lives.
58	1	NP 16	Object to development, which would have a considerably varied and adverse impact on our daily lives.
59	1	NP 16	Object to development, which would have a considerably varied and adverse impact on our daily lives.
60	2	NP 16	Object to development, which would have a considerably varied and adverse impact on our daily lives.
61	2	NP 16	Object to development, which would have a considerably varied and adverse impact on our daily lives.
62	1	NP 16	Object to development, which would have a considerably varied and adverse impact on our daily lives.
63	1	NP 16	Object to development, which would have a considerably varied and adverse impact on our daily lives.
64	1	NP 16	Commercial. Top-corner designated wildlife area.
65	1	NP 16	NP16 used to belong to Bill Radford his brother lives on Priory Close.
67	1	NP 16	Roads not suitable for Industry.
71	2	NP 16	Either use considered here.
73	2	NP 16	10 of mixed-type housing + 5 Live / work units.

FormNo	Respondent Count	SITE NUMBER	8-APR-17 FEEDBACK COMMENTS IN SITE ORDER
78	2	NP 16	Affordable housing or starter homes/single person social housing/sheltered housing for elderly. Acces by courtyard or cul-de-sac.
79	2	NP 16	Conservation area retained but tidied up at north-east of site. Mixed low-density housing on main slope to be accessed jointly via enhanced SandHill Farm entrance and a new common entrance from Broomfield Lane linked to Live/work or craft units for home/startup businesses built on disused garages and field at the south site entrance.
7	2	NP 17	This is private land and is not available.
10	1	NP 17	Houses.
13	2	NP 17	Existing access is very poor.
34	1	NP 17	Believed not available.
35	1	NP 17	Spoken to owners - not available.
51	1	NP 17	Minimise traffic through village.
54	1	NP 17	Would mean too much traffic through to access.
67	1	NP 17	Roads not suitable for more traffic.
74	2	NP 17	Part of this site covers our access drive, therefore we do not wish it to be included in the plan.
75	1	NP 17	Covered by covenant- Agricultural use only.
77	1	NP 17	Detached or semi's maybe bungalows.
78	2	NP 17	Detached/ semi detached 2/3 bedroomed houses/bungalows.
79	2	NP 17	Only 2 of the 5 parcels of land are potentially available, but all are subject to BDC restrictive covenants banning housing developments.
7	2	NP 18	This land had bungalows on before, so would be suitable
10	1	NP 18	Bungalows.
13	2	NP 18	Existing access is very poor.
51	1	NP 18	Minimise traffic through village.
54	1	NP 18	Traffic concerns - Not a good site.
67	1	NP 18	Roads not suitable for more traffic.
68	1	NP 18	Low rise.
75	1	NP 18	Covered by covenant- Agricultural use only.
78	2	NP 18	This area is separated from the built environment and should not be developed
79	2	NP 18	Road not adopted by BDC and unsuitable for more traffic without upgrading it.
1	2	BDC 21	House style similar to that on old garages site opposite to Priory garage.
6	1	BDC 21	Roadside development.
10	1	BDC 21	Large houses.
12	2	BDC 21	First-time buyer houses
16	2	BDC 21	Too far out of village.
26	1	BDC 21	May be suitable with sympathetic development.
27	1	BDC 21	Increasing the village spread. Poorly positioned ie by a main road.
30	1	BDC 21	Too far from the village.
31	2	BDC 21	Despite the existing one house near this site, this approach to the village should remain rural in character.
49	2	BDC 21	Too far out of village.
50	2	BDC 21	We chose to live in this area because it is a small rural community and feel that these proposals would have a negative impact on the feel of the rest of the village. Is there a demand for these houses in Mattersey ?
51	1	BDC 21	Minimise traffic entering/passing through village centre.
54	1	BDC 21	We have to remember we want a good mix of residents.
68	1	BDC 21	Roadside development.
73	2	BDC 21	More, if a continuation of NP08.
77	1	BDC 21	Outside current village 'envelope'.
78	2	BDC 21	We do not agree with ribbon development on this approach to Mattersey, on this approach Mattersey is a nucleus village. Development on this site would fundamentally alter the view of the village from the south and the nature of the village on this approach.
79	2	BDC 21	Roadside development, but only viable with M.Green relocation plus BDC02 Commercial/Retail as part of Ranskill road village entrance extension. Speed bumps would then have to be moved along with 30mph speed limit relocation.
2	1	NP 22	Would spoil a village centre landmark. Should stay in agricultural use.
6	1	NP 22	In keeping with the buildings already there.
9	2	NP 22	Either detached or semi's.
10	1	NP 22	Houses.
12	2	NP 22	Courtyard development.
13	2	NP 22	In keeping with the rural environment.
16	2	NP 22	Houses could be built around perimeter & In keeping with the barns.
22	1	NP 22	Preserves centre of village. Better than ribbon development.
25	2	NP 22	Large houses & gardens.
26	1	NP 22	Excellent infill site with no significant change to village footprint.
27	1	NP 22	To allow elderly residnets to downsize without leaving village.
28	2	NP 22	Barn Conversions
30	1	NP 22	A natural in-fill.
49	2	NP 22	Low-density In keeping with barns.

FormNo	Respondent Count	SITE NUMBER	8-APR-17 FEEDBACK COMMENTS IN SITE ORDER
50	2	NP 22	We chose to live in this area because it is a small rural community and feel that these proposals would have a negative impact on the feel of the rest of the village. Is there a demand for these houses in Mattersey ?
51	1	NP 22	Minimise traffic entering/passing through village centre.
55	1	NP 22	Should be left as farm / barn conversions.
65	1	NP 22	So long as they are similar to farm.
77	1	NP 22	Compact development would tuck neatly here.
78	2	NP 22	The high density site capacity figure shown for this plot is not comparable with the high density figure shown for Site NP04, this may be a misrepresentation of the number of units that could be accommodated on one of these plots. To accommodate a safe access between the site and Main Street, the "new build" proposal of one of the units in the previously granted development at Laurels Farm (As yet unbuilt) might need to be deleted.
79	2	NP 22	In keeping with surrounding farmbuildings and within conservation officer guidelines.
10	1	NP 23	Houses.
48	2	NP 23	This is totally obstructed - No access.
51	1	NP 23	Risk to schoolchildren from increased traffic. Maintain separation between villages (protect identity)
54	1	NP 23	Traffic issues especially as there is a school in the vicinity.
75	1	NP 23	Bad access to highway.
77	1	NP 23	Surely access is an issue here ?
78	2	NP 23	Only feasible access crosses land owned by a third party (ie not the owner of the development site). This access would increase vehicular turning movements adjacent to a substandard highway junction and would increase highway safety problems. This land is currently being advertised for sale and marketing details make no reference to this potential development.

PARISH DEVELOPMENT PLAN

Members of the Neighbourhood Development Plan steering group will be there and :

READY to **Show** **YOU** the Plan
WILLING to **Hear** **YOUR** Views
ABLE to **Answer** **YOUR** Questions

**THE PLAN IS FOR 15 YEARS
 COME & HELP US TO GET IT RIGHT !**

HOW DO **YOU WANT
YOUR VILLAGE TO
 DEVELOP ?**

THIS IS **YOUR PLAN
DO **YOU SUPPORT IT ?****

**PUBLIC CONSULTATION DATES
 17TH MARCH – 12TH MAY 2018**

**2ND CONSULTATION EVENT TO
 BE PLANNED ON 28TH APRIL 2018**

Visit the website to see the chosen sites :
<http://mandmtneighbourhoodplan.weebly.com/>

Mattersey and Mattersey Thorpe Neighbourhood Development Plan 2018 - 2033



DRAFT PLAN

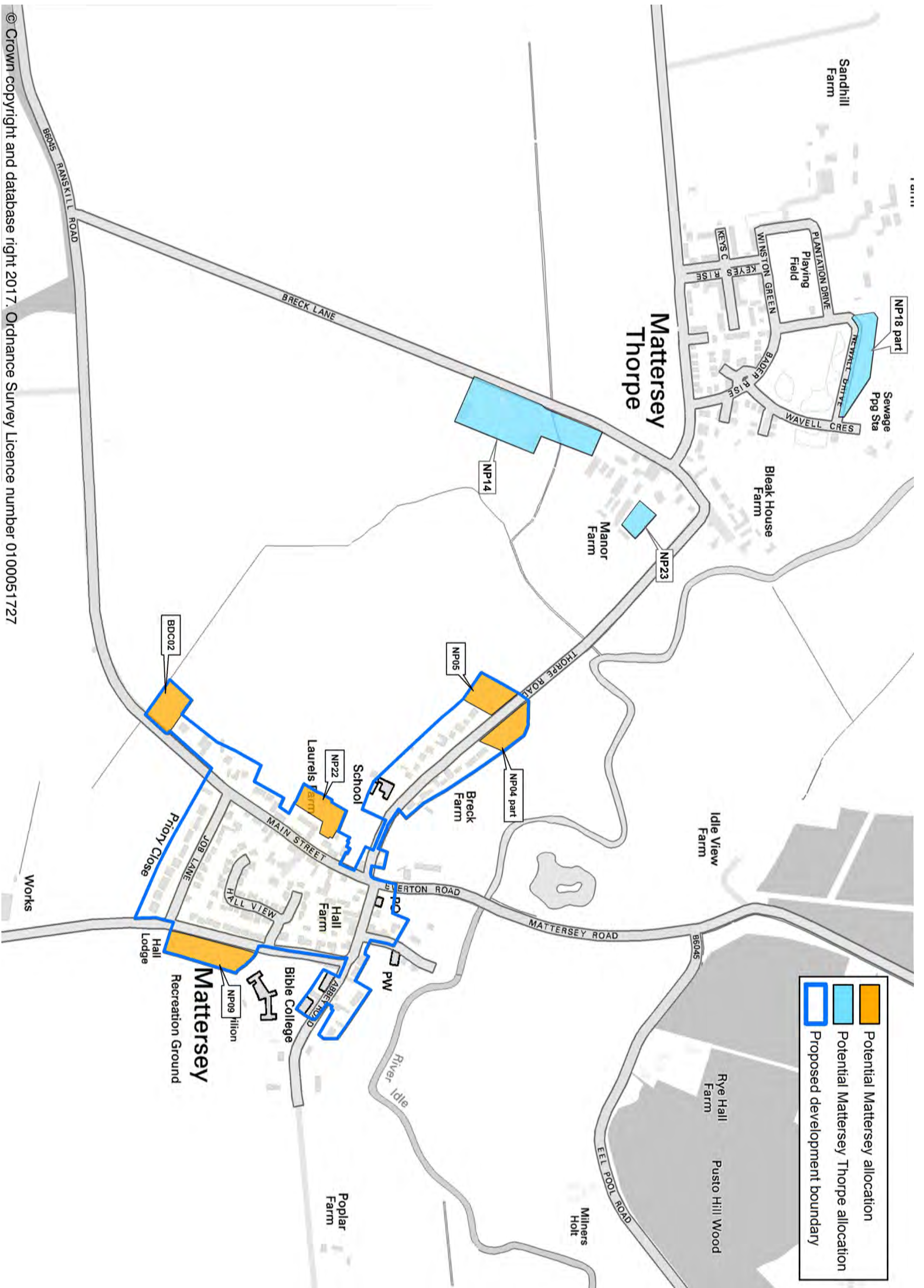
COME AND TELL US YOUR VIEWS
Mattersey Primary School
17th March 2018 12:00 – 4pm



**WHO SHOULD CHOOSE
 WHERE HOUSES ARE BUILT ?
YOU
 OR
 THE DEVELOPERS ?**



LOTTERY FUNDED



NEIGHBOURHOOD PLAN EVENT : MATTERSEY SCHOOL

SAT 17th MARCH 2018 12:00 Noon to 4:00pm

HOW DO **YOU** WANT
YOUR VILLAGE TO
DEVELOP ?
THIS IS **YOUR** PLAN

DRAFT PLAN PUBLIC CONSULTATION

STARTS 12:00 ON 17th MARCH

ENDS 5pm on 12th MAY 2018

THE PLAN IS FOR 15 YEARS

COME & HELP US

TO GET IT RIGHT !



WHAT FACILITIES DO YOU WANT TO SEE IN YOUR VILLAGE?

THIS IS YOUR PLAN

DO YOU SUPPORT IT ?



WHO SHOULD CHOOSE WHERE HOUSES ARE BUILT ?

YOU OR THE

THE DEVELOPERS ?

THIS IS YOUR PLAN

Members of the Plan steering group will be there and :

READY to **Show** ***YOU*** the Plan

WILLING to **Hear** ***YOUR*** Views

ABLE to Answer ***YOUR*** Questions

ARE YOU GOING TO LET OTHERS

DECIDE WHAT'S BEST FOR YOU ?

PLEASE COME

TO THE EVENT

IT'S YOUR VILLAGE

HAVE YOUR SAY !

THIS IS YOUR PLAN !!

MATTERSEY PARISH



MATTERSEY THORPE

DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

2018-2033

KEY FACTS SUMMARY

• AND MATTERSEY •



Welcome

Welcome to the summary of the Neighbourhood Plan. This plan has been produced on behalf of our community by a Steering Group of local residents from our villages. We have consulted widely with the community in a number of different settings in order to ensure that the plan meets our needs. We have spoken with older people, younger people, families, and people from surrounding villages in order to gain as many different views as possible about how our village should develop. We hope that you will take the time to read this summary and also the full document, but most importantly that you will let us know what you think. This plan belongs to the village and your feedback is important.

Neighbourhood Plan Steering Group

What is a Neighbourhood Plan

We are fortunate to live, and perhaps work, in a historic, attractive and rural part of North Nottinghamshire, but we should not want our area to freeze in time. Our district needs to progress and develop to remain a vibrant community which is attractive for people to live in, offers employment opportunities and leisure activities. Any development needs to be done sensitively, in a way chosen by residents rather than dictated to by others. This plan is the vehicle which allows this to happen and it will guide developments in our community for the next 15 years.

The Purpose of this Summary

The Neighbourhood Plan extends to over 100 pages and over 20,000 words. This summary can only serve to give a taster of what is included. We want it to show you the areas covered by the plan, but also for it to encourage you to read the full document, to ask any questions you may have about its content, and to give feedback as you feel appropriate.

The Vision of the Neighbourhood Plan

This is the overall aim of the Neighbourhood Plan:

“In 15 years time Mattersey parish will be a thriving community and sensitively-developed area. It will value the community, the school and it’s 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 and work and enjoy village life.”

The Objectives of the Neighbourhood Plan

These objectives set out how our vision will be achieved. They reflect the aspirations of residents and have been drafted following extensive consultation.

Housing Objective 1: To attract young couples and families into the Parish to support school numbers.

Housing Objective 2: Housing design should reflect village character and incorporate energy efficiency.

Transport Objective : Maintain and improve public transport, encouraging sustainable transport solutions to allow access to services in surrounding villages.

Employment Objective : Encourage local employment opportunities to support the rural economy.

Rural Identity Objective : Ensure the parish retains its identity as a rural village.

Facilities Objective : Retain and improve upon existing recreation and community facilities.

School objective : Maintain pre-school and primary school education within the village.

Sustainability Objective : Move towards self-sufficiency in energy generation and usage.

Neighbourhood Plan Policies

The Neighbourhood Plan is delivered through a series of carefully defined policies. Our plan extends to 16 policies. The following table gives a flavour of each of the policies, which can be seen in more detail in the full document.

Policy 1 Protecting the landscape character of Mattersey Parish :

Developments are required to demonstrate that they do not represent a visual intrusion into the landscape setting and will not have a significantly adverse impact upon publicly accessible views. The settlement break between Mattersey and Mattersey Thorpe is a key open space. Developments are required to demonstrate that they would not create coalescence between the two settlements.

Policy 2 Housing Design Principles :

Proposals for residential development should demonstrate a high design quality that enhances the distinctiveness and quality of Mattersey and Mattersey Thorpe and contribute to their rural character.

Policy 3 Infill and Redevelopments in Mattersey Parish :

Applications for residential developments on infill and redevelopment sites will only be supported where the proposals are of a high design quality; are in keeping with the character of the area and do not detract from the setting of listed buildings, the Conservation Area or non-designated heritage assets. Proposals that include smaller dwellings on infill sites within a safe walking distance of local amenities will be encouraged.

Policy 4 Developments Affecting Heritage Assets :

Applications for development will only be supported within the Conservation Area where the proposals maintain or enhance the heritage attributes, are of a high quality and are in keeping with the historic development patterns, plot sizes and materials.

Policy 5 Mix of Housing types :

Planning applications are required to deliver a housing mix that reflects the demonstrable need for smaller (2-bed) market dwellings .

Policy 6 Enhancing Facilities within the Parish :

Developments that improve and expand the range of facilities for the local community (particularly 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) will be supported where it meets a local need, is appropriate to its rural setting and does not cause material harm to the amenity of residential properties. Redevelopment of community facilities will be resisted unless it is demonstrated to be no longer financially viable or necessary, or that a replacement facility of equal size and quality is provided elsewhere within either settlement.

Policy 7 Local Green Spaces : Mattersey Thorpe Green and playing fields are formally designated as Local Green Spaces. Developments that would have an adverse effect on the openness or special character of those green spaces will not be supported except in exceptional circumstances.

Policy 8 Conservation / Enhancement of Non-vehicular Routes :

Developments which are related to improving, extending or creating non-vehicular routes will be permitted where the proposals do not detract from the landscape character or areas of identified ecological value.

Proposals that seek to create connecting routes particularly along the River Idle will be encouraged .

Proposals should demonstrate how they have sought to create new routes or extend existing ones where possible.

Policy 9 BDC02 : Proposal to develop land West of Main Street Mattersey adjacent to Priory Garage with up to 6 houses.

Policy 10 NP04 : Proposal to develop the land north of Thorpe Road Mattersey adjacent to the single-person flats with up to 4 dwellings.

Policy 11 NP09 : Proposal to develop land east of Retford Road adjacent to the Bible College with up to 7 dwellings.

Policy 12 NP05 : Proposal to develop land south of Thorpe Road Mattersey between the existing dwellings and the cemetery with up to 3 dwellings.

Policy 13 NP22 : Proposal to develop land west of Main Street Mattersey on the Laurel Farm site with up to 5 dwellings.

Policy 14 NP18 : Proposal to develop land north of Newall Drive, Mattersey Thorpe with up to 7 dwellings.

Policy 15 NP14 : Proposal to develop land south of Breck Lane Mattersey Thorpe on the Manor Farm site with up to 11 dwellings.

Policy 16 NP23 : Proposal to develop land to the rear of Gilbert's Croft with up to 2 dwellings.

Where to get further Information

This summary can only give brief details of the Neighbourhood Plan. We encourage you to read the full document.

The complete Draft Version of the Neighbourhood Plan plus all the supporting documentation and records of all the consultation events, Steering Group Meetings, and other correspondence are all available on the Neighbourhood Plan website. The address is:

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

Paper copies of the Neighbourhood Plan are available throughout the Consultation Period from Mattersey Post Office or from any of the contacts on the back page of this summary. We will be happy to arrange for any resident to be supplied with their own paper copy. Please, however, be aware that it does extend to over 100 pages and using the web-based version will help to reduce our costs!

What Happens Next?

There is a strict process which dictates the production of a Neighbourhood Plan and ensures that the final result represents the true wishes of the community. We are now entering the Formal Consultation Period for the **DRAFT** Plan.

This will run for 8 weeks from 17th March 2018 to 5pm 12th May 2018

It is during this time that we need your comments, which can be made as follows:

By email to [j.brogden @btinternet.com](mailto:j.brogden@btinternet.com)

By completing a feedback form available at Mattersey Post Office and placing in the feedback box within the P O.

By contacting the Steering Group - members shown on the back page of this summary for a feedback form and returning it to the P O.

After this period, all the comments received are collated and any necessary changes are then made to this Draft Plan to create a FINAL plan.

A further 6-week public consultation period would then allow the community to feedback comments on the Final plan.

The Final plan would then be submitted to Bassetlaw District Council and a second 6-week consultation period scheduled.

An independent Planning Inspector would then ensure that there are no areas of the plan which would conflict with other local or national policies.

Once the above has been completed, there follows a local referendum on the plan which is the community's final opportunity to either accept or reject the plan. We expect this to be in the Late Autumn of 2018.

If the plan were to be accepted it would remain in force for the next 15 years and guide developments in our area to meet the wishes of our parish.

Contacts and Further Information

If you need any further information or would like to discuss anything about the Neighbourhood Plan, please contact one of the Steering Group members below.

Bob Kendall	01777 - 817072	bobkendall@matterseypc.co.uk
Marilyn Brogden	07710 - 512317	j.brogden@btinternet.com

DRAFT Plan Consultation Events

Steering Group members will be present at the following events to discuss the Neighbourhood Plan.

17th March 2018 - Mattersey Primary School 12:00 noon – 4pm

28th April 2018 - Mattersey Primary School 12:00 noon – 4pm

MATTERSEY PARISH



MATTERSEY THORPE

**DRAFT NEIGHBOURHOOD
DEVELOPMENT PLAN
2018-2033
CONSULTATION FEEDBACK**

• AND MATTERSEY •



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1 Introduction

What is the Neighbourhood Development Plan?

- 1.1 The Mattersey Parish Neighbourhood Development Plan (NDP) has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a vision of the future of the Parish and sets out how that vision will be realised through sustainable development and growth.
- 1.2 This NDP is a new type of planning document prepared by Mattersey Parish Council on behalf of its residents, which comprises of Mattersey and Mattersey Thorpe settlements. 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) by applicants as they prepare planning application for submission to Bassetlaw District Council.
- 1.3 Planning applications must be decided in accordance with Bassetlaw District Councils adopted planning policies (including this NDP).
- 1.4 To carry this much influence in planning decisions this NDP will be examined by an independent examiner who will check that it has been prepared in accordance with planning law, be in conformity with the National Planning Policy Framework, Bassetlaw's 2011 Core Strategy and be approved by a simple majority of votes (i.e. over 50% of those voting) in a local referendum.
- 1.5 This Plan has been prepared by the Mattersey & Mattersey Thorpe Neighbourhood Plan Steering Group, which has been led by Mattersey Parish Council. It covers the whole Parish area and is intended to cover the period 2018-2033.

