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# Mattersey Parish Neighbourhood Plan

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2018-2033

## Annex 2: Site Assessments