When and how can I respond to the Draft Neighbourhood Plan?

- 1.6 The NDP needs to be shaped by the input and views of the local community as well as landowners and businesses that are interested in the area and its future development. We need you to make comments on the Vision & Objectives, Development Management Policies and Community Projects within this Plan to ensure the local community get the development they want to see.
- 1.7 The deadline for responses on this Draft NDP is 5.00 p.m. on 12th May 2018.
- 1.8 Your responses will be used for helping us to update the "Draft" Neighbourhood Plan to its "Final" version, which will then be subject to two further public consultations, to ensure that the plan meets with the wishes of our Parish community.

1.9 In order to respond to this document please return your comments to:

Address:

Mattersey Post Office, Main Street, Mattersey

Email: j.brogden@btinternet.com

Website: <http://mandmtneighbourhoodplan.weebly.com>

1.10 PLEASE COMPLETE YOUR POSTCODE
TO VALIDATE YOUR RESPONSE FORM >

Postcode: DN10 5 _ _

1.11 If you wish to provide additional contact details, then you can use the table below.

<p>Name(s):</p> <p>.....</p> <p>.....</p>
<p>Address:</p> <p>.....</p> <p>.....</p>
<p>Tel:</p>
<p>Email:</p>

2 Consultation Questions

Question 1

Do you agree with the		Delete or put a line through the option that is not applicable	
Community Vision for Mattersey Parish			
as contained in the Draft NDP?		YES	NO
<u>Why ?</u> [If you require more space, then append comments on a separate sheet.]			

Question 2

Do you agree with		Delete or put a line through the option that is not applicable	
Objectives for Mattersey Parish			
as contained in the Draft NDP?		YES	NO
<u>Why ?</u> [If you require more space, then append comments on a separate sheet.]			

Question 3

Do you agree with :		Delete or put a line through the option that is not applicable	
Policy 1: Protecting the landscape character of Mattersey Parish			
as contained in the Draft NDP?		YES	NO <Delete one
<u>Why ?</u> [If you require more space, then append comments on a separate sheet.]			

Question 4

Do you agree with

Policy 2: Housing Design principles

as contained in the Draft NDP?

YES

NO

<Delete one

Why ?

[If you require more space, then append comments on a separate sheet.]

Question 5

Do you agree with

Delete or put a line through the option that is not applicable

Policy 3: Infill & Redevelopments in Mattersey Parish

as contained in the Draft NDP?

YES

NO

<Delete one

Why ?

[If you require more space, then append comments on a separate sheet.]

Question 6

Do you agree with

Delete or put a line through the option that is not applicable

Policy 4: Developments affecting Heritage Assets

as contained in the Draft NDP?

YES

NO

<Delete one

Why ?

[If you require more space, then append comments on a separate sheet.]

Question 7

Delete or put a line through the option that is not applicable			
Do you agree with			
Policy 5: Mix of Housing Types			
contained in the Draft NDP?	YES	NO	<Delete one
<div style="border: 1px solid black; padding: 10px; min-height: 100px;"> <u>Why ?</u> [If you require more space, then append comments on a separate sheet.] </div>			

Question 8

Delete or put a line through the option that is not applicable			
Do you agree with			
Policy 6: Enhancing Facilities within the Parish			
<div style="border: 1px solid black; padding: 10px; min-height: 100px;"> <u>Why ?</u> [If you require more space, then append comments on a separate sheet.] </div>			

Question 9

Delete or put a line through the option that is not applicable			
Do you agree with			
Policy 7: Local Green Spaces			
as contained in the Draft NDP?	YES	NO	<Delete one
<div style="border: 1px solid black; padding: 10px; min-height: 100px;"> <u>Why ?</u> [If you require more space, then append comments on a separate sheet.] </div>			

Question 10

Do you agree with				Delete or put a line through the option that is not applicable
Policy 8: Conservation / Enhancement of Non-Vehicular Routes				
as contained in the Draft NDP?				
	YES	NO	<Delete one	
<u>Why ?</u> [If you require more space, then append comments on a separate sheet.]				

Question 11

Do you agree with				Delete or put a line through the option that is not applicable
Policy 9: BDC02 Proposal to develop land West of Main Street				
Mattersey adjacent to Priory Garage with up to 6 houses				
as contained in the Draft NDP?				
	YES	NO	<Delete one	
<u>Why ?</u> [If you require more space, then append comments on a separate sheet.]				

Question 12

Do you agree with				Delete or put a line through the option that is not applicable
Policy 10: NP04 Proposal to develop the land north of Thorpe Road				
Mattersey adjacent to the single-person flats with up to 4 dwellings.				
as contained in the Draft NDP?				
	YES	NO	<Delete one	
<u>Why ?</u> [If you require more space, then append comments on a separate sheet.]				

Question 13

Do you agree with

Delete or put a line through the option that is not applicable

Policy 11 NP09 Proposal to develop land east of Retford Road adjacent to the Bible College with up to 7 dwellings.

as contained in the Draft NDP?

YES

NO

<Delete one

Why ?*[If you require more space, then append comments on a separate sheet.]*

Question 14

Do you agree with

Delete or put a line through the option that is not applicable

Policy 12: NP05 Proposal to develop land south of Thorpe Road Mattersey between the existing dwellings and the cemetery with up to 3 dwellings

as contained in the Draft NDP?

YES

NO

<Delete one

Why ?*[If you require more space, then append comments on a separate sheet.]*

Question 15

Do you agree with

Delete or put a line through the option that is not applicable

Policy 13: NP22 Proposal to develop land west of Main Street Mattersey on the Laurel Farm site with up to 5 dwellings.

as contained in the Draft NDP?

YES

NO

<Delete one

Why ?*[If you require more space, then append comments on a separate sheet.]*

Question 16

Delete or put a line through the option that is not applicable			
Do you agree with			
Policy 14: NP18 Proposal to develop land north of Newall Drive, Mattersey Thorpe with up to 7 dwellings.			
as contained in the Draft NDP?			
YES	NO	<Delete one	
<u>Why ?</u> [If you require more space, then append comments on a separate sheet.]			

Question 17

Delete or put a line through the option that is not applicable			
Do you agree with			
Policy 15: NP14 Proposal to develop land south of Breck Lane Mattersey Thorpe on the Manor Farm site with up to 11 dwellings.			
as contained in the Draft NDP?			
YES	NO	<Delete one	
<u>Why ?</u> [If you require more space, then append comments on a separate sheet.]			

Question 18

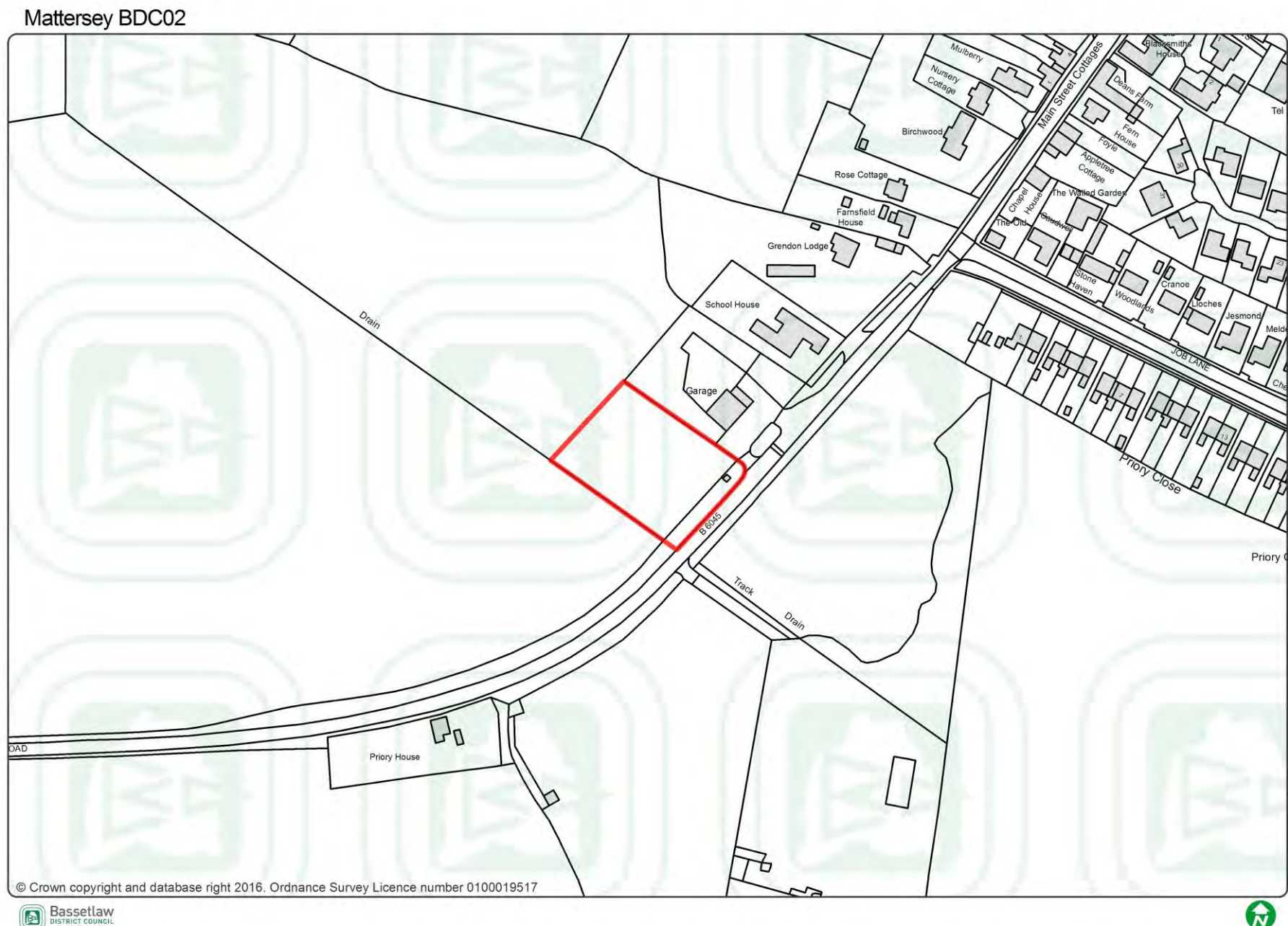
Delete or put a line through the option that is not applicable			
Do you agree with			
Policy 16: NP23 Proposal to develop land to the rear of Gilbert's Croft with up to 2 dwellings.			
as contained in the Draft NDP?			
YES	NO	<Delete one	
<u>Why ?</u> [If you require more space, then append comments on a separate sheet.]			

ADDITIONAL COMMENTS [if you require yet more space, then append comments on a separate sheet]	
Question Number	Related Comments

Proposed allocations in Mattersey

Proposed allocations in Mattersey

BDC02: Land west of Main Street, Mattersey



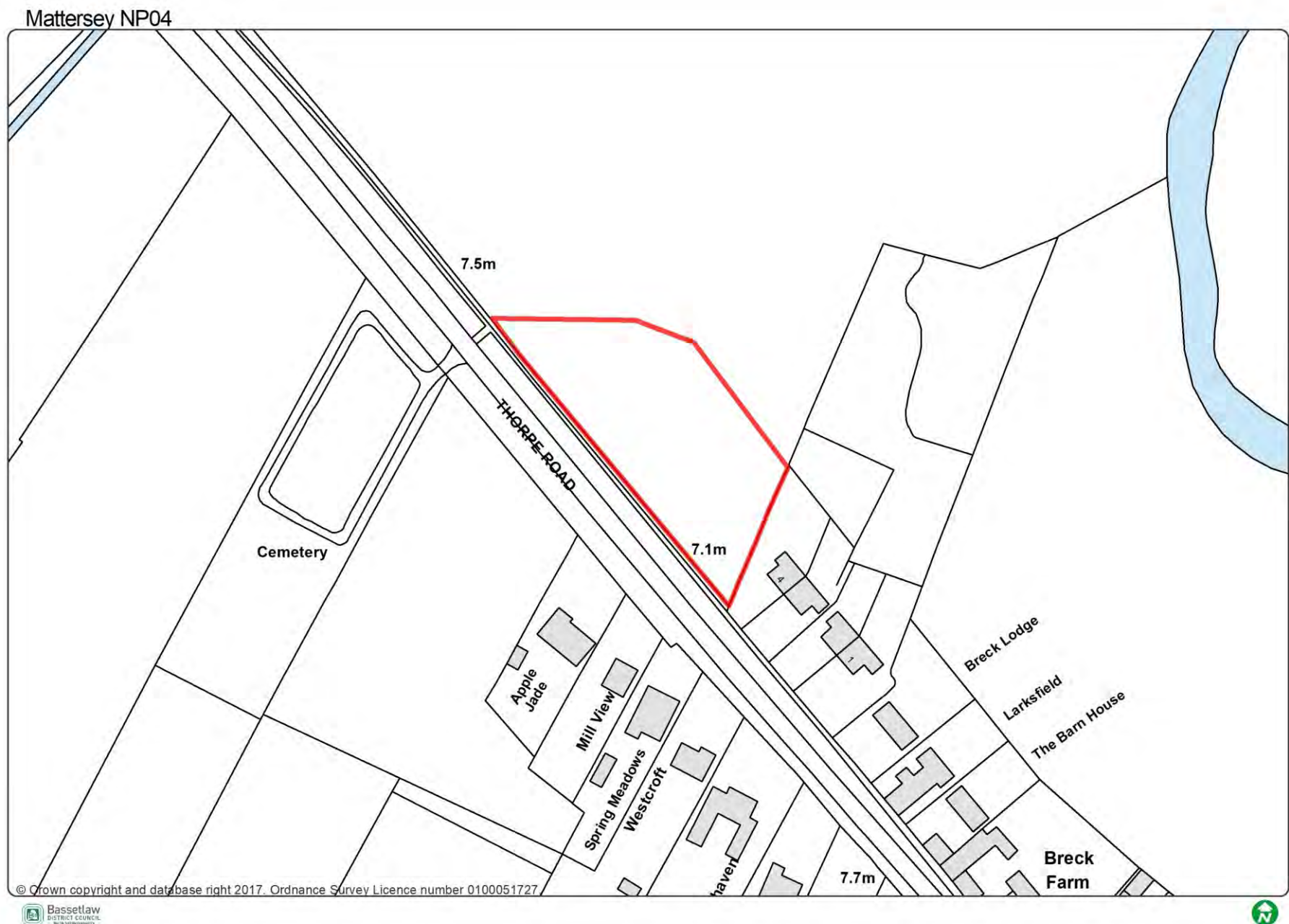
Policy 9: Land west of Main Street Mattersey (page 53-54)

1. Permission will be granted for residential development on the site shown on Map 14 where the applicant can demonstrate that;

- a) the development fronts the street; and**
- b) the buildings have active frontages that look onto Ranskill Road; 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, and**
- e) 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.**

Proposed allocations in Mattersey

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



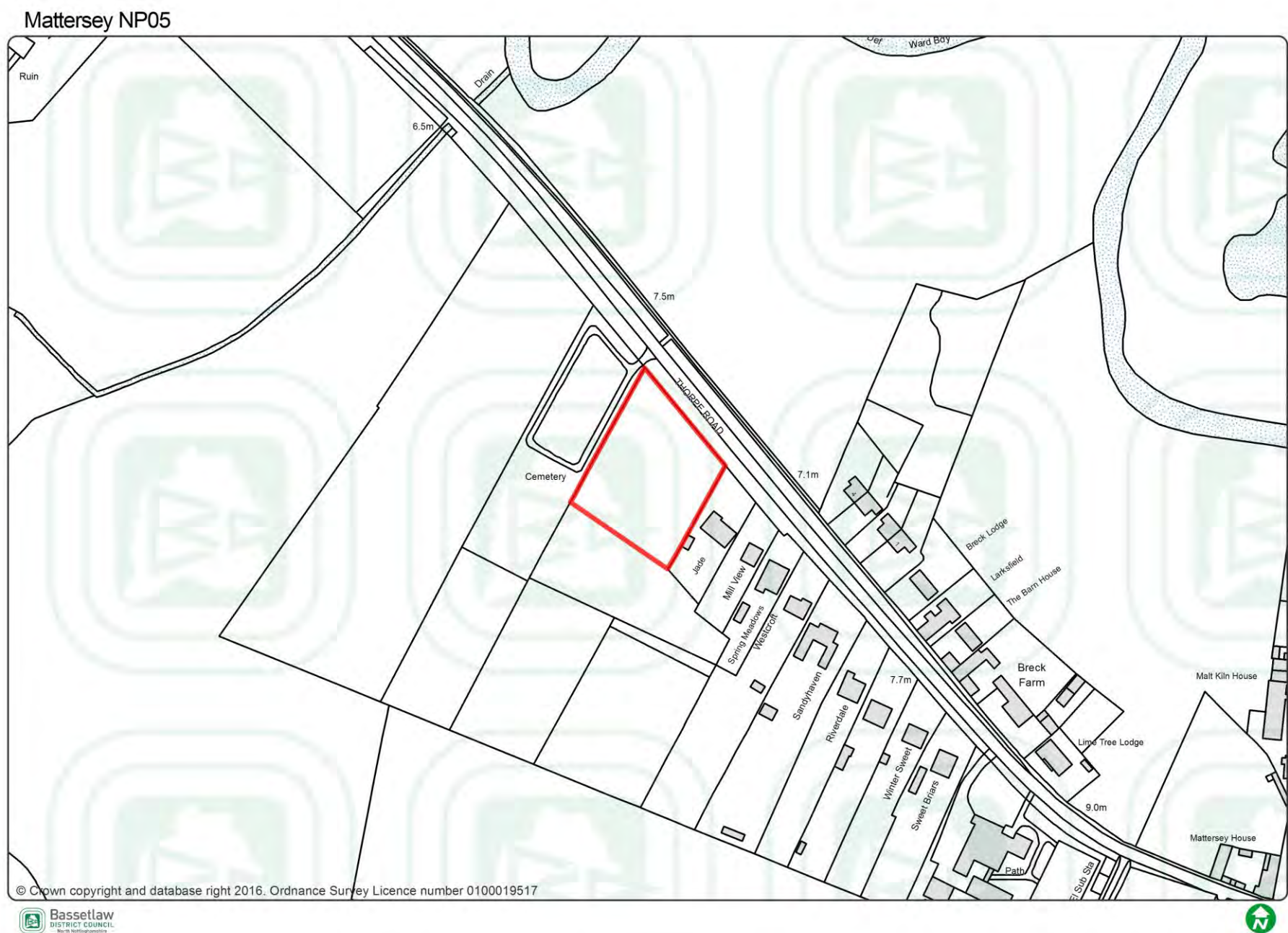
Policy 10: Land north of Thorpe Road Mattersey (page 55 – 56)

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

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

Proposed allocations in Mattersey

NP05: Land south of Thorpe Road, Mattersey (PART)



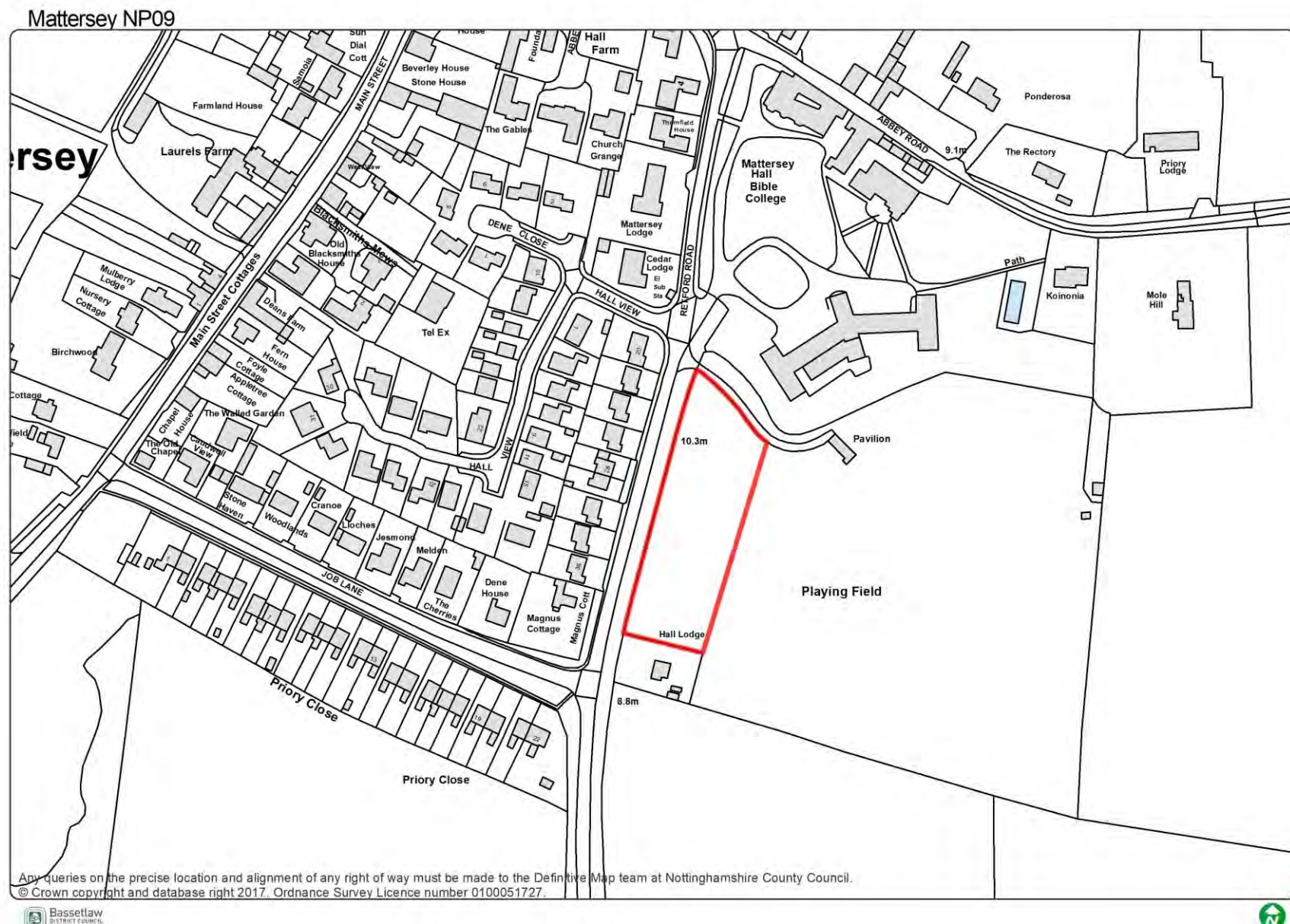
Policy 12: Land south of Thorpe Road Mattersey (pages 59 – 60)

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 (red brick with a multi grain texture and clay pantiles and some render); and**
- d) to the front a boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs; and**
- e) boundary treatment in the form of hedges or low walls/fences in the rear gardens that allows for a soft transition to the open countryside; 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.**

Proposed **allocations** in Mattersey

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



Policy 11: Land east of Retford Road

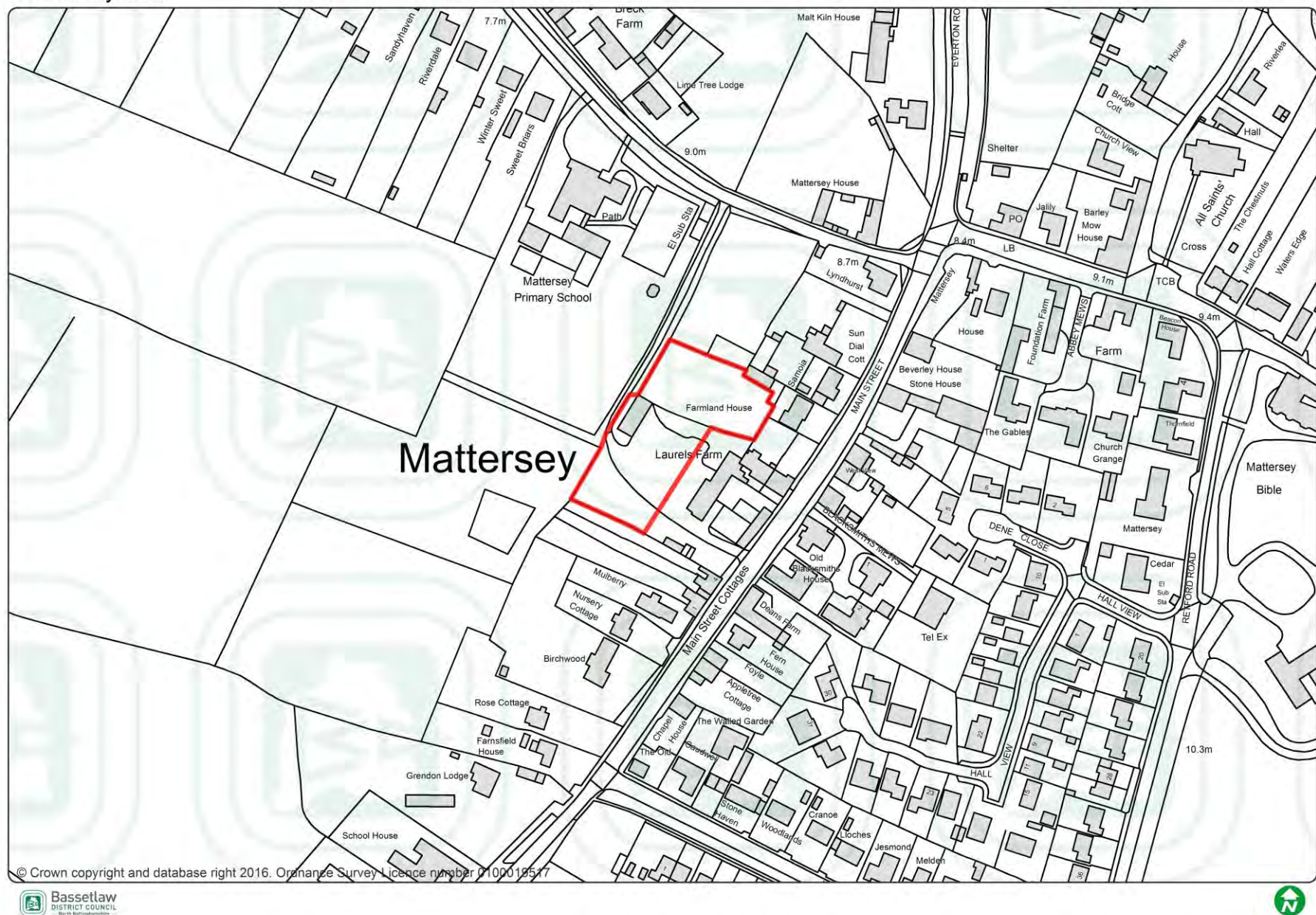
Permission will be granted for residential development on the site shown on Map 16 where the applicant can demonstrate;

- a) a layout that does not diminish the setting of the Grade 2 college or conservation area; and
- b) a landscaping scheme that minimises the impact on the lime trees along the western boundary. Where it can be demonstrated to BDC's satisfaction that any of these mature trees need to be removed the landscaping scheme will include mitigation measures; and
- c) a layout that reflects the character of the dwellings on the west of Retford Road with active frontages that overlook Retford Road; and
- d) the use of local materials (red brick with a multi grain texture and clay pantiles and some render); and
- e) to the front a boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs; and
- f) boundary treatment in the form of hedges or low walls/fences in the rear gardens that allows for a soft transition to the open countryside to the east; and
- g) the means by which a pedestrian footpath will be provided along the length of the site frontage connecting to the existing footpath north of the site.

Proposed allocations in Mattersey

NP22: Land to the rear of Laurels Farm, Main Street, Mattersey

Mattersey NP22



Policy 13: Land to the rear of Laurels Farm, Main Street, Mattersey (pages 60 – 61)

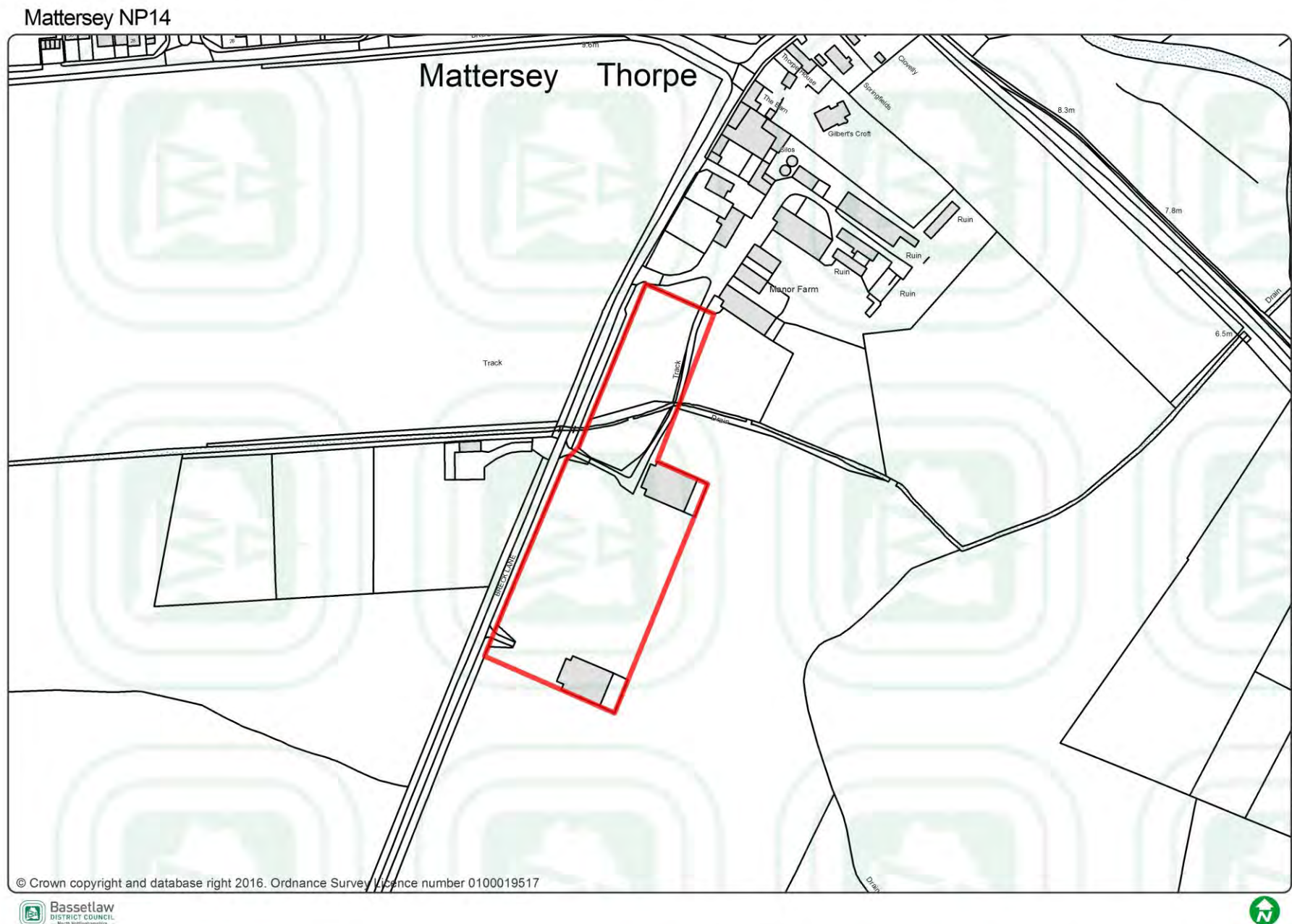
Permission will be granted for residential development on the site shown on Map 18 where the applicant can demonstrate;

- a) a high design quality that responds positively to its immediate setting with a scale, appearance, boundary treatment and access that does not harm the historic rural character; and**
- b) is in keeping with the character of the Conservation Area in relation to materials used (prevailing red brick and clay pantiles); and**
- c) the layout allows for gaps between the houses to afford views of the church**

Proposed allocations **in Mattersey Thorpe**

Proposed allocations in Mattersey Thorpe

NP14: Land south of Breck Lane, Mattersey Thorpe



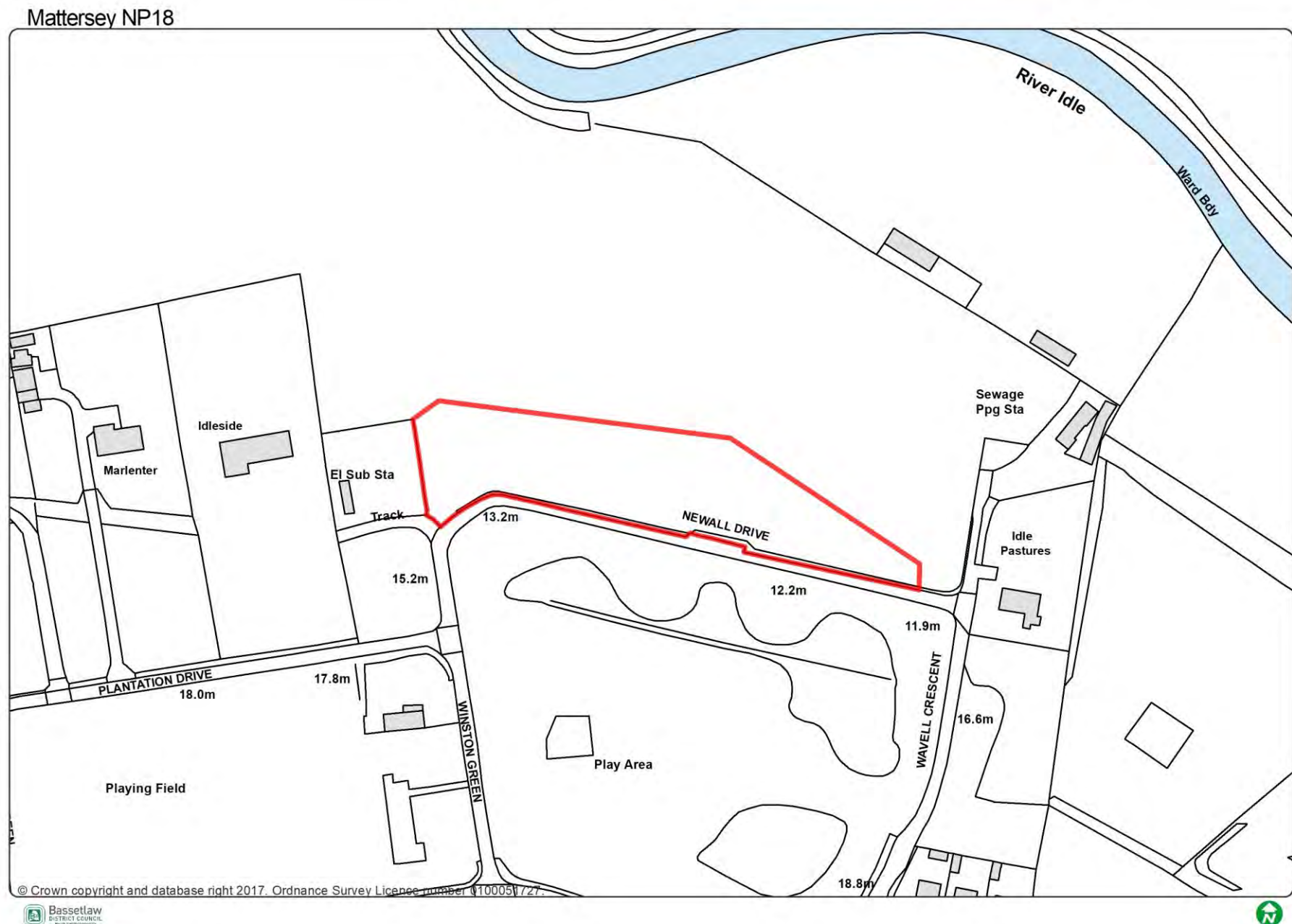
Policy 15: Land south of Breck Lane, Mattersey Thorpe (pages 64 – 65)

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

Proposed allocations in Mattersey Thorpe

NP18: Land north of Newall Drive, Mattersey Thorpe



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

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

- a) the layout constitutes frontage development onto an adopted highway; and
- b) the buildings have active frontages and overlook the open space; and
- c) boundary treatment creates private space at the front to allow for the planting of native trees and shrubs with low walls or hedges; and
- d) boundary treatment in the form of hedges or low walls/fences in the rear gardens allows for a soft transition to the open countryside,
- e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated.

Assessed sites
not proposed for
allocation

Assessed sites **not proposed** for allocation

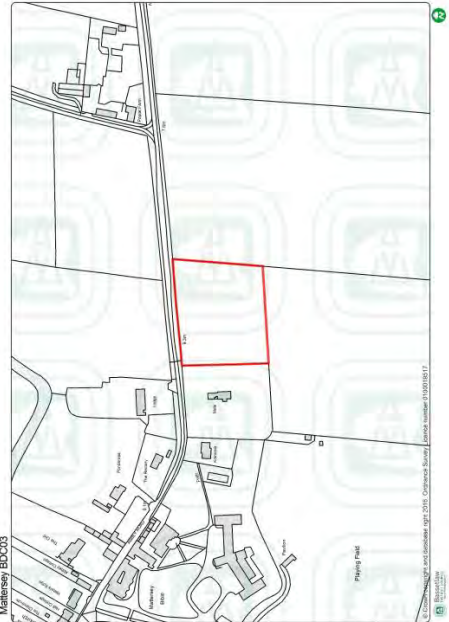
BDC01: Land south of Thorpe Road, Mattersey



Factors:

- Within the Environment Agency's identified Flood Zone
- Has not received community support
- Potential impact on landscape character
- Potential impact on built character

BDC03: Land south of Abbey Road, Mattersey

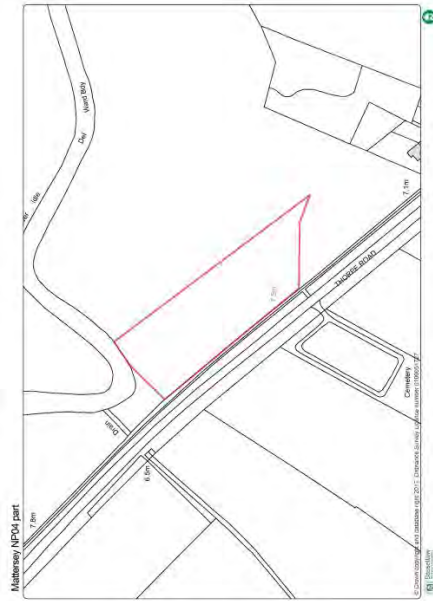


Factors:

- Highways objections based on road access
- Has not received community support
- Potential impact on landscape character
- Potential impact on built character

Assessed sites **not proposed** for allocation

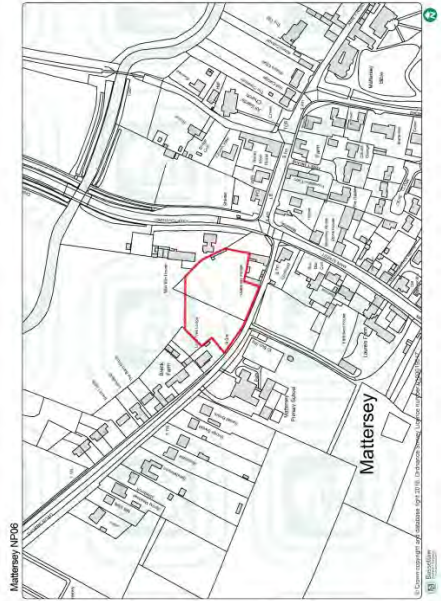
NP04 (PART): Land north of Thorpe Road, Mattersey



Factors:

- Within the Environment Agency's identified Flood Zone

NP06: Land north of Thorpe Road, Mattersey

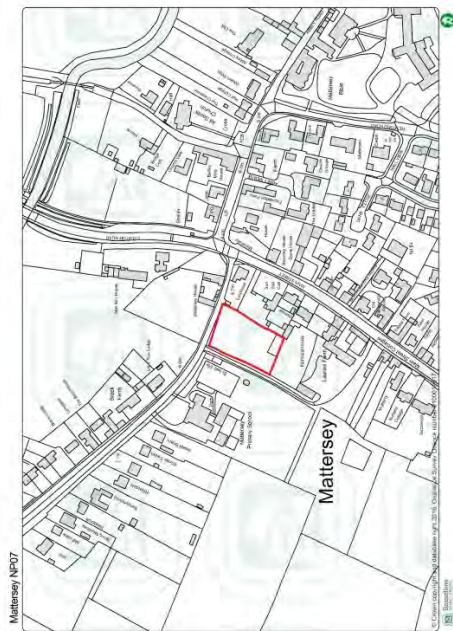


Factors:

- Objections from the Conservation Officer due to the impact on the setting of Listed Buildings and the Conservation Area
- Potential impact on landscape character
- Mixed community support

Assessed sites **not proposed** for allocation

NP07: Land south of Thorpe Road, Mattersey



Factors:

- Objections from the Conservation Officer due to the impact on the setting of the Listed Buildings and the Conservation Area
- Potential impact on landscape character

NP08: Land east of Main Street, Mattersey (Millennium Gardens)

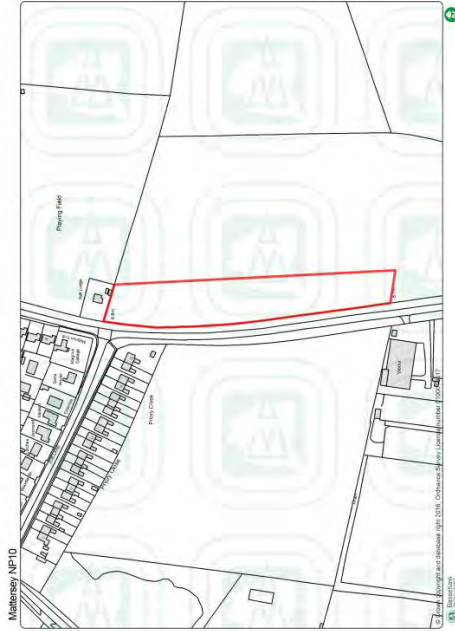


Factors:

- Within the Environment Agency's identified Flood Zone
- Lack of community support
- Potential impact on landscape character

Assessed sites **not proposed** for allocation

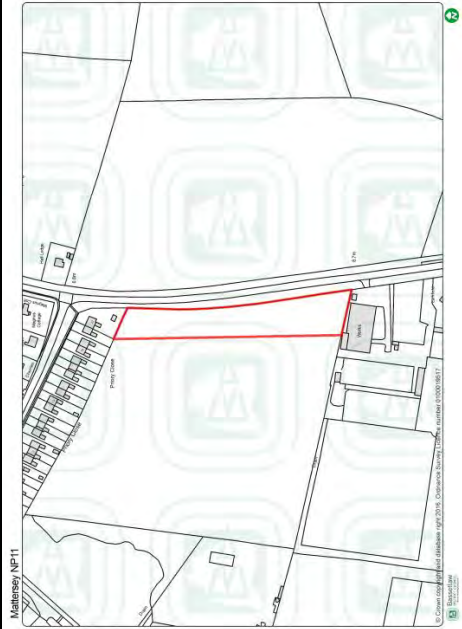
NP10: Land east of Retford Road, Mattersey



Factors:

- Lack of community support
- Potential impact on built character
- Potential impact on landscape character

NP11: Land west of Retford Road, Mattersey

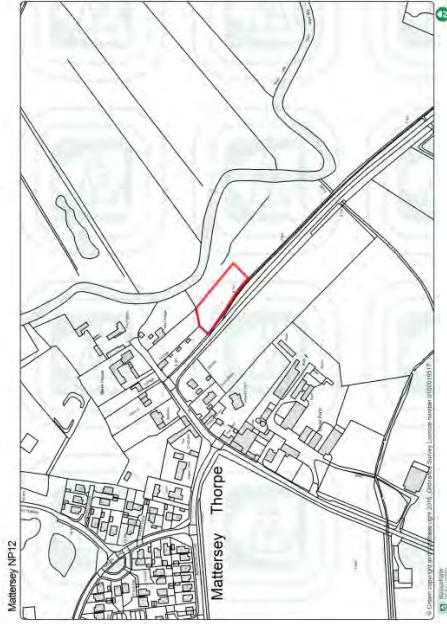


Factors:

- Mixed community support
- Potential impact on built character
- Potential impact on landscape character

Assessed sites **not proposed** for allocation

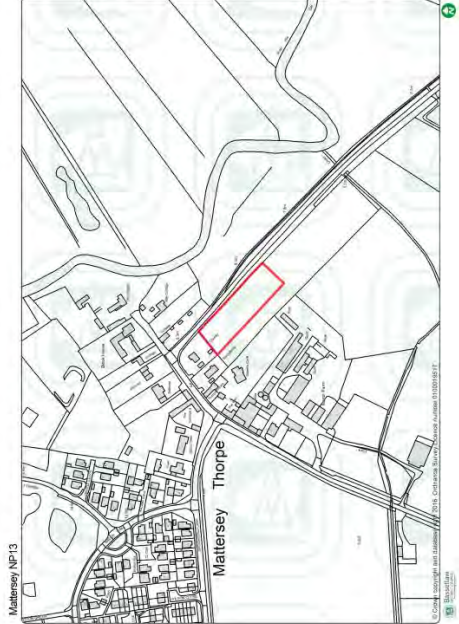
NP12: Land north of Thorpe Road, Mattersey



Factors:

- Within the Environment Agency's identified Flood Zone
- Potential impact on built character
- Potential impact on landscape character

NP13: Land south of Thorpe Road, Mattersey Thorpe

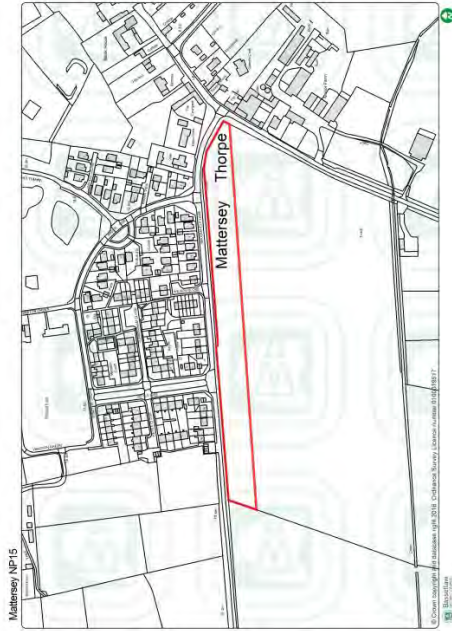


Factors:

- Part of the site is within the Environment Agency's identified Flood Zone
- Mixed community support

Assessed sites **not proposed** for allocation

NP15: Land south of Broomfield Lane, Mattersey Thorpe



Factors:

- Potential impact on built character
- Potential impact on landscape character
- Lack of community support

NP16: Land west of Keyes Close, Mattersey Thorpe

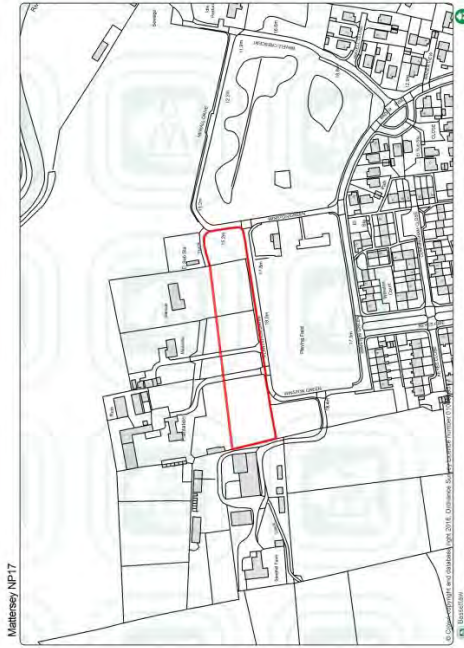


Factors:

- Potential impact on landscape character
- Lack of community support

Assessed sites **not proposed** for allocation

NP17: Land north of Plantation Drive, Mattersey Thorpe



Factors:

- Potential impact on built character
- Potential impact on landscape character
- Lack of community support
- Mixed support from landowners

NP18: Land north of Newall Drive, Mattersey Thorpe (PART)



Factors:

- Part of the site is within the Environment Agency's identified Flood Zone

Assessed sites **not proposed** for allocation

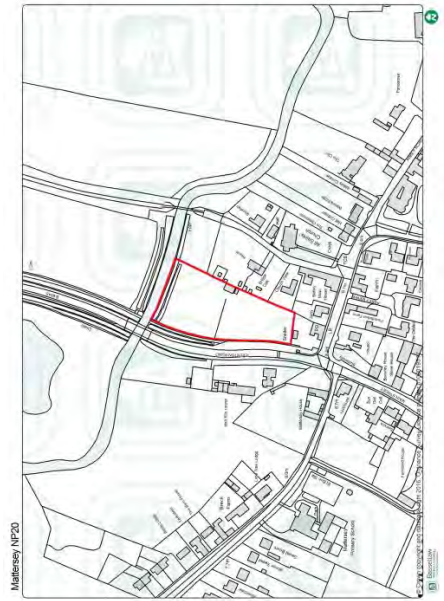
NP19: Land east of Wavell Close, Mattersey Thorpe



Factors:

- Within the Environment Agency's identified Flood Zone
- Mixed community support
- Highway improvement required

NP20: Land east of Everton Road, Mattersey



Factors:

- Within the Environment Agency's identified Flood Zone
- Potential impact on built character (listed buildings and conservation area)
- Area of potential archaeological interest
- Mixed community support

Assessed sites **not proposed** for allocation

BDC21: Land east of Main Street, Mattersey



Factors:

- Potential impact on built character
- Potential impact on landscape character
- Lack of community support

Environment Agency Flood Maps



Enter a postcode or place name:

Other topics for this area...

Flood Warning Areas

Go

Flood Map for Planning (Rivers and Sea)

Other maps Data search Text only version

Mattersey, Nottinghamshire at scale 1:20,000

Map legend

☐ Flood Map for Planning (Rivers and Sea)

☒ Flood Zone 3

☒ Flood Zone 2

☒ Flood defences (Not all may be shown*)

☒ Areas benefiting from flood defences (Not all may be shown*)

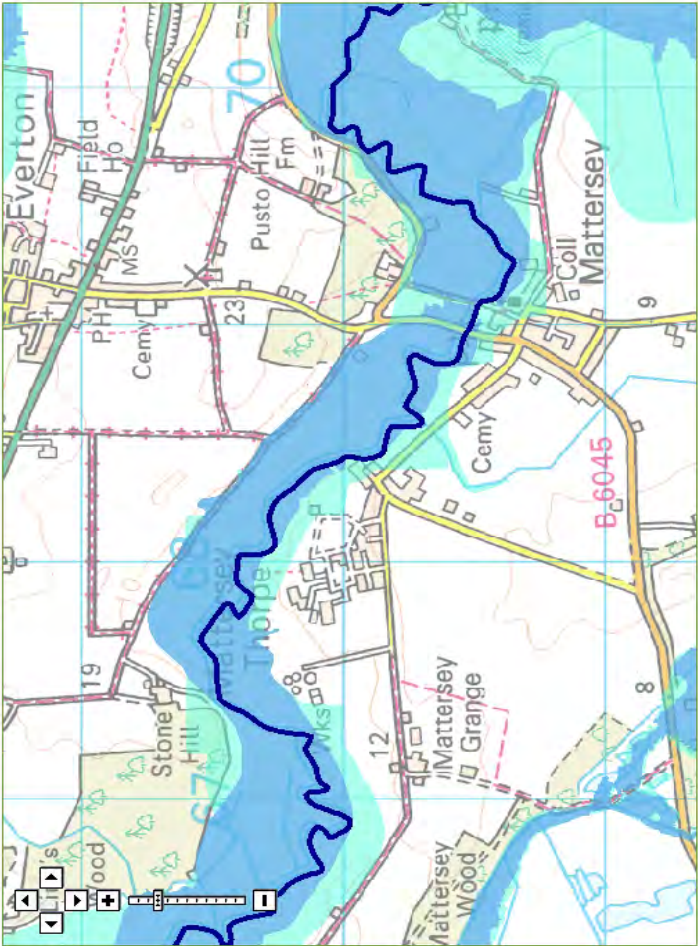
☒ Main River

☒ Main River

☒ Other national environmental organisations

☒ Natural Resources Wales Area of responsibility

☒ Scottish Environment Protection Agency Area of responsibility



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17-March-2018 NP Event



PARISH DEVELOPMENT PLAN

Members of the Neighbourhood Development Plan steering group will be there and:

READY to **Show YOU** the Plan
WILLING to **Hear YOUR** Views
ABLE to **Answer YOUR** Questions

**THE PLAN IS FOR 15 YEARS
COME & HELP US TO GET IT RIGHT !**

**HOW DO YOU WANT
YOUR VILLAGE TO
DEVELOP ?**

**THIS IS YOUR PLAN
DO YOU SUPPORT IT ?**

**PUBLIC CONSULTATION DATES
17TH MARCH – 12TH MAY 2018**

**WE NEED YOUR FEEDBACK
FORMS BY 12TH MAY 2018**

Visit the website to see the chosen sites :
<http://mandmtneighbourhoodplan.weebly.com/>



**WHO SHOULD CHOOSE
WHERE HOUSES ARE BUILT ?
YOU
OR
THE DEVELOPERS ?**

GET YOUR FEEDBACK FORMS

- **AT THE EVENT**
- **FROM OUR WEBSITE**
- **MATTERSEY POST OFFICE**



Mattersey and Mattersey Thorpe Neighbourhood Development Plan 2018 - 2033



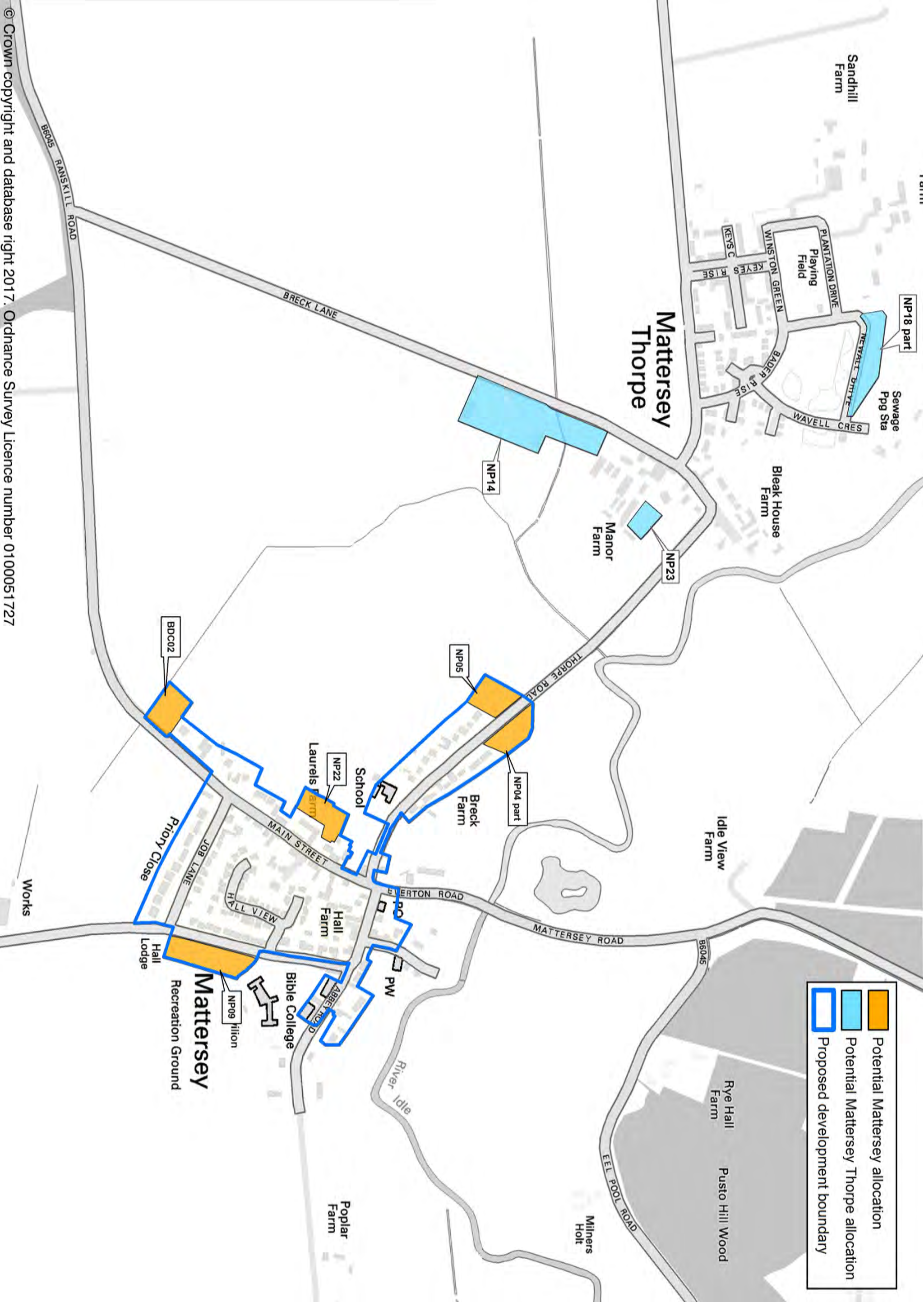
DRAFT PLAN EVENT

SATURDAY 28th APRIL 2018

12:00 – 4pm

Mattersey Primary School

COME AND TELL US YOUR VIEWS



NEIGHBOURHOOD PLAN EVENT : MATTERSEY SCHOOL

SAT 28th APRIL 2018 12:00 Noon to 4:00pm

**PLEASE COME
TO THE EVENT
IT'S YOUR VILLAGE
YOUR FUTURE !
YOUR PLAN !!**

DRAFT PLAN PUBLIC CONSULTATION

STARTED 12:00 ON 17th MARCH

ENDS 5pm on 12th MAY 2018

THE PLAN IS FOR 15 YEARS

COME & HELP US

TO GET IT RIGHT !



**DO YOU CARE
WHERE HOUSES
ARE BUILT ?
HAVE YOUR SAY !
THIS IS YOUR PLAN**

COME TO OUR SCHOOL

SATURDAY 28th April

Members of the Plan steering group
will be there and :

READY to **Show** **YOU** the Plan

WILLING to **Hear** **YOUR** Views

ABLE to **Answer** **YOUR** Questions

**HAVE YOUR SAY
BEFORE IT'S TOO LATE!!**

**HAVE WE GOT IT
RIGHT ?**

**WE NEED YOUR
FEEDBACK FORMS BY**

NO LATER THAN

12TH MAY 2018

**Feedback Forms can be handed in at the Post Office,
or Mattersey Thorpe Community House**

28-April-2018 NP



MATTERSEY REG 14 CONSULTATION : RESIDENTS FEEDBACK SUMMARY

MA		SUMMARY OF 15 FORMS (=21 PEOPLE)	
		YES - SUPPORTIVE	NO - NOT SUPPORTIVE
MATTERSEY RESPONDENTS			
Qn. No			
GENERAL POLICIES			
1	Community Vision for Mattersey Parish	18	2
2	Objectives for Mattersey Parish	18	2
3	Policy 1 : Protecting the landscape character of Mattersey Parish	19	1
4	Policy 2 : Housing Design principles	17	3
5	Policy 3 : Infill & Redevelopments in Mattersey Parish	14	6
6	Policy 4 : Developments affecting Heritage Assets	15	4
7	Policy 5 : Mix of Housing Types	18	2
8	Policy 6 : Enhancing Facilities within the Parish	16	
9	Policy 7 : Local Green Spaces	19	
10	Policy 8 Conservation / Enhancement of Non-vehicular routes	19	
GENERAL POLICIES		173	20
MATTERSEY SITES			
11	Policy 9 : BDC02 Proposal to develop land west of Main Street adjacent to Priory Garage with up to 6 houses	9	9
12	Policy 10 : NP04 Proposal to develop land north of Thorpe Road adjacent to the single-person flats with up to 4 dwellings.	12	8
13	Policy 11 : NP09 Proposal to develop land east of Retford Road adjacent to the Bible College with up to 7 dwellings.	16	4
14	Policy 12 : NP05 Proposal to develop land south of Thorpe Road between the existing dwellings and the cemetery with up to 3 dwellings.	16	4
15	Policy 13 : NP22 Proposal to develop land west of Main Street on the Laurel Farm site with up to 5 dwellings.	15	5
MATTERSEY SITES TOTAL		68	30
MATTERSEY THORPE SITES			
16	Policy 14 : NP18 Proposal to develop land north of Newall Drive, with up to 7 dwellings.	17	3
17	Policy 15 : NP14 Proposal to develop land south of Breck Lane on the Manor Farm site with up to 11 dwellings.	16	4
18	Policy 16 : NP23Proposal to develop land to the rear of Gilberts Croft, with up to 2 dwellings.	15	5
MATTERSEY THORPE SITES TOTAL		48	12
ADDITIONAL COMMENTS COUNT		12	

SUMMARY OF 12 FORMS (=17 PEOPLE)			
MT		YES - SUPPORTIVE	NO - NOT SUPPORTIVE
MATTERSEY THORPE RESPONDENTS			
Qn. No			
GENERAL POLICIES			
1	Community Vision for Mattersey Parish	15	2
2	Objectives for Mattersey Parish	14	3
3	Policy 1 : Protecting the landscape character of Mattersey Parish	15	2
4	Policy 2 : Housing Design principles	15	2
5	Policy 3 : Infill & Redevelopments in Mattersey Parish	15	2
6	Policy 4 : Developments affecting Heritage Assets	15	2
7	Policy 5 : Mix of Housing Types	15	2
8	Policy 6 : Enhancing Facilities within the Parish	12	3
9	Policy 7 : Local Green Spaces	15	2
10	Policy 8 Conservation / Enhancement of Non-vehicular routes	17	
GENERAL POLICIES		148	20
MATTERSEY SITES			
11	Policy 9 : BDC02 Proposal to develop land west of Main Street adjacent to Priory Garage with up to 6 houses	15	1
12	Policy 10 : NP04 Proposal to develop land north of Thorpe Road adjacent to the single-person flats with up to 4 dwellings.	17	
13	Policy 11 : NP09 Proposal to develop land east of Retford Road adjacent to the Bible College with up to 7 dwellings.	15	2
14	Policy 12 : NP05 Proposal to develop land south of Thorpe Road between the existing dwellings and the cemetery with up to 3 dwellings.	17	
15	Policy 13 : NP22 Proposal to develop land west of Main Street on the Laurel Farm site with up to 5 dwellings.	15	2
MATTERSEY SITES TOTAL		79	5
MATTERSEY THORPE SITES			
16	Policy 14 : NP18 Proposal to develop land north of Newall Drive, with up to 7 dwellings.	14	3
17	Policy 15 : NP14 Proposal to develop land south of Breck Lane on the Manor Farm site with up to 11 dwellings.	12	5
18	Policy 16 : NP23Proposal to develop land to the rear of Gilbert's Croft, with up to 2 dwellings.	14	3
MATTERSEY THORPE SITES TOTAL		40	11
ADDITIONAL COMMENTS COUNT		2	

SUMMARY OF 27 FORMS (=38 PEOPLE)		
MATTERSEY PARISH RESPONDENTS		
Qn. No	YES - SUPPORTIVE	NO - NOT SUPPORTIVE
GENERAL POLICIES		
1	Community Vision for Mattersey Parish	33
2	Objectives for Mattersey Parish	32
3	Policy 1 : Protecting the landscape character of Mattersey Parish	34
4	Policy 2 : Housing Design principles	32
5	Policy 3 : Infill & Redevelopments in Mattersey Parish	29
6	Policy 4 : Developments affecting Heritage Assets	30
7	Policy 5 : Mix of Housing Types	33
8	Policy 6 : Enhancing Facilities within the Parish	28
9	Policy 7 : Local Green Spaces	34
10	Policy 8 Conservation / Enhancement of Non-vehicular routes	36
GENERAL POLICIES		321
MATTERSEY SITES		
11	Policy 9 : BDC02 Proposal to develop land west of Main Street adjacent to Priory Garage with up to 6 houses	24
12	Policy 10 : NP04 Proposal to develop land north of Thorpe Road adjacent to the single-person flats with up to 4 dwellings.	29
13	Policy 11 : NP09 Proposal to develop land east of Retford Road adjacent to the Bible College with up to 7 dwellings.	31
14	Policy 12 : NP05 Proposal to develop land south of Thorpe Road between the existing dwellings and the cemetery with up to 3 dwellings.	33
15	Policy 13 : NP22 Proposal to develop land west of Main Street on the Laurel Farm site with up to 5 dwellings.	30
MATTERSEY SITES TOTAL		147
MATTERSEY THORPE SITES		
16	Policy 14 : NP18 Proposal to develop land north of Newall Drive, with up to 7 dwellings.	31
17	Policy 15 : NP14 Proposal to develop land south of Breck Lane on the Manor Farm site with up to 11 dwellings.	28
18	Policy 16 : NP23Proposal to develop land to the rear of Gilbert's Croft, with up to 2 dwellings.	29
MATTERSEY THORPE SITES TOTAL		88
ADDITIONAL COMMENTS COUNT		
14		

CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK		STEERING GROUP RESPONSE		ACTION FOR THE PLAN	
COMPLETED FORM	FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE				
1	1	3		Supportive of the Vision.			
1	2	3		Supportive of the Community Objectives.			
1	3	3		Supportive of Policy 1.			
1	4	3		Supportive of Policy 2.			
1	5	3		Supportive of Policy 3.			
1	6	3		Supportive of Policy 4.			
1	7	3		Supportive of Policy 5.			
1	8	3		Supportive of Policy 6.			
1	9	3		Supportive of Policy 7.			
1	10	3		Supportive of Policy 8.			
1	11	3		Supportive of Policy 9.			
1	12	3		Supportive of Policy 10.			
1	13	3		Supportive of Policy 11.			
1	14	3		Supportive of Policy 12.			
1	15	3		Supportive of Policy 13.			
1	16	3		Supportive of Policy 14.			
1	17	3		Supportive of Policy 15.			
1	18	3		Supportive of Policy 16.			
2	1	1		Supportive of the Vision.			
2	2	1		Supportive of the Community Objectives.			
2	3	1		Supportive of Policy 1.			
2	4	1		Supportive of Policy 2.			
2	5	1		Supportive of Policy 3.			
2	6	1		Supportive of Policy 4.			
2	7	1		Supportive of Policy 5.			
2	8	1		Supportive of Policy 6.			
2	9	1		Supportive of Policy 7.			
2	10	1		Supportive of Policy 8.			
2	11	1		Supportive of Policy 9.			
2	12	1		Supportive of Policy 10.			
2	13	1		Supportive of Policy 11.			
2	14	1		Supportive of Policy 12.			
2	15	1		Supportive of Policy 13.			
2	16	1		Supportive of Policy 14.			
2	17	1		Supportive of Policy 15.			
2	18	1		Supportive of Policy 16.			
3	1	2		Supportive of the Vision.			
3	2	2		Supportive of the Community Objectives.			
3	3	2		Supportive of Policy 1.			
3	4	2		Supportive of Policy 2.			
3	5	2		Supportive of Policy 3.			
3	6	2		Supportive of Policy 4.			

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
NO.	FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE			
3	7	2		First time buyers deserve consideration.	Noted.	Noted.
3	8	2			Supportive of Policy 6.	
3	9	2			Supportive of Policy 7.	
3	10	2			Supportive of Policy 8.	
3	11	2			Supportive of Policy 9.	
3	12	2			Supportive of Policy 10.	
3	13	2			Supportive of Policy 11.	
3	14	2			Supportive of Policy 12.	
3	15	2			Supportive of Policy 13.	
3	16	2			Supportive of Policy 14.	
3	17	2			Supportive of Policy 15.	
3	18	2			Supportive of Policy 16.	
3	ADD	2		<p>Traffic speed on Retford Rd & Main St is still very much a concern despite speed humps. Between the College and the houses opposite, barely room for huge tractors to get through when cars approach in the opposite direction. Lefthand verges suffered where they have mounted the pavement. Bulk lorries, industrial sized tractors & delivery vans ignore the 'minor distraction' of speed bumps. If the village is to grow, then this will have to be addressed. The situation is dangerous.</p>	<p>Traffic speeds, volumes and road capability are recognised as problem areas.</p> <p>The plan has been amended to include an additional Project 5 ie "To work closely with NCC highways to examine road improvements in respect of traffic calming, road signage and improvements to highways infrastructure"</p>	Plan amended - Project 5 created.
4	1	1		Supportive of the Vision.		
4	2	1		Supportive of the Community Objectives.		
4	3	1		Supportive of Policy 1.		
4	4	1		Supportive of Policy 2.		
4	5	1		Supportive of Policy 3.		
4	6	1		Supportive of Policy 4.		
4	7	1		Supportive of Policy 5.		
4	9	1		Supportive of Policy 7.		
4	10	1		Supportive of Policy 8.		
4	11	1		Supportive of Policy 9.		
4	12	1		Supportive of Policy 10.		
4	13	1		Supportive of Policy 11.		
4	14	1		Supportive of Policy 12.		
4	15	1		Supportive of Policy 13.		
4	16	1		Supportive of Policy 14.		
4	17	1		Supportive of Policy 15.		
4	18	1		Supportive of Policy 16.		
5	1	1		Supportive of the Vision.		
5	2	1		Supportive of the Community Objectives.		
5	3	1		Supportive of Policy 1.		
5	4	1		Supportive of Policy 2.		
5	5	1		Supportive of Policy 3.		
5	6	1		Supportive of Policy 4.		

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE				
5	1			Supportive of Policy 5.		
5	1			Supportive of Policy 6.		
5	1			Supportive of Policy 7.		
5	1			Supportive of Policy 8.		
5	1			Supportive of Policy 9.		
5	1			Supportive of Policy 10.		
5	1			Supportive of Policy 11.		
5	1			Supportive of Policy 12.		
5	1			Supportive of Policy 13.		
5	1			Supportive of Policy 14.		
5	1			Supportive of Policy 15.		
5	1			Supportive of Policy 16.		
6	2			Supportive of the Vision.		
6	2			Supportive of the Community Objectives.		
6	2			Supportive of Policy 1.		
6	2			Supportive of Policy 2.		
6	2			Supportive of Policy 3.		
6	2			Supportive of Policy 4.		
6	2			Supportive of Policy 5.		
6	2			Policy 6 Concerns over loss in amenity	Policy 6 amended to include those specific concerns in relation to any proposed enhancement.	Policy 6 amended
6	2			Policy 7 Concerns: Fully protect green spaces - No exceptional circumstances .	Policy 7 amended to remove the phrase "exceptional circumstances. Policy also strengthened to ensure that new facilities and associated infrastructure do not undermine their designation as green spaces.	Policy 7 amended
6	2			Supportive of Policy 8.		
6	2			Supportive of Policy 9.		
6	2			Supportive of Policy 10.		
6	2			Supportive of Policy 11.		
6	2			Supportive of Policy 12.		
6	2			Supportive of Policy 13.		
6	2			Supportive of Policy 14.		
6	2			Supportive of Policy 15.		
6	2			Supportive of Policy 16.		
7	2			Supportive of the Vision.	Noted.	Noted.
7	2			Supportive of the Community Objectives.	Noted.	Noted.
7	2			Supportive of Policy 1.	Noted.	Noted.
7	2			Supportive of Policy 2.	Noted.	Noted.

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE				
7	5	2	It is a responsible but reasonably progressive way of dealing with small building plots. So as to ensure that developers do not add features to property within the conservation zone that detract from their requirement. As the population is aging, people may want to downsize but remain part of the community in which they have lived. It would meet the need of different generations and socio-economic groups. We would support the idea of a small community facility to foster a sense of social togetherness. These are important to the visual appearance of the villages and encourage activity and healthy lifestyle. By creating safe walking routes it encourages people out of their homes, get to know neighbours. The more accessible and used these are, the less they would be abused. Concern about traffic entering the village around the bend from Ranskill at the entrance to this area.	Supportive of Policy 3.	Noted.	Noted.
7	6	2		Supportive of Policy 4.	Noted.	Noted.
7	7	2		Supportive of Policy 5.	Noted.	Noted.
7	8	2		Supportive of Policy 6.	Appendix A of the Plan includes a project to provide a new multi-use facility on the football club changing rooms site in Mattersey Thorpe.	Noted.
7	9	2		Supportive of Policy 7.	Noted.	Noted.
7	10	2		Supportive of Policy 8.	Noted.	Noted.
7	11	2		Policy 9 Concerns over traffic speeds	Recognise traffic speeds as an ongoing issue. Notts Highways recommended a 2-metre kerbed footway across the site frontage plus an uncontrolled pedestrian crossing to the Millennium Green. No concerns were received from Notts Highways in respect of traffic approaching to the site during the site assessment stage. A future development proposal would also be subject to a planning application, where the specific site proposals relating to entering and leaving the site, plus off-road parking and 'line of sight' concerns would be subject to statutory consultation with Highways and residents.	Noted.
7	12	2	It is a safe place with other properties around.	Supportive of Policy 10.	Noted.	Noted.
7	13	2	There is adequate space and a suitable approach. We would want the trees and verges to remain, with houses shielded behind.	Supportive of Policy 11.	The trees are subject to a 'Tree Preservation Order'. This site has been granted planning application approval for 7 dwellings. It requires an access road leading to the proposed dwellings, behind the existing trees and hedges.	Noted.
7	14	2	Safe access, still allowing open space between villages.	Supportive of Policy 12.	Noted.	Noted.
7	15	2	It could enhance the heart of the village, but should be limited to no more than double-storey height.	Policy 13 Concerns over building height.	The proposed site is within the Conservation Area and in close proximity to a listed building and heritage assets, therefore subject to strict governance over scale, design, appearance, materials and access, as required by the Conservation Office to ensure that "development is with minimal or no harm to the character and appearance of the setting of the listed building."	Noted.
7	16	2		Supportive of Policy 14.		
7	17	2		Supportive of Policy 15.		
7	18	2		Supportive of Policy 16.		
7	ADD	2	The appearance of the village could be enhanced further by planting more bulbs/shrubs at the entrance verges - not just daffodils, but perhaps others for different times of the year. Flower troughs could be situated at points throughout the village (perhaps each maintained by a volunteer family, as in other villages). This can increase the sense of pride in a neighbourhood. They would not need to be as large as Ranskill/Sutton, ie 2-tier not 3, perhaps a slim rectangular shape placed back from the road so still enabling prams or wheelchairs to pass easily.	ADDITIONAL COMMENTS: Supportive comments suggesting village appearance could be improved by more planting in key areas.	Agreed that the village could be enhanced by additional planting. Parish council would take this forward as part of day-to-day business, by consulting residents with a view to establishing what planting is wanted and at which locations.	Noted.

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
7	FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE			
8	ADD	2		Traffic Humps : Although not specific to the plan, we are concerned that these cause additional wear to vehicles. We have had broken suspension springs - even though we go over them very slowly. A staggered gateway entrance may be more effective and also create a visually acceptable 'rural' setting that would give a sense of enclosing the village in a safe way.	Speed humps were introduced as a response to combat excessively speeding traffic. Village gateways were amongst the options, but evidence showed effectiveness soon wore off, hence speed humps - to provide a physical barrier. However, this may benefit from a further look as part of the Project 5, which states: "To work closely with NCC highways to examine road improvements in respect of traffic calming, road signage and improvements to highways infrastructure"	Plan amended - Project 5 created.
8	1	1		It's what I want for the village	Noted.	Noted.
8	2	1				
8	3	1				
8	4	1		Because houses built reflect what is already there.	Noted.	Noted.
8	5	1				
8	6	1				
8	7	1		Already mixed housing types in both Mattersey and Thorpe.	Noted.	Noted.
8	8	1				
8	9	1		Because we're a village and rural areas are needed to keep the 'village feel'.	Noted.	Noted.
8	10	1				
8	11	1		Small plot, underused and near main road, inside 30 mph boundary.	Noted.	Noted.
8	12	1		Good plot and there are already flats there.	Noted.	Noted.
8	13	1		Already has houses with services on that road.	Noted.	Noted.
8	14	1		Using small plot next to other dwellings.	Noted.	Noted.
8	15	1		Small, neat plot with access road.	Noted.	Noted.
8	16	1		Already had pre-fabs there years ago, and has a road leading along the plot.	Noted.	Noted.
8	17	1		Already had buildings on it plus road access.	Noted.	Noted.
8	18	1		Has access and lovely site for 2 dwellings.	Noted.	Noted.
9	1	1				
9	2	1				
9	3	1				
9	4	1		To fit in with the village.	Noted.	Noted.
9	5	1				
9	7	1				
9	11	1		Small plot, good for houses, inside 30 mph zone.	Noted.	Noted.
9	12	1		Good, opposite NP05	Noted.	Noted.
9	13	1		Good site.	Noted.	Noted.
9	14	1		Good site to fill-in.	Noted.	Noted.
9	15	1		Small area unused as farm land.	Noted.	Noted.

CONSULTATION FEEDBACK : RESIDENTS COMMENTS			SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
COMPLETED FORM NO.	FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE NO - NOT SUPPORTIVE			
9	16	1	Out of the way. Good road - Newall Drive.	Supportive of Policy 14.	Noted.
9	17	1	Good for houses- old chicken farm	Supportive of Policy 15.	Noted.
9	18	1	Fill-in land - good for dwellings.	Supportive of Policy 16.	Noted.
10	1	2	Believe it to be a good solution.	Supportive of the Vision.	Noted.
10	2	2		Supportive of the Community Objectives.	
10	3	2	It's important that the landscape remains as it is. High rise in the area would look awful.	Supportive of Policy 1.	Noted.
10	4	2		Supportive of Policy 2.	
10	5	2	Probably the best solution to a difficult problem.	Supportive of Policy 3.	Noted.
10	6	2		Supportive of Policy 4.	
10	7	2		Supportive of Policy 5.	
10	8	2	Would like to see the facilities enhanced, but they would need promoting to encourage people to use them.	Supportive of Policy 6.	Noted.
10	9	2		Supportive of Policy 7.	
10	10	2	Anything that separates road traffic from people must be encouraged.	Supportive of Policy 8.	Noted.
10	11	2	Whilst I realise this land is needed, I don't want to see Mattersey extend its borders.	Policy 9 Concerns: Doesn't want to see Mattersey borders extended.	Noted.
10	12	2		Supportive of Policy 10.	
10	13	2		Supportive of Policy 11.	
10	14	2		Supportive of Policy 12.	
10	15	2	On the proviso that the development maintains the character of the area.	Supportive of Policy 13.	Noted.
10	16	2		Supportive of Policy 14.	
10	17	2		Supportive of Policy 15.	
10	18	2		Supportive of Policy 16.	
10	ADD	2	As an alternative, build houses on the Millennium Green and have an amenity area near the Bible College or adjacent to the school.	ADDITIONAL COMMENTS: Suggests a Millennium Green housing development	Plan amended - Project 4 created.
11	1	1	Consider the vision to be a sensible, feasible and practicable for future growth of the Parish.	Supportive of the Vision.	Noted.

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE				
11 2	1		Objectives again are feasible and achievable.	Supportive of the Community Objectives.	Noted.	Noted.
11 3	1		There are many exceptional aspects within the Parish which should be protected	Supportive of Policy 1.	Noted.	Noted.
11 4	1		These appear to be with the character of the area/Parish and will complement existing properties.	Supportive of Policy 2.	Noted.	Noted.
11 5	1		The proposed do not appear to create problems to existing properties/residents and this should be a requirement.	Supportive of Policy 3.	Noted.	Noted.
11 6	1		Heritage assets should be protected.	Supportive of Policy 4.	Noted.	Noted.
11 7	1		This will encourage and allow for a wider range of scope.	Supportive of Policy 5.	Noted.	Noted.
11 8	1		Current facilities are very limited.	Supportive of Policy 6.	Plan includes projects and a desire to retain and extend facilities.	Noted.
11 9	1		Very important for all residents to be able to access and enjoy.	Supportive of Policy 7.	Noted.	Noted.
11 10	1		Access for leisure and exercise should be available and encouraged.	Supportive of Policy 8.	Noted.	Noted.
11 11	1	-	Have no specific objections. Lack of knowledge.	Supportive of Policy 9.	Noted.	Noted.
11 12	1		No obvious reasons to object to this.	Supportive of Policy 10.	Noted.	Noted.
11 13	1		No obvious reasons to object to this.	Supportive of Policy 11.	Noted.	Noted.
11 14	1		This should blend as a small development adjacent to existing properties.	Supportive of Policy 12.	Noted.	Noted.
11 15	1		Have no specific objections. Lack of knowledge.	Supportive of Policy 13.	Noted.	Noted.
11 16	1		Little or no problems will be caused to existing properties or residents.	Supportive of Policy 14.	Noted.	Noted.
11 17	1		Allowing for road improvements. A good site for development. No apparent problems for existing properties or residents.	Supportive of Policy 15.	Noted.	Noted.
11 18	1		No obvious reasons for objections.	Supportive of Policy 16.	Noted.	Noted.
12 1	1			Supportive of the Vision.		
12 2	1			Supportive of the Community Objectives.		
12 3	1			Supportive of Policy 1.		
12 4	1			Supportive of Policy 2.		
12 5	1			Supportive of Policy 3.		
12 6	1			Supportive of Policy 4.		
12 7	1			Supportive of Policy 5.		
12 9	1			Supportive of Policy 7.		
12 10	1			Supportive of Policy 8.		
12 11	1	1		Not Supportive of Policy 9.		
12 12	1			Supportive of Policy 10.		
12 13	1			Supportive of Policy 11.		
12 14	1			Supportive of Policy 12.		
12 15	1			Supportive of Policy 13.		
12 16	1			Supportive of Policy 14.		

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
NO.	FEEDBACK FORM	YES - SUPPORTIVE	NO - NOT SUPPORTIVE			
12	17	1	1	1.Outside any natural boundary. 2.It is a narrow busy lane. 3.Would this constitute a 'Green Belt' development ?	The site is outside of the current village boundary, but has been consulted upon with a majority of 59% of 76 respondents in favour of site development. Highways, as statutory consultees have responded that "Breck Lane is not of a sufficient standard to serve additional development. Further work would be required to improve highways issues." This would have to be addressed by a planning application proposal as a pre-condition of site development approval. The site would not be a 'Green Belt' development.	Noted.
12	18	1	1		Supportive of Policy 16.	
13	1	1	1		Supportive of the Vision.	
13	2	1	1		Supportive of the Community Objectives.	
13	3	1	1		Supportive of Policy 1.	
13	4	1	1		Supportive of Policy 2.	
13	5	1	1		Supportive of Policy 3.	
13	6	1	1		Supportive of Policy 4.	
13	7	1	1		Supportive of Policy 5.	
13	8	-	-	Not sufficient need for village hall as well as Church hall in Mattersey. Pubs were not supported when we had them. A village hall at Mattersey Thorpe would be a plus.	The comment is correct in respect of pub closures. However, the 'Residents Survey' (on the M&MT website), reported that 78% of 180 respondents ranked recreational facilities as either important or very important. In the survey, residents also ranked a new shop or pub, as the highest in terms of what businesses they would like to see in the parish.	Noted.
13	9	1	1		Appendix A of the Plan includes a project to provide a new multi-use facility on the football club changing rooms site in Mattersey Thorpe.	
13	10	1	1		Supportive of Policy 7.	
13	11	1	1		Supportive of Policy 8.	
13	12	1	1	To maintain peaceful area of cemetery is important. More buildings will produce more traffic	Residents, Conservation Officers, Highways, and other statutory consultees were consulted during the site assessment stage. This site had the approval of 59% of 75 of respondents, and is compliant with consultees comments. This site has been granted planning application approval for 4 dwellings of a similar type and layout as the properties across the road.	Noted.
13	13	1	1	With the proviso that trees and hedges are retained.	The trees are subject to a 'Tree Preservation Order'. This site has been granted planning application approval for 7 dwellings. It requires an access road leading to the proposed dwellings, behind the existing trees and hedges.	Noted.
13	14	1	1	But query access ?	Noted.	Noted.
13	15	1	1		Supportive of Policy 13.	
13	16	1	1		Supportive of Policy 14.	
13	17	1	1		Supportive of Policy 15.	

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
NO.	FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE			
13	18		1	Access not ideal - private, farm and commercial traffic plus children walking.	Residents, Conservation Officers, Highways, and other statutory consultees were consulted during the site assessment stage. Highways response is still awaited. This site had the approval of 61% of 43 respondents. Site access to the public roads would most likely be via a privately maintained road, unless Highways had adopted a road on a connecting development site. Statutory consultees including Highways and residents would be consulted as part of a planning application proposal prior to site development.	Noted.
14	1	1		Supportive of the Vision.		
14	2	1		Supportive of the Community Objectives.		
14	3	1		Supportive of Policy 1.		
14	4	1		Supportive of Policy 2.		
14	5	1		Supportive of Policy 3.		
14	6	1		Supportive of Policy 4.		
14	7	1		Supportive of Policy 5.		
14	8	1		Supportive of Policy 6.		
14	9	1		Supportive of Policy 7.		
14	10	1		Supportive of Policy 8.		
14	11	1		Supportive of Policy 9.		
14	12	1		Supportive of Policy 10.		
14	13	1		Supportive of Policy 11.		
14	14	1		Supportive of Policy 12.		
14	15	1		Supportive of Policy 13.		
14	16	1		Supportive of Policy 14.		
14	17	1		Supportive of Policy 15.	Noted.	Noted.
14	18	1		Supportive of Policy 16.		
15	1	1		Supportive of the Vision.		
15	2	1		Supportive of the Community Objectives.		
15	3	1		Supportive of Policy 1.		
15	4	1		Supportive of Policy 2.		
15	5	1		Supportive of Policy 3.		
15	6	1		Supportive of Policy 4.		
15	7	1		Supportive of Policy 5.		
15	8	1		Supportive of Policy 6.		
15	9	1		Supportive of Policy 7.		
15	10	1		Supportive of Policy 8.		
15	11	1		Supportive of Policy 9.		
15	12	1		Supportive of Policy 10.		
15	13	1		Supportive of Policy 11.		
15	14	1		Supportive of Policy 12.		
15	15	1		Supportive of Policy 13.		
15	16	1		Supportive of Policy 14.		

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
NO.	FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE			
15	17	1		I trust this will be the final number of properties on this site !		
15	18	1		This land has already been the subject of planning application 17/01225/OUT and was refused after objections from neighbours. Why is this still a preferred option for the Neighbourhood Plan ? - Is there something we don't know ?	The numbers are indicative with an assumption of mixed housing types. Therefore, the housing numbers are indicative for the plan, but would need to be made clear, (along with details of housing types, spacing, access, etc..) as part of a planning application proposal This site plus an adjacent site formed part of planning application 17/01225/OUT which was refused permission by BDC. This specific site has been consulted upon at the community events and received the approval of 61% of the 43 residents responses.	Noted.
16	1	1		Supportive of the Vision.		
16	2	1		Supportive of the Community Objectives.		
16	3	1		Supportive of Policy 1.		
16	4	1		Supportive of Policy 2.		
16	5	1		Supportive of Policy 3.		
16	6	1		Supportive of Policy 4.		
16	7	1		Supportive of Policy 5.		
16	8	1		Supportive of Policy 6.		
16	9	1		Supportive of Policy 7.		
16	10	1		Supportive of Policy 8.		
16	11	1		Policy 9 Concerns: Too many large houses	77% (ie 51 out of 66) respondents voted in favour of some housing development on the site. 84% (ie 43 out of the 51 in favour) wanted to see smaller houses with closer spacing. The plan has been constructed to reflect the views of the majority of respondents.	Noted.
16	12	1		Already passed.	Noted.	Noted.
16	13	1		Already passed.	Noted.	Noted.
16	14	1		Already passed.	Noted.	Noted.
16	15	1		The development would obstruct the farmer's gate to his field.	Under planning rules, a planning application is unlikely to be approved where a development proposes to remove or restrict the existing access of those landowners bordering the site. It would also be subject to statutory and public consultation which gives objections from neighbours a strong weighting in respect of their existing rights of amenity and access.	Noted.
16	16	1		If it is for affordable housing.	Noted.	Noted.
16	17	1		Only if Breck Lane is made into a proper road, it's not wide enough and full of potholes.	Highways, as statutory consultees have responded that "Breck Lane is not of a sufficient standard to serve additional development. Further work would be required to improve highways issues." This would have to be addressed by a planning application proposal as a condition to site development approval.	Noted.
16	18	1		It's a small infill	Noted.	Noted.

CONSULTATION FEEDBACK : RESIDENTS COMMENTS				SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
COMPLETED FORM NO.	FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE			
16	ADD	1		The Parish Plan in 2005 state we must have more affordable houses. The Neighbourhood Plan only seems to encourage the opposite.	Disagree with the contention that the Neighbourhood Plan does not encourage affordable houses! Objectives and Policies specifically emphasise this ie Community Objective 2 ie "To ensure that future housing development meets local need for smaller 2 to 3 bed market dwellings" This is further emphasised in Policy 3 ie "Proposals that include smaller dwellings on infill sites that are within a safe walking distance of local amenities will be encouraged..." Policy 5 states "Planning applications for housing schemes are required to deliver a housing mix that reflects the demonstrable need for smaller (2-3 bed) market dwellings..." The residents have been repeatedly consulted in respect of site location, housing type and site densities. The resulting plan includes the majority preferences as feedback by the respondents from those consultations.	Noted.
17	1	1		Supportive of the Vision.	Supportive of the Vision.	Noted.
17	2	1		Supportive of the Community Objectives.	Supportive of the Community Objectives.	Noted.
17	3	1		Supportive of Policy 1.	Supportive of Policy 1.	Noted.
17	4	1		Supportive of Policy 2.	Supportive of Policy 2.	Noted.
17	5	1		Supportive of Policy 3.	Supportive of Policy 3.	Noted.
17	6	1		Policy 4: Suggests better public access to the Priory	The Priory is accessed via a bridleway, which prohibits the use of motor vehicles without permission from the landowner. The Plan contains a project with the aim of retaining or improving upon access to the Priory, particularly for those with restricted mobility.	Noted.
17	7	1		Supportive of Policy 5.	Supportive of Policy 5.	Noted.
17	8	1		Supportive of Policy 6.	Supportive of Policy 6.	Noted.
17	9	1		Supportive of Policy 7.	Supportive of Policy 7.	Noted.
17	10	1		Supportive of Policy 8.	Supportive of Policy 8.	Noted.
17	11	1		Policy 9 Concerns: Too many houses proposed.	77% (ie 51 out of 66) respondents voted in favour of some housing development on the site. 84% of those (ie 43 out of the 51 in favour) wanted to see smaller houses with closer spacing. The plan has been constructed to reflect the views of the majority of respondents.	Noted.
17	12	1		Supportive of Policy 10.	This site has been granted planning application approval for 4 dwellings of a similar type and layout as the properties across the road.	Noted.

CONSULTATION FEEDBACK : RESIDENTS COMMENTS				SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN	
COMPLETED FORM NO.	FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE				
17	13	1	1	Infringing on open countryside.	Policy 11 Concerns: Infringing open countryside.	Residents, Conservation Officers, Highways, and other statutory consultees were consulted during the site assessment stage. This site had approval of 51% of 73 respondents. This site has been granted planning application approval for 7 dwellings with an access road leading to the development, behind the existing trees and hedges. It has an eastern boundary which leads to the Bible College playing field and then onto open countryside.	Noted.
17	14	1		Providing they are bungalows / flats and in character with rural aspect.	Supportive of Policy 12.	This site has been granted planning application approval for 3 dwellings of a similar type and layout as existing properties on the same side of the road.	Noted.
17	15	1		But 4 smaller designs with separate access to fields for large ploughs, sprayers, etc..	Supportive of Policy 13.	The proposed site is within the Conservation Area and in close proximity to a listed building and heritage assets, therefore subject to strict governance over scale, design, appearance, materials and access, as required by the Conservation Office to ensure that "development is with minimal or no harm to the character and appearance of the setting of the listed building. "	Noted.
17	16		1	Too near sewage farm.	Policy 14 Concerns: Proximity to sewage farm.	The site is on the edge of cultivated agricultural fields within a rural setting. Existing properties on the western edge of the site boundary are closer to the sewage farm, yet no related complaints have been raised with Parish Council.	Noted.
17	17	1		Yes, as long as in character and suitable for young families piecewise when designed and built.	Supportive of Policy 15.	Noted.	Noted.
17	18	1		Yes, as long as in character and suitable for young families piecewise when designed and built.	Supportive of Policy 16.	Noted.	Noted.
18	1		2		Not Supportive of the Vision - See Additional Comments		
18	2		2		Not Supportive of the Community Objectives - See Additional Comments.		
18	3		2		Not Supportive of Policy 1 - See Additional Comments.		
18	4		2		Not Supportive of Policy 2 - See Additional Comments.		
18	5		2		Not Supportive of Policy 3 - See Additional Comments.		
18	6		2		Not Supportive of Policy 4 - See Additional Comments.		
18	7		2		Not Supportive of Policy 5 - See Additional Comments.		
18	8	2			Supportive of Policy 6.		
18	9	2			Supportive of Policy 7.		
18	10	2			Supportive of Policy 8.		
18	11	2			Supportive of Policy 9.		
18	12	2			Supportive of Policy 10.		
18	13		2		Not Supportive of Policy 11 - See Additional Comments.		
18	14	2			Supportive of Policy 12.		

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
NO.	FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE			
18	15		2	Not Supportive of Policy 13 - See Additional Comments.		
18	16		2	Not Supportive of Policy 14 - See Additional Comments.		
18	17		2	Not Supportive of Policy 15 - See Additional Comments.		
18	18		2	Not Supportive of Policy 16 - See Additional Comments.		
18	ADD	2		<p>ADDITIONAL COMMENTS: Concerned about: Loss of rural views</p> <p>Lack of facilities</p> <p>Flooding risks.</p>	<p>Community Objective 3 states "To ensure that the design of new development reflects the rural nature of the parish." Policy 1 contains recommendations to "protect the landscape character of Mattersey parish." The Plan also includes 21 important viewpoints to be protected against development : Map 9a - Mattersey Thorpe: shows 7 key viewpoints to be protected. Map 9b - Mattersey village: shows 14 key viewpoints to be protected. The plan seeks to encourage the retention or expansion of existing facilities and the creation of new facilities. All sites have been subject to statutory consultation in respect of flood risks and drainage requirements on a site-by-site basis.</p>	Noted.
19	1		2	<p>Not supportive of Community Vision : Wants no development</p>	<p>Development proposals were generated by the community at an initial consultation event and then subjected to site assessment and statutory consultation. Non-developable sites were removed, or reduced in size, to meet with feedback comments / recommendation. The remaining sites were then consulted upon and feedback received from the community. The plan now contains only those sites which have received a clear majority of respondents in favour of these proposals.</p>	Noted.
19	2		2	<p>Not Supportive of the Community Objectives.</p>	<p>The plan only contains sites where feedback from consultation events have shown a majority preference by residents in favour of development for that site.</p>	Noted.
19	3	2		<p>Supportive of Policy 1.</p>	<p>The plan only contains sites where feedback from consultation events have shown a majority preference by residents in favour of development for that site.</p>	Noted.
19	4	2		<p>Policy 2 Concerns: Rejects more housing outright</p>	<p>The plan only contains sites where feedback from consultation events have shown a majority preference by residents in favour of development for that site.</p>	Noted.
19	5	2		<p>Policy 3 Concerns: Worried that scale of development in Everton would be repeated in Mattersey Parish</p>	<p>The plan for Mattersey parish has been compiled with the help of residents, based upon feedback from consultations and amended to reflect the majority views at each major stage of its development.</p>	Noted.
19	6	2		<p>Supportive of Policy 4.</p>	<p>Map 2 (p.12) shows Heritage and other key assets within the parish. Those assets designated as 'Positive' (ie important buildings) plus 'Non-Designated' assets are listed in Appendix F (p.112).</p>	Noted.

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE				
19	7	2	No more housing.	Policy 5 Concerns: Rejects more housing outright	The plan only contains sites where feedback from consultation events have shown a majority preference by residents in favour of development for that site.	Noted.
19	8	-	It would be nice to keep the Post Office and store, but definitely NO PUB ! The village had 2 pubs in the past, they both had to close, as have many in the country. If people want a drink they can walk to Everton only one mile away. Pubs can attract anti-social behavior and would increase traffic on these narrow roads.	Did not declare whether for or against Policy 6. Supports the PO and store, but does not support a new pub.	The comment is correct in respect of pub closures. However, the 'Residents Survey' (on the M&MT website), reported that 78% of 180 respondents ranked recreational facilities as either important or very important. In the survey, residents also ranked a new shop or pub, as the highest in terms of what businesses they would like to see in the parish.	Noted.
19	9	2	People need these spaces for recreation and well being.	Supportive of Policy 7.	Noted.	Noted.
19	10	2	The less traffic the better - more cyclepaths and footpaths.	Supportive of Policy 8.	Noted.	Noted.
19	11	2	You are, in effect, extending the village boundary towards Ranskill Road where traffic enter at 60-70 mph. Dangerous !	Policy 9: Concerns over traffic speeds.	Recognise traffic speeds as an ongoing issue, but the site is within 30 mph speed limit. Notts Highways recommended 2-metre kerbed footway across the site frontage plus an uncontrolled pedestrian crossing to the Millennium Green. No concerns were raised in respect of traffic approaching to the site during the site assessment stage. A future development proposal would also be subject to a planning application, where the specific site proposals relating to entering and leaving the site, plus off-road parking and 'line of sight' concerns would be subject to statutory consultation with Highways and residents.	Noted.
19	12	2	This road regularly floods up to the flat doorsteps. It is on the edge of a flood plain.	Extending the village boundary Policy 10: Concerns over site flooding.	The proposed site is inside the roadside boundary of the Millennium Green on the opposite side of the road. Residents, Conservation Officers, Highways, and other statutory consultees were consulted during the site assessment stage. This site had the approval of 59% of 75 of respondents, and is compliant with consultees comments. The site is outside of the flood zone. The approved planning application makes specific conditions relating to onsite drainage and highways drainage improvements to mitigate against flooding.	Noted.
19	13	2	No more housing. It isn't needed	Policy 11 Concerns: Rejects more housing outright	Residents, Conservation Officers, Highways, and other statutory consultees were consulted during the site assessment stage. This site had approval of 51% of 73 respondents. This site has been granted planning application approval for 7 dwellings with an access road leading to the development, behind the existing trees and hedges.	Noted.
19	14	2	We need a break between Mattersey and Thorpe. This will, I fear, be eroded away.	Policy 12: Concerns over infill between Mattersey and Mattersey Thorpe	A 'Settlement Break' is created by the plan which prohibits further encroachment between the two settlements over the course of the plan. This site has been granted planning application approval for 3 dwellings of a similar type and layout as existing properties on the same side of the road.	Noted.
19	15	2	More vehicular traffic is undesirable.	Policy 13: Concerns over traffic levels.	Noted.	Noted.
19	16	2	No more housing. No more traffic !	Policy 14: Concerns over traffic	Residents, Conservation Officers, Highways, and other statutory consultees were consulted during the site assessment stage. This site had the approval of 67% of 69 respondents. Connecting roads would have to be improved to an adoptable standard, in order to meet with Highways requirements.	Noted.

CONSULTATION FEEDBACK : RESIDENTS COMMENTS			SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
COMPLETED FORM	FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE NO - NOT SUPPORTIVE			
19	17	2	Policy 15: Concerns about loss of view, Traffic levels and poor road conditions	The site has been consulted upon with a majority of 59% of 76 respondents in favour of site development. Highways, as statutory consultees have responded that "Breck Lane is not of a sufficient standard to serve additional development. Further work would be required to improve highways issues." This would have to be addressed by a planning application proposal as a condition to site development approval.	Noted.
19	18	2	Policy 16 Concerns : Impeding of countryside views Traffic levels and poor road condition.	Maps 9a (on p.28) and 9b (p.29) shows 21 key views to be protected within the parish. This site had the approval of 61% of 43 respondents. Residents, Conservation Officers, Highways, and other statutory consultees were consulted during the site assessment stage. Highways response is still awaited. Site access onto the public roads would most likely be via a privately maintained road. It seems unlikely that an additional 2 dwellings would have a significant impact upon traffic levels.	Noted.
20	1	1	Supportive of the Vision.		
20	2	1	Supportive of the Community Objectives.		
20	3	1	Supportive of Policy 1.		
20	4	1	Supportive of Policy 2.		
20	5	1	Supportive of Policy 3.		
20	6	1	Supportive of Policy 4.		
20	7	1	Supportive of Policy 5.		
20	8	1	Supportive of Policy 6.	Appendix A of the Plan does include a project to provide a new multi-use facility on the football club changing rooms site in Mattersey Thorpe.	Noted.
20	9	1	Supportive of Policy 7.		
20	10	1	Supportive of Policy 8.		
20	11	1	Supportive of Policy 9.		
20	12	1	Supportive of Policy 10.		
20	13	1	Supportive of Policy 11.		
20	14	1	Supportive of Policy 12.		
20	15	1	Supportive of Policy 13.	The proposed site is within the Conservation Area and in close proximity to a listed building and heritage assets, therefore subject to strict governance over scale, design, appearance, materials and access, as required by the Conservation Office to ensure that "development is with minimal or no harm to the character and appearance of the setting of the listed building."	Noted.
20	16	1	Supportive of Policy 14.		
20	17	1	Supportive of Policy 15.		
20	18	1	Supportive of Policy 16.		

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
21	FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE			
21	1	2		We believe more prominence should be given to the importance of the various local businesses which operate within the Parish. This distinguishes the village from many others and the existing brief mentions of 'work' do not do justice to this.	As part of the plan preparation, businesses were surveyed as to their current/future needs and requirements within the Parish, which formed part of the plan compilation. However, this is primarily a housing development plan, which aims to protect the rural character and environment, while improving facilities and services as part of developing the sites chosen by the community.	Noted.
21	2	2		The employment objective here needs to reflect the above : the current problems facing the shop and Post Office are a reminder of how suddenly a local business can face a threat to its existence.	The plan policies emphasise the need to retain and expand facilities where possible to try to match the existing and future needs of the community..	Noted.
21	3	2		Generally agree	Noted.	Noted.
21	4	2		Generally agree	Noted.	Noted.
21	5	2		Generally agree	Noted.	Noted.
21	6	2		Generally agree	Noted.	Noted.
21	7	2		Generally agree	Noted.	Noted.
21	8	2		Reference to provision of a pub seems unrealistic, given that we have lost all 3 since we moved here 40 years ago. The reference to a community building in Mattersey Thorpe suggests that the 2 settlements will operate separately. When the original Village/Church Hall (the MaltKlin building) existed, it was extensively used by all. We suggest that the focus should be on rediscovering the overall community spirit, possibly by having the ambition to create an adequate community space for all - difficult though it would be.	The comment is correct in respect of pub closures. However, the 'Residents Survey' (on the M&MT website), reported that 78% of 180 respondents ranked recreational facilities as either important or very important. In the survey, residents also ranked a new shop or pub, as the highest in terms of which businesses they would like to see in the parish. Appendix A of the Plan does include a project to provide a new multi-use facility on the football club changing rooms site in Mattersey Thorpe. However it is intended that this would provide recreational activities available for use by both settlements, in the same way that existing facilities are.	Noted.
21	9	2		Generally agree	Noted.	Noted.
21	10	2		Generally agree	Noted.	Noted.
21	11	2		Generally agree	Noted.	Noted.
21	12	2		Generally agree	Noted.	Noted.
21	13	2		Generally agree	Noted.	Noted.
21	14	2		Generally agree	Noted.	Noted.
21	15	2		Generally agree	Noted.	Noted.
21	16	2		Generally agree	Noted.	Noted.

COMPLETED FORM		QUESTION NO.		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK		STEERING GROUP RESPONSE		ACTION FOR THE PLAN	
NO - NOT SUPPORTIVE		YES - SUPPORTIVE									
21	17	2	2	The current redevelopment of Manor Farm's outbuildings is very welcome, but we are opposed to site NP14 as follows: 1. Described as 'on the Manor Farm site' suggesting where the former farm buildings used to stand. In fact, the majority of the site is greenfield land albeit containing 2 former chicken sheds placed there about 20 years ago. Crops are grown around these sheds. 2. The effect would be to extend the built environment well down Breck Lane. This land has never previously contained bricks and mortar structures and presumably the placing of the chicken sheds was done under agricultural permission. 3. 11 dwellings would be entirely at odds with the character of the original Thorpe hamlet. A large modern development along one side of Breck Lane would stand out like a sore thumb and this seems to conflict with the first part of Policy 1 4. Breck Lane itself is narrow, difficult to drive along and in its present state, incapable of accommodating yet more traffic.		Policy 15: Opposed to the development. Greenfield land containing former chicken sheds Extending the built environment Housing quantity vs Policy 1 Traffic levels and poor road condition		The site would not be 'Green Belt' development. The chicken sheds were built under a full planning permission. The site is outside of the current village boundary, but has been consulted upon with a majority of 59% of 76 respondents in favour of site development. 71% (ie 32 out of 45) of the respondents in favour of site development wanted to see mixed housing types to allow for smaller, medium and larger houses. 11 dwellings is indicative of those mixed housing types. The actual housing numbers would need to be made clear, (along with details of housing types, spacing, access, etc..) as part of a planning application proposal, which would be subject to statutory and residents consultation. Highways, as statutory consultees have responded that "Breck Lane is not of a sufficient standard to serve additional development. Further work would be required to improve highways issues." This would have to be addressed by a planning application proposal as a condition to site development approval.		Noted.	
21	18	2	2	Policy 1. Why is the break between M & MT considered to be a key open space? It seems to be private land without public access and the emphasis on keeping the "settlements" apart seems to emphasise segregation rather than trying to create unity between the two. In general, what influence/ control does this plan have over the type of housing that is actually erected on the approved sites? ie How many properties on a particular site and what size/affordability for local families? How many of 2-bed dwellings are intended ?		Supportive of Policy 16. Did not declare whether for or against Policy 1. Queries the retention of the settlement gap. Did not declare whether for or against Policy 5. Queries its effectiveness Wants site-specific details of housing types.		The residents survey showed that 83% of 191 respondents wanted the space between the two settlement to be retained. Steering Group believes that the settlement break within the plan reflects the wishes of that significant majority. This policy aims to set the mix of housing within proposed developments to match the needs for family housing (2-3 bed) across the parish. Site-specific housing mix will be assessed against this policy when considering each proposal arising from a planning application.		Noted.	
22	3			Policy 7. Why is the Millennium Green not listed as a Local Green Space? There was, from memory, a suggestion to sell MG for housing and create a new play facility on Bible College land on Reford Road. This site (NP09) has now been approved for building, but nothing seemingly done to protect the only open space that remains in Mattersey.		Did not declare whether for or against Policy 7. Has concerns over the future of the Millennium Green		Millennium Green (MG) is not listed as a green space, because it is already registered and protected under a 'Deed of Trust', which requires any proposed changes to be justified in accordance with those deeds, prior to applying for permission from the Charities Commission.		Noted.	
22	7			Policy 8. Apart from being idealistic, what non-vehicular routes, especially along River Idle are proposed/ been requested ? [The bridleways that run up the hill towards Evertton/Harwell opposite Eel Pool Road, were converted to "By-ways" some years ago and are now frequently used by trail bikers and 4x4 owners looking for off-road experiences, especially at speed. Detracts from use by others.)		Did not declare whether for or against Policy 8. Queried what proposals for non-vehicular routes were in the plan.		Policy 8 is an enabling policy to provide a basis for assessing developments, should they arise over the course of the plan. There are no specific proposal for routes within the plan, but it was felt that without an enabling policy in the plan, then there never would be.		Noted.	
22	9										
22	10										

COMPLETED FORM		FEEDBACK FORM NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE	CONSULTATION FEEDBACK : RESIDENTS COMMENTS	SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
22	11				Policy 9. Assuming the sites drawn on the map are to scale, there seems to be either too little space allocated in BDC02 for 6 dwellings compared to the space allocated in NP04/05/14 for 4/3/11 dwellings respectively. Are the BDC02 sites small dwellings or just crammed in compared to other sites?	Did not declare whether for or against Policy 9. Concerned over housing density	77% (ie 51 out of 66) respondents voted in favour of some housing development on the site. 84% (ie 43 out of the 51 in favour) wanted to see smaller houses with closer spacing. The plan has been constructed to reflect the views of the majority of respondents. NP04/05 reflect a continuation of the existing housing types and spacings near to the proposed sites.	Noted.
22	15				Page 60-61 of Draft Plan refers to development at Laurels Farm and consideration for planning permission being granted. While it has already been stated at the last open day that 2 parking spaces per development is a standard BDC requirement for new development. I believe more parking is required to avoid overflow/guest parking onto Main Street, which is already a safety hazard to residents trying to exit their properties. I would like to see a caveat in the Policy 13 conditions that more spacing than this is required eg "Communal overflow spacings for all residents of that development to utilise as and when required." The plan describes the land as "East of Main Street". - It is in fact located to the West.	Did not declare whether for or against Policy 13: Concerns over insufficient onsite parking giving rise to overspill parking on Main Street.	The proposed site is within the Conservation Area and in close proximity to a listed building and heritage assets, therefore subject to strict governance over scale, design, appearance, materials and access within the setting of a listed building. BDC onsite parking is dependent upon the size of property and number of bedrooms, but requires provision for a minimum of 2-cars, plus facility for vehicle turning on-plot where necessary, to prevent reversing onto highways A proposed development would also be subject to statutory and public consultation, giving neighbours comments a strong weighting in respect of their existing rights of amenity, onsite parking, site access/egress.	Noted.
22	ADD				Local Green Space (P.48 of Draft Plan). As Millennium Green has been designated a "local green space" according to para 142, page 57. What may affect the long term viability of the space and why might the Parish Council reconsider it? Is the "Green Space" designation meaningless in terms of the protection it offers? What can be done to ensure sufficient off-road car parking is provided for all the named developments? Most families have at least 2 vehicles these days, often more.	ADDITIONAL COMMENTS: Concerns relating to Millennium Green Off-road parking for development sites	Plan has been amended, as a result of comments received, in that the Millennium Green will no longer seek designation as a 'Local Green Space' primarily because it is already registered and protected under a 'Deed of Trust' requiring justification and permission from the Charities Commission prior to any change as to the site status or location. The Plan (page 72) has been amended to include an additional Project 4, which states: "Millennium Green future usage to be examined" in order not to prevent options from being discussed and/or developed should the residents wish it at some point during the plan. Off-road parking would be dealt with on a site-specific basis under a planning application proposal with the involvement of statutory consultees (including Highways) and residents.	Section 18 reference to the Millennium Green as a potential "Local green Space" has been removed. Project 4 has been created to allow it's future usage to be examined.
23	1		1		Agree in principle, but can't see it working.	Supportive of the Vision.	Noted.	Noted.
23	2			1	The village is not supported by Transport links and Council Facilities to support extra housing.	Not Supportive of the Community Objectives due to Inadequate Transport links Inadequate Council facilities.	The village is served by a regular bus service and close to major road networks. The potential impact upon facilities have been assessed by statutory consultees on a site-by-site basis as part of the site selection process. Sites have been removed where issues existed. The proposed sites in the plan have passed that test. Steering Group considers that the overall type and number of proposed dwellings do not represent an undue burden upon facilities provided to the parish.	Noted.
23	3		1		Keep our villages green.	Supportive of Policy 1.	Noted.	Noted.
23	4		1		Except the plan on Newall Drive because of flooding.	Supportive of Policy 2.	The size of the originally proposed site on Newall Drive was reduced following statutory consultees concerns regarding flood zone risks, during the site assessment stage. The proposed site was reduced accordingly. The site boundary now sits entirely outside of the Flood Zone .	Noted.

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QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE				
23	5	1		Supportive of Policy 3.		
23	6	1		Supportive of Policy 4.		
23	7	1	Depending on the mix!	Supportive of Policy 5.	Noted.	Noted.
23	8	1	Community buildings will not work as we have found in the past, and pubs will not be supported.	Policy 6: Does not believe new facilities would be supported.	The residents survey has shown a desire for better facilities. The plan takes a more optimistic view as to the usage of new facilities.	Noted.
23	9	1		Supportive of Policy 7.		
23	10	1		Supportive of Policy 8.		
23	11	1		Supportive of Policy 9.		
23	12	1		Supportive of Policy 10.		
23	13	1		Supportive of Policy 11.		
23	14	1		Supportive of Policy 12.		
23	15	1		Supportive of Policy 13.		
23	16	1	The land at the back of Newall Drive is prone to flooding.	Policy 14: Concerns over flooding	The proposed site is outside of the Flood Zone. Residents, Conservation Officers, Highways, and other statutory consultees were consulted during the site assessment stage. Drainage officers commented that soakaways should be effective in draining the site, but that Greenfield run-off rates would have to be maintained as part of any development.	Noted.
23	17	1	Looks better.	Supportive of Policy 15.	Noted.	Noted.
23	18	1		Supportive of Policy 16.		
24	1	2	It seems, in general, to preserve the nature and character of the village.	Supportive of the Vision.	Noted.	Noted.
24	2	2	It seems, in general, to preserve the nature and character of the village. However, I think, Objective 1 is unrealistic, very few primary age children will be generated by the suggested proposals and school numbers being so low make it unattractive to many parents.	Supportive of the Community Objectives.	Noted.	Noted.
24	3	2	The settlement break is important.	Supportive of Policy 1.	Noted.	Noted.
24	4	2	Housing developments should be sympathetic and in-keeping with the existing character.	Supportive of Policy 2.	Noted.	Noted.
24	5	2	Good quality infill and redevelopment should be encouraged where possible.	Supportive of Policy 3.	Noted.	Noted.
24	6	2	Preservation of the character of the village within the conservation area is important.	Supportive of Policy 4.	Noted.	Noted.
24	7	2	Whilst a mix of housing should be maintained, any developments should be sympathetic to neighbouring properties, not driven by a "quota" for certain housing types.	Policy 5: Argues against a quota for housing types.	No quota exists since Bassettlaw doesn't currently have a 5-year housing plan, although one is expected to have been completed by 2021. Housing types are based on an assessment of need evidenced in the "Housing Needs Assessment" report (on the M&MT website).	Noted.
24	8	2	Demonstrable need is important, not the feelings of some (a minority) that it might be a good idea. Just because other villages have different facilities, it does not mean that Mattersey / Thorpe has to follow.	Supportive of Policy 6.	The 'Residents Survey' (on the M&MT website), reported that 78% of 180 respondents ranked recreational facilities as either important or very important. In the survey, residents also ranked a new shop or pub, as the highest in terms of what businesses they would like to see in the parish. These both appear to demonstrate that there is a need.	Noted.
24	9	2		Supportive of Policy 7.		
24	10	2	More non-vehicular routes, particularly of a circular nature would benefit the whole parish. Mattersey lacks these types of 'rights of way'.	Supportive of Policy 8.	Noted.	Noted.

CONSULTATION FEEDBACK : RESIDENTS COMMENTS				SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
COMPLETED FORM NO.	FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE			
24	11	2	2	This is an extension of the village curtilage and is adjacent to no other houses. It would follow no building line.	Policy 9: Concerns over extending the village boundary	Noted.
24	12	2	2	Again an extension of the village curtilage.	Policy 10 Concerns: Settlement boundary extension	Noted.
24	13	2	2	We would consider this infill as it is opposite existing houses and maintains an existing building line.	Supportive of Policy 11.	Noted.
24	14	2	2	Again an extension of the village curtilage, though more logical than NP04.	Policy 12 Concerns: Settlement boundary extension	Noted.
24	15	2	2	Barn conversions would be in-keeping with village character.	Supportive of Policy 13.	Noted.
24	16	2	2	Reasons as for NP09 ie maintains an existing building line.	Supportive of Policy 14.	Noted.
24	17	2	2	Extending the village. Traffic going out onto already poor Breck Lane / Ranskill Road junction. No nearby facilities for residents.	Policy 15: Concerned about Village boundary extension	Noted.
24	18	2	2	Infill.	Traffic levels	
25	1	1	1	It's a positive statement, and one that most rural communities would aspire to.	Lack of nearby facilities	
25	2	1	1	Young people are essential, not just to grow a community, but to maintain it. The objectives are all positive, but I don't see how they are to be fulfilled.	Supportive of Policy 16.	Noted.
25	3	1	1	What is visual intrusion? Look at developments eg Hall View with 26 houses, that must have been an intrusion 40 years ago. In order to create a vibrant community, change is necessary, the only thing that is constant is change, it just needs to be managed well.	Supportive of the Community Objectives. Policy 3: Queries 'visual intrusion' as a constraint on development.	Noted.

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK		STEERING GROUP RESPONSE		ACTION FOR THE PLAN	
NO.	FEEDBACK FORM	YES - SUPPORTIVE	NO - NOT SUPPORTIVE						
25	4		1	I don't think there is a distinctiveness to the villages in terms of buildings, the array of styles is what makes the villages interesting. I do agree with maintaining quality.	Not Supportive of Policy 2. Challenges the notion of 'distinctiveness' for design.	Plan includes design principles which have been consulted upon and accepted by the majority of respondents.		Noted.	
25	5		1	I don't like the phrase "will only be", this sounds as if a barrier is already in place. I'm not sure if most of the community are aware of the conservation area. Can the statement be more positive? The principle is good.	Policy 3: Specific suggestion to make the policy more positive.	Plan amended to reflect comments by removing the word "only" from the policy.		Policy 3 amended.	
25	6		1	Simply, I'm not sure I understand what is being said. Do we want developments or not? Would ordinary planning regulations not support this statement? Again it says "Will only"	Policy 4 Questions the need for the policy.	Planning regulations would enforce statutory protection where there is a clear breach. The plan aims to reinforce that by ensuring that heritage and non-designated assets are both listed and thereby subjected to the same planning constraints over the life of the plan.		Policy 4 amended.	
25	7	1		Mixed housing types are always better as they attract a greater range of buyers. Where is the demonstrable need for 2-beds identified?	Would like the policy to be more positive. Policy 5: Queries the evidence base for 2-bed houses.	The policy has been amended to make more positive by removing the word "only"		Noted.	
25	8	1		Please enhance what we already have eg the Millennium Green, but how do we demonstrate the need for a pub when we have lost two? It is important to have continued support for what we already have.	Policy 6: Not convinced of a need for a pub, given past closures. Would like to see existing facilities - Millennium Green enhanced.	The comment is correct in respect of pub closures. However, the 'Residents Survey' (on the M&MT website), reported that 78% of 180 respondents ranked recreational facilities as either important or very important. In the survey, residents also ranked a new shop or pub, as the highest in terms of which businesses they would like to see in the parish. Appendix A of the Plan includes a project to examine the future usage of the Millennium Green(MG). During the formulation of this plan, there was a general dissatisfaction of residents with the current MG location and facilities. Options for the enhancement or relocation of MG were considered, but progress could not be made as to the likely response of the former landowner to those options.		Noted.	
25	9	1		Green spaces are important, but again need to be supported and enhanced.	Supportive of Policy 7.	Noted.		Noted.	
25	10	1		Just the last paragraph sounds so negative, yet the policy is good.	Supportive of Policy 8.	Noted.		Noted.	
25	11	1		We need more housing to improve the villages by bringing in revenue and creating the need for facilities.	Supportive of Policy 9.	Noted.		Noted.	
25	12	1		Would support more housing.	Supportive of Policy 10.	Noted.		Noted.	
25	13	1		Only 7?	Policy 11: Queries the number of houses	This site has been granted planning application approval for 7 dwellings with an access road leading to the development, behind the existing trees and hedges.		Noted.	
25	14	1		We need new houses, 3 isn't enough.	Policy 12: Would like more housing	This site has been granted planning application approval for 3 dwellings of a similar type and layout as existing properties on the same side of the road.		Noted.	
25	15	1		This should have been developed a long time ago.	Supportive of Policy 13.	Noted.		Noted.	
25	16	1		Will this impact on Mattersey or Mattersey Thorpe in terms of community?	Supportive of Policy 14.	The plan presumes that additional housing will be a positive stimulus for both settlements. It is hoped that additional family houses in the parish would provide a much needed boost to pupil numbers at Mattersey school and an opportunity to involve more people at more village events.		Noted.	
25	17	1			Supportive of Policy 15.				
25	18	1		We need development.	Supportive of Policy 16.	Noted.		Noted.	

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE				
25	1		The overall aim is excellent, however I don't believe 45 new dwellings scattered across the villages, will allow this to be achieved. There needs to be a larger development in Mathersey, at least as big as Hall View. There seems to be an assumption that when people downsize, they go to much smaller properties, - thought should be given to larger properties with less rooms, downsizing doesn't have to mean the loss of a sizable kitchen for example. I really think that such small developments may just remain that, where two or three people who may know each other as neighbours, but go to work etc. - and simply live here rather than being part of the community. I know all too well, that people are always scared of change. I think everyone agrees the communities need to be enhanced. I'm not sure that this plan is strong enough to achieve this. A huge "Thank You" to everyone involved in this plan, without your commitment we wouldn't even be at square one. People are at least, now talking.	ADDITIONAL COMMENTS: Concerned that the Plan does not include sufficient housing development.	Over the past 2 years there have been 5 consultation events, from which an initial suggestion of 23 sites put forward by residents have been subjected to site assessment, statutory consultee and residents feedback. All sites that have been put forward have been evaluated. Some sites have been removed or reduced in size, following concerns highlighted by consultees. The net effect is that 8 sites have gone forward into the plan, giving a possibility of 45 new dwellings added to the community. Options for the Millennium Green(MG) were given considerable time and effort within the Steering group. The MG site was donated to the Millennium Trust for the recreational use of the community. However, it was eventually removed from the final list of sites, due to the lack of progress with trying to establish whether the former landowners who donated the site, would require payment for a change of use, or possibly a share of sale proceeds, or even wish the site to revert to them if no longer suitable as a public open space.	Project 4 has been created to allow Millennium Green's future usage to be examined.
26	1			Supportive of the Vision.		
26	1			Supportive of the Community Objectives.		
26	1			Supportive of Policy 1.		Noted.
26	1		Totally support this view. This can only enhance the area.	Supportive of Policy 2.	Noted.	Noted.
26	1		No development of any area of conservation. Developers will bend any rule and regulations to the max to obtain maximum profit.	Policy 3: Does not believe the regulations are sufficient to protect a conservation area.	Residents, Conservation Officers, Highways, and other statutory consultees were consulted during the site assessment stage. Steering Group has ensured that adverse feedback relating to a particular site was used to remove or amend site proposals. The plan only contains sites that have the approval of a majority of respondents, and are compliant with consultees comments, or would necessarily be made compliant with mitigation strategies, as part of a planning application proposal.	Noted.
26	1		No development of any area of conservation. Developers will bend any rule and regulations to the max to obtain maximum profit.	Policy 4: Does not believe the regulations are sufficient to protect a conservation area.	Conservation Officers, amongst others, were statutory consultees during the site assessment stage. Steering Group has ensured that adverse feedback relating to a particular site was used to remove or amend site proposals. The plan only contains sites that are compliant with consultees comments, or would need to be made compliant with mitigation strategies, in accordance with consultees comments, as part of a planning application proposal.	Noted.
26	1		But again not to build redbrick boxes in rows with no thought to design, dustbin placements, parking, etc..	Supportive of Policy 5.	Noted.	Noted.
26	1		Yes, it's always good to develop this type of improvement.	Supportive of Policy 6.	Noted.	Noted.
26	1		The spaces we have are very good. If you want to see a developers interpretation of open space, just go to the new development at Gringley-on-the-Hill - what a joke!	Supportive of Policy 7.	Noted.	Noted.
26	1		I like the slow pace of life along these routes.	Supportive of Policy 8.	Noted.	Noted.

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE				
26	11	1	The access road at this point would quickly become an accident black spot. As we all know, traffic is very fast at this point.	Policy 9: Concerns over traffic speeds.	Recognise traffic speeds as an ongoing issue, but the site is within 30 mph speed limit. Notts Highways recommended a 2-metre kerbed footway across the site frontage plus an uncontrolled pedestrian crossing to the Millennium Green. No concerns were received from Notts Highways in respect of traffic approaching the site during the site assessment stage. A future development proposal would also be subject to a planning application, wherein the specific site proposals relating to entering and leaving the site, plus off-road parking and 'line of sight' concerns would be subject to statutory consultation with Highways and residents.	Noted.
26	12	1	If it leaves a gap between the current buildings.	Policy 10: Concerns over house spacing.	This site has been granted planning application approval for 4 dwellings of a similar type and layout as the properties across the road.	Noted.
26	13	1	There exists a line of trees there, are they safe ?	Policy 11: Concerns over trees continued protection	The trees are subject to a 'Tree Preservation Order'. This site has been granted planning application approval for 7 dwellings with an access road leading to the development, behind the existing trees and hedges.	Noted.
26	14	1	On the proviso that these buildings are tagged onto the current line of building (No gaps)	Policy 12: Concerns over building placement	This site has been granted planning application approval for 3 dwellings of a similar type, spacing and roadside frontage as existing properties on the same side of the road.	Noted.
26	15	1	Only if the building is tightly controlled to completely blend-in with the current buildings.	Supportive of Policy 13.	The proposed site is within the Conservation Area and in close proximity to a listed building and heritage assets, therefore subject to strict governance over scale, design, appearance, materials and access, as required by the Conservation Office to ensure that "development is with minimal or no harm to the character and appearance of the setting of the listed building."	Noted.
26	16	1	Do not live in this area, so I don't have the right to influence building here.	Supportive of Policy 14.	Noted.	Noted.
26	17	1	Do not live in this area, so I don't have the right to influence building here.	Supportive of Policy 15.	Noted.	Noted.
26	18	1	Do not live in this area, so I don't have the right to influence building here.	Supportive of Policy 16.	Noted.	Noted.
27	1	2		Supportive of the Vision.		
27	2	2		Supportive of the Community Objectives.		
27	3	2		Supportive of Policy 1.		
27	4	2		Supportive of Policy 2.		
27	5	2		Not Supportive of Policy 3 but gave no reasons as to why.		
27	6	2		Not Supportive of Policy 4 but gave no reasons as to why.		
27	7	2		Supportive of Policy 5.		
27	8	2		Supportive of Policy 6.		
27	9	2		Supportive of Policy 7.		
27	10	2		Supportive of Policy 8.		
27	11	-		Did not declare whether supportive of Policy 9 or not.		
27	12	2		Not Supportive of Policy 10 but gave no reasons as to why.		
27	13	2		Supportive of Policy 11.		
27	14	2		Supportive of Policy 12.		

COMPLETED FORM		CONSULTATION FEEDBACK : RESIDENTS COMMENTS		SUMMARY OF RESIDENTS FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
FEEDBACK FORM QUESTION NO.	YES - SUPPORTIVE	NO - NOT SUPPORTIVE				
27 15	2	2		Not Supportive of Policy 13 but gave no reasons as to why.		
27 16	2			Supportive of Policy 14.		
27 17	2			Supportive of Policy 15.		
27 18	2	2		Not Supportive of Policy 16 but gave no reasons as to why.		
27 ADD	2		General: Planning permission on NP14, NP05 and NP04 has already been granted. What's the point in objecting to these sites through this process?	ADDITIONAL COMMENTS: Queries why sites NP14, NP04 and NP05 are in the plan.	Generally, sites have been included in the plan after successfully passing through a site-assessment process, plus the majority approval of residents via consultation feedback. Site NP14 has not been the subject of a planning application, although planning approval has been given to barn conversions on an adjacent site. NP14 received approval of 59% of 76 respondents and so it is in the plan. Site NP04 has received planning approval within a limit of 3 years, but development has not yet started. It is in the plan for 3 main reasons : 1. Development discussions were stimulated by the Neighbourhood Planning process, and 2. It received consultation feedback approval of 59% of 75 respondents, and 3. As a precautionary basis in case development misses the planning approval deadline, thus creating a need to reapply for planning approval. Site NP05 is in the plan for 3 main reasons : 1. Development discussions were stimulated by the Neighbourhood Planning process, and a planning application ensued, and 2. It received consultation feedback approval during the plan compilation, and	Noted.

STATUTORY CONSULTEE FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
<p>Felicity Bingham, Sustainable Development Adviser East Midlands Team, NATURAL ENGLAND</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>Comments: We support Policy 1: Protecting the Landscape Character of Mattersey Parish. We recognise that the neighbourhood plan area is within a Green Infrastructure (GI) zone. We would therefore suggest that, either within the above policies or as a separate policy, the issue of GI is covered and the opportunity to make GI links within new developments at the earliest stages of the planning process is emphasised more strongly. For further details on Green Infrastructure please see Annex 1</p> <p>Allocations: We note that all of the site allocations are within Impact Risk Zones (IRZ's) for discharge of ground or surface water. This means that we would expect to be consulted on any planning applications that plan to discharge to ground or to surface water. For Further information on Natural England's IRZ's see this document or Annexe 1</p> <p>Best and Most Versatile Agricultural Land We have not checked the agricultural land classification of the proposed allocations, but we advise you ensure that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework. Additionally we refer you to Annex 1 which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities Natural environment issues to consider Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.</p>	<p>Noted.</p> <p>Noted. It is considered that the Plan sufficiently reflects the importance that the community attaches to the rural environment and of the strong desire to protect green spaces within the parish, as demonstrated by the plan objectives and policies :- Objective 3: Requires new developments to reflect the rural nature of the parish. Objective 7: Requires future developments to minimise environmental impacts and to promote the use of energy efficient materials. Policy 1: Creates a 'settlement break' between settlements in order to prevent developments within this important rural open space. Policy 2: Requires development proposals to enhance and contribute to the rural character of the parish. Policy 3: Requires new developments to be in keeping with the character of the area. Policy 6: Requires enhancement or creation of facilities to be appropriate to the rural setting. Policy 7: Protects public open spaces by designating them as Local Green Spaces. Policy 8: Promotes the extension or creation of non-vehicular routes, providing they do not detract from the character of the area.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

STATUTORY CONSULTEE FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
<p><u>Landscape:</u> If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.</p>	Noted.	Noted.
<p><u>Wildlife habitats:</u> Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here9), such as Sites of Special Scientific Interest or Ancient woodland10. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.</p>	Noted.	Noted.
<p><u>Priority and protected species</u> You'll also want to consider whether any proposals might affect priority species (listed here11) or protected species. To help you do this, Natural England has produced advice here12 to help understand the impact of particular developments on protected species.</p>	Noted.	Noted.
<p><u>Best and Most Versatile Agricultural Land :</u> Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112.</p>	Noted.	Noted.
<p><u>Improving your natural environment:</u> Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:</p>	Noted.	Noted.
<ul style="list-style-type: none"> - Providing a new footpath through the new development to link into existing rights of way. - Restoring a neglected hedgerow. - Creating a new pond as an attractive feature on the site. - Planting trees characteristic to the local area to make a positive contribution to the local landscape. - Using native plants in landscaping schemes for better nectar and seed sources for bees and birds. - Incorporating swift boxes or bat boxes into the design of new buildings. - Think about how lighting can be best managed to encourage wildlife. - Adding a green roof to new buildings. 	Noted. Noted. Noted. Noted. Noted. Noted. Noted. Noted.	Noted. Noted. Noted. Noted. Noted. Noted. Noted. Noted.

STATUTORY CONSULTEE FEEDBACK		STEERING GROUP RESPONSE		ACTION FOR THE PLAN
<ul style="list-style-type: none"> - Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community. - Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. - Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this 14). - Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency). - Planting additional street trees. - Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links. - Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore). 		Noted.		Noted.
		Noted.		Noted.
		Noted.		Noted.
		Noted.		Noted.
		Noted.		Noted.
		Noted.		Noted.
		Noted.		Noted.
Stewart Patience, Spatial Planning Manager Anglian Water Services Limited 20 Site Allocations We note that a number of specific allocation sites for residential development are proposed within Neighbourhood Plan. Anglian Water would be able to comment further on the implications of these sites for the existing water supply network when the scale of residential development is known. The following comments relate to the encroachment of existing assets in Anglian Water's ownership (where relevant).				
Policy 9: Land west of Main Street Mattersey There is an existing water main which crosses the frontage of this site. Where there are water mains crossing the site, the site layout should be designed to take these into account; this existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. If it is not possible to accommodate the existing mains within the design then a diversion may be possible under section 185 of the Water Industry Act 1991. Further information relating to the process for applying for a water main diversion can be found on our website at the following link http://www.anglianwater.co.uk/developers/diversion-of-a-watermain.aspx		Noted.		Noted.
		A site development proposal would be subject to the normal process of statutory consultation, to ensure that infrastructure and drainage requirements are protected.		Noted.
		Noted.		Noted.

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STATUTORY CONSULTTEES FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
<p>PART 2: Comments and Proposed Changes Overall, Bassetlaw District Council welcomes the positive approach that this draft of the MNP takes towards development - particularly new residential development.</p>	Noted.	Noted.
<p>Paragraphs 5 - 10: The MNP must be in conformity with the adopted Core Strategy. While the Initial Draft Bassetlaw Plan sets out an indication of policy direction, it carries no material planning weight for the purposes of Neighbourhood Plan making. As such, it is not appropriate for the Draft Mattersey Plan to put forward Mattersey Thorpe as a 'sustainable location for growth' on this basis alone. It may form a part of the justification, but must also build a narrative as to why it is sustainable and warrants a departure from the Core Strategy.</p>	Paragraph 5 amended to reflect the comments made.	Para 5 amended.
<p>Paragraph 14: This (and at numerous other points throughout the Draft MNP) references out of date or superseded documents, such as the 2013 (not 2014) Strategic Housing Market Assessment. The 2017 OAN SHMA Update should be referenced instead. In order to be found sound emerging plans should be based on the most up to date evidence.</p>	References updated in the Plan, to reflect the comments made.	Para 14 references updated
<p>Map 1b: This map lacks sufficient detail to be of relevance/use in the plan. Given Mattersey's scale and role in the wider area, villages of a comparative size should be labelled and connecting roads highlighted to give context of the functional relationship Mattersey has with nearby settlements. This is particularly relevant in building the case for Mattersey Thorpe's inclusion in the plan as a growth area.</p>	Map 1b replaced by a more detailed map, to reflect the comments made.	Map 1b replaced.
<p>Paragraph 57: As noted above, this should refer to the 2017 SHMA OAN Update.</p>	References updated in the Plan, to reflect the comments made.	Para 57 references updated
<p>Paragraph 67: It is not clear what the potential implications of climate change may be in this locality, therefore if this reference is to be retained in the plan it should be expanded to make clear potential impacts.</p>	References to climate change have been removed from the plan	Para 67 updated.
<p>Objective 1: What constitutes 'sufficient' housing growth? Unless an appropriate definition is provided elsewhere in the plan, dropping 'sufficient' would not significantly change the objective. It is not necessary to cite examples of facilities as part of the</p>	Objective 1 updated by removing the word "sufficient".	Objective 1 updated
<p>Objective 2: This objective would benefit from greater clarity - e.g. the type or tenure of new housing to meet local need.</p>	Objective 2 updated to clarify the need by adding the phrase "smaller 2 to 3 bed dwellings."	Objective 2 updated
<p>Objective 5: While we support the basis of this objective, again, it is not necessary to provide a limited range of examples.</p>	Objective 5 updated by removing the examples.	Objective 5 updated
<p>Objective 8: Objectives are intended to set out how the plan will be delivered - reflecting the content of the vision. To include the aspiration for involvement in development at pre-application stage, although understandable, is not something that can be insisted upon and seems somewhat misplaced.</p>	The Steering Group has discussed these feedback comments in some depth, but believes this to be good practice for development proposals. It has been decided, therefore, to retain Objective 8.	Objective 8 unchanged.

STATUTORY CONSULTTEES FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
<p>Paragraph 81: While the council does not dispute the potential benefit of community involvement in the pre-application stage planning of development, the wording of this paragraph should emphasise it is the community's desire and not a need.</p>	References updated in the Plan, to reflect the comments made by replacing the word "need" with "desire"	Para 81 updated.
<p>Policy 1:</p> <ul style="list-style-type: none"> Ensure that the MNP is consistent in its use of the language that refers to the Bassettlaw Landscape Character Assessment (LCA). Landscape recommendations are taken from the relevant Policy Zones. As such, Section 1b should not confuse 'character areas' which have different meanings within the LCA refer to Policy Zones Idle Lowlands 05 (IL05) and IL06. 	Noted.	Noted.
<ul style="list-style-type: none"> View 09 identified in Map 9a and under Section 1a is arguably compromised within the plan itself through the proposed allocation of the site listed in Policy 14. 	Steering Group would expect a development proposal to deliver dwellings of a size and scale, which would not obscure Idle Valley when seen from View 09. Therefore, View 09 and Policy 14 have both been retained.	Plan unchanged.
<ul style="list-style-type: none"> Section 3: The council has strong concerns about both the size and the shape of the proposed settlement break, relative to the function it is supposed to serve. It is considered that at its limit - adjoining the built-up areas of Mattersey Thorpe and Mattersey village - the extent of the break artificially constrains logical opportunities for the extension of the two settlements, including sites that clearly are available for development based on the evidence of the Site Assessment Report (NP12, 13 and 23). Although the MNP proposes to allocate sites for development, it should not restrict suitable development opportunities that may come forward at a later date - potentially as contingency sites, should the proposed allocations not come forward as anticipated. BDC's Planning Policy Team believe that the outlined area on Figure 1 (below) represents a more realistic settlement break - from the edge of the cemetery on the Mattersey side, to the overhead power/telegraph wires on the Mattersey Thorpe side. 	<p>Steering Group have discussed the size and shape of BDC's proposed revision to the settlement break (as outlined in red on Figure 1 below) and has concluded that the settlement break as contained within the plan should remain unchanged for the following reasons:</p> <ol style="list-style-type: none"> The existing boundary accounts for all proposed site developments within the Plan. The existing boundary would not 'restrict suitable development opportunities that may come forward at a later date', because the 'settlement break' could be revised in a future plan update, to reflect the developments that the community also wished to include in that plan update, following the usual plan consultation and feedback process. Figure 1's northern boundary extends beyond the River Idle, (which is the northern boundary to Mattersey parish) and infringes upon part of Everton Parish. 	Settlement break' unchanged.



Figure 1: Suggested alternative settlement break

STATUTORY CONSULTEE FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
<p>Character Appraisal: This is a detailed and useful addition to the plan.</p>	Noted	Noted.
<p>Policy 2:</p> <ul style="list-style-type: none"> For the benefit of Development Team Case Officers, consider fragmenting this into a few more concise policies or make the layout clearer, with a clear shared set of common design principles for both Mattersey and Mattersey Thorpe, followed by settlement specific criteria. Section 2d: While we acknowledge the recommendations of the Landscape Character Assessment Policy Zone LL07, where sites are well contained development should not be restricted to construction materials solely reflecting the traditional vernacular. This approach may risk stifling innovative design in the village - particularly where developers may have ambition for more energy efficient developments. Modern architecture can contribute a depth of character to an area by being distinctive and of its time. 	<p>Policy 2 has been reworked to more logically categorise design principles into those which are common to both settlements, followed by Mattersey Thorpe settlement specific, then Mattersey village-specific.</p> <p>All sections of Policy 2 (including Section 2d) have been revised to reflect the specific feedback regarding materials, received from the Conservation Office,</p>	<p>Policy 2 reworked.</p> <p>Section 2d revised.</p>
<p>Paragraph 108: This is a useful definition of infill development and should potentially be incorporated in to the wording of Policy 3.</p>	Reference to the definition within this paragraph has been included in Policy 3.	Policy 3 amended.
<p>Policy 3: Spelling error in criterion b - '...the setting of the listed buildings ...'</p>	<p>Corrections made.</p> <p>An additional paragraph 106 was added at the request of BDC. Mattersey Thorpe is classed within "All Other Settlements", where 'infill development' is not permitted. Therefore, in order to prevent breach of planning rules, a paragraph was added in order to make plain that Mattersey Thorpe is excluded from the policy.</p>	<p>Policy 3 corrected.</p> <p>Para 106, page 41 added.</p>
<p>Chapter 15: For this section of the Draft MNP the Planning Policy Team defers to any comments made by the council's Conservation Team.</p>	Noted.	Noted.
<p>Policy 5: The Council supports the aspiration of this policy.</p>	Noted.	Noted.
<p>Policy 6: Section 1: Consider rewording section 1 of the policy to put emphasis on the specific deliverables/aspirations of the community. Including text in brackets suggests that it is incidental to the preceding text. Wording along the lines of - Particular support will be given to development proposals that support the provision of ...'</p>	Policy 6 has been amended to reflect consultee comments.	Policy 6 amended.
<p>Policy 7: The designation of the proposed Local Green Spaces is supported in principle, under the provisions of the NPPF. However, it is felt that in designating this area as a LGS it reinforces this area as a green buffer between the main part of the built form and the wider countryside.</p>	<p>The community have repeatedly expressed the desire to protect these valued spaces, hence the designation as 'Local Green Spaces', but the community have also expressed a 69% majority view in favour of site NP18 development on the northern boundary of 'The Green', providing that it is sensitive to the character and setting of the surrounding rural area.</p>	Noted.
<p>Chapter 19/Policy 8: This section should both reference and take account of Bassetlaw District Council's Green Infrastructure Study (2010) and Nottinghamshire County Council's Rights of Way Management Plan 2018.</p>	Policy 8 has been amended to include the items referred to in the consultee comments.	Policy 8 amended.

STATUTORY CONSULTEE FEEDBACK		STEERING GROUP RESPONSE	ACTION FOR THE PLAN
Site Allocations			
Proposals Map 13: An equivalent version of this map for Mattersey Thorpe should also be included in the MNP.		Agreed - Mattersey Thorpe sites (Map 19) has been added on page 64, prior to the site-specific details.	Map 19 added
Policy 9: It is considered that criterion a and b of Section 1 largely say the same thing.		Agreed - Section 1a has been deleted.	Policy 9 amended.
Policies 10, 11, 12, 13, 15 and 16: The council supports these proposed allocations.		Noted.	Noted.
Policy 14: The Planning Policy Team raises an objection to the proposed allocation of land north of Newall Drive at Mattersey Thorpe for a number of reasons:		Noted, but the Steering Group disagree and wish to retain the site within the plan for the reasons outlined below.	Site retained within the plan.
<ul style="list-style-type: none"> In applying the site assessment criteria, as has consistently been done in our own Land Availability Assessment, we would regard this site as being distinctly separate from the existing continuous built form. Idle Pastures, to the east of the site, is considered to be an individual building that is clearly detached from the continuous built-up area of the settlement; 		Idle Pastures is currently separated by a plot of land, but the buildings follow the same western boundary (Wavell Crescent) and eastern boundary -agricultural field. The plan compilation identified the intervening plot on Wavell Crescent, for development at an early stage of consultation, (which had community approval), but was removed following site assessment consultee feedback that the site was within a Flood Zone. That site was at the top of Wavell Crescent, the highest point in the parish and level with Mattersey Church spire !	Noted.
<ul style="list-style-type: none"> The properties (Ideside, Marlenter and the buildings beyond, to the west of the site, are considered to be gardens, and agricultural buildings/associated land on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement. 		The properties are residential dwellings with large gardens, similar to many properties with large gardens within the parish. It is unclear how BDC draws the distinction between a 'house with garden' or a 'garden with house'. This feels like an arbitrary distinction.	Noted.
<ul style="list-style-type: none"> Map 9a suggests that the view southwards is an important view that should be preserved. However, it is considered that the view to the north, across the Idle Valley is of greater significance. On the basis of Draft Policy 1 of this plan, development of this site would not conserve and reinforce the open rural character of Policy Zone IL07. Views towards the church at Everton should be preserved. 		Map 9a (p.28) does NOT suggest the view southward is an important view ie View 09 is the view northwards across the Idle Valley towards Everton as suggested by the consultee; View 31 is the view eastwards across 'The Green'; Views 32 & 33 are views westwards overlooking the playing field. The community have also expressed a 69% majority view in favour of site NP18 development within Policy 14, providing that it is sensitive to the character and setting of the surrounding rural area and does not obstruct the northern view of the Idle Valley and Everton as seen from 'The Green'.	Noted.
Conclusion In summary, the council welcomes the positive approach to new development adopted by the Draft Mattersey Neighbourhood Plan. The Council's Planning Policy Team will be happy to discuss any of the identified issues with the Neighbourhood Plan Steering Group should it be pertinent to do so.		Noted, with thanks.	Noted. Noted.

STATUTORY CONSULTEE FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
<p>Michael Tagg, Conservation Officer Bassetlaw District Council</p> <p>Paragraph 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. A 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 E...</p> <p>Paragraph 29 There are 25 listed buildings and 1 scheduled ancient monument in the parish. The significance of these 'designated heritage assets' is discussed on Historic England's website ...</p> <p>Page 31 . Table . Settlement Pattern 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>"The houses on Retford Road present a hard-fronted edge to the village with the road and house frontages facing the open countryside. Priory Close provides a more usual soft transition to the open countryside with rear gardens that fade into the wider landscape setting." - <i>This make very little sense! Both roads are 20th century suburban layouts which do not reflect the pre-20th century rural character of the historic core of the village, but are at least of a regular size and orientation. Perhaps reconsider the wording of this paragraph???</i></p> <p>Page 32 . Table . Conservation Area "The street scene is largely intact with clusters of good buildings along with listed structures. The form of the Conservation Area is a key resource for designers looking to embed local character."</p> <p><i>Again this paragraph makes little sense. Perhaps replace with something like: 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.</i></p>	<p>Suggested wording in red accepted - plan amended as a result.</p> <p>Suggested wording in red accepted - plan amended as a result.</p> <p>Suggested wording in red accepted - plan amended as a result.</p> <p>Page 31 Table - Settlement Pattern, 2nd paragraph reworded to reflect consultee comments.</p> <p>Page 32 Table - Conservation Area. Suggested wording in red accepted - plan amended as a result.</p>	<p>Para 27 amended.</p> <p>Para 29 amended.</p> <p>Page 31 amended.</p> <p>Page 31 amended.</p> <p>Page 32 amended.</p>

STATUTORY CONSULTEE FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
<p>Page 32 - Streets and Spaces ".. are located at the edge of the village..."</p> <p>Page 33 . 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.</p> <p>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.</p> <p>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.</p> <p>Page 33 - 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</p> <p>Page 33 - 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/leaves corbelling, are also commonplace.</p> <p>Pages 34, 35 & 36 Please reconsider these pages based on my comments relating to Pages 3+33.</p>	<p>Page 32 Table - Streets and Spaces. Suggested wording in red accepted - plan amended as a result.</p> <p>Page 33 Plots. Suggested wording in red accepted and replaces the 3 paragraphs in the plan, as a result.</p> <p>Page 33 Boundaries and Landscapes. Suggested wording in red accepted and replaces the paragraph in the plan, as a result.</p> <p>Page 33 Buildings and Materials. Suggested wording in red accepted and replaces the paragraph in the plan, as a result.</p> <p>Page 36 Buildings and Materials. "multi-grain red brick and red clay pantiles" replaced with "traditional red brick and non-interlocking natural red clay pantiles" in the plan.</p>	<p>Page 32 amended.</p> <p>Page 33 amended.</p> <p>Page 33 amended.</p> <p>Page 33 amended.</p> <p>Page 36 amended.</p>

STATUTORY CONSULTTEES FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
<p>Page 39 . Policy 2 . Design Principles 2a: This is too prescriptive and actually doesn't reflect buildings in the historic core, which are mostly located close to the road edge. Perhaps reconsider, something like: reflect traditional plot sizes, building locations and building orientations.</p>	<p>Policy 2 : Suggested wording in red accepted and replaces the paragraph in the plan, as a result. Policy 2 has been reworked to more logically categorise design principles into those which are common to both settlements, followed by Mattersey Thorpe settlement specific, then Mattersey village-specific. Item 2a has become item 4a.</p>	<p>Policy 2 page 40 amended.</p>
<p>2d and 3e: Avoid the use of "multi-grain red brick". Use "traditional red brick" instead.</p>	<p>Suggested wording in red accepted - plan amended as a result.</p>	<p>Policy 2 page 40 amended.</p>
<p>3a: Presenting an active edge to the street with windows (and doors where appropriate) overlooking the frontage.</p>	<p>Suggested wording in red accepted - plan amended as a result. Item 3a has become item 5a.</p>	<p>Policy 2 page 40 amended.</p>
<p>Page 41 . Policy 3 . Infill and Redevelopment in Mattersey Parish 1a: 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</p>	<p>Suggested wording in red accepted - plan amended as a result</p>	<p>Policy 3 page 42 amended.</p>
<p>1b: 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</p>	<p>Suggested wording in red accepted - plan amended as a result</p>	<p>Policy 3 page 42 amended.</p>
<p>1c: new boundary treatments reflect traditional boundary treatments of the area.</p>	<p>Suggested wording in red accepted - plan amended as a result</p>	<p>Policy 3 page 42 amended.</p>
<p>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.</p>	<p>Suggested wording in red accepted - plan amended as a result</p>	<p>Policy 3 page 42 amended.</p>
<p>Page 42 . Policy 4 . Development Affecting Heritage Assets "1. Applications for development will only be supported within the Mattersey Conservation Area where the proposals are of a high design quality and where such development meets the following criteria:</p>	<p>Suggested wording in red accepted - plan amended as a result</p>	<p>Policy 4 page 44, item 1a amended.</p>
<p>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</p>	<p>Suggested wording in red accepted - plan amended as a result</p>	<p>Policy 4 page 44, item 1b amended.</p>
<p>b) the design preserves and where possible enhances the character and appearance of the Conservation Area and the setting of nearby Listed Buildings; and</p>	<p>Suggested wording in red accepted - plan amended as a result</p>	<p>Policy 4 page 44, item 1c amended.</p>
<p>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.</p>	<p>Suggested wording in red accepted - plan amended as a result</p>	<p>Policy 4 page 44, item 1c amended.</p>

STATUTORY CONSULTEE FEEDBACK	STEERING GROUP RESPONSE	ACTION FOR THE PLAN
<p>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.</p> <p>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.</p> <p>Page 60 . Map 18 This should be land "west" of Main Street, and not east.</p> <p>Page 61 . Policy 13 . Land west of Main Street</p> <p>"1. Permission will be granted for residential development on the site shown on Map 18 where the applicant can demonstrate;</p> <p>a) a high design quality that responds positively to its immediate setting with ascale, appearance, layout, building orientation, boundary treatment and means of access that does not harm the character and appearance of the Conservation Area and</p> <p>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); and</p> <p>c) the layout allows for gaps between the houses to afford views of the church - Remove this sentence. Leaving large gaps between buildings would fail to preserve the Conservation Area's character, as the site would appear more like a suburban cul-de-sac. In addition, it is unlikely the church would be visible from most of the site anyway. Planned views of the church are along main roads or elevated vantage points. This site is neither.</p> <p>Page 74 The site is within the Conservation Area and is in an area of archaeological interest.</p> <p>I trust these comments are of use. I will respond to the character appraisal and site allocation report separately.</p>	<p>Suggested wording in red accepted - plan amended as a result</p> <p>Suggested wording in red accepted - plan amended as a result</p> <p>Correction made.</p> <p>Correction made.</p> <p>Suggested wording in red accepted - plan amended as a result</p> <p>Suggested wording in red accepted - plan amended as a result</p> <p>Sentence removed, as per consultee comments</p> <p>Site Constraints amended to reflect consultee comments</p>	<p>Policy 4 page 44, item 2 amended.</p> <p>Policy 4 page 44, item 3 amended.</p> <p>Map 18 corrected</p> <p>Policy 13, page 63 corrected</p> <p>Policy 13, page 63 corrected</p> <p>Policy 13, page 63 corrected</p> <p>Policy 13, page 63 corrected</p> <p>Site 22 constraints, page 90 amended.</p>

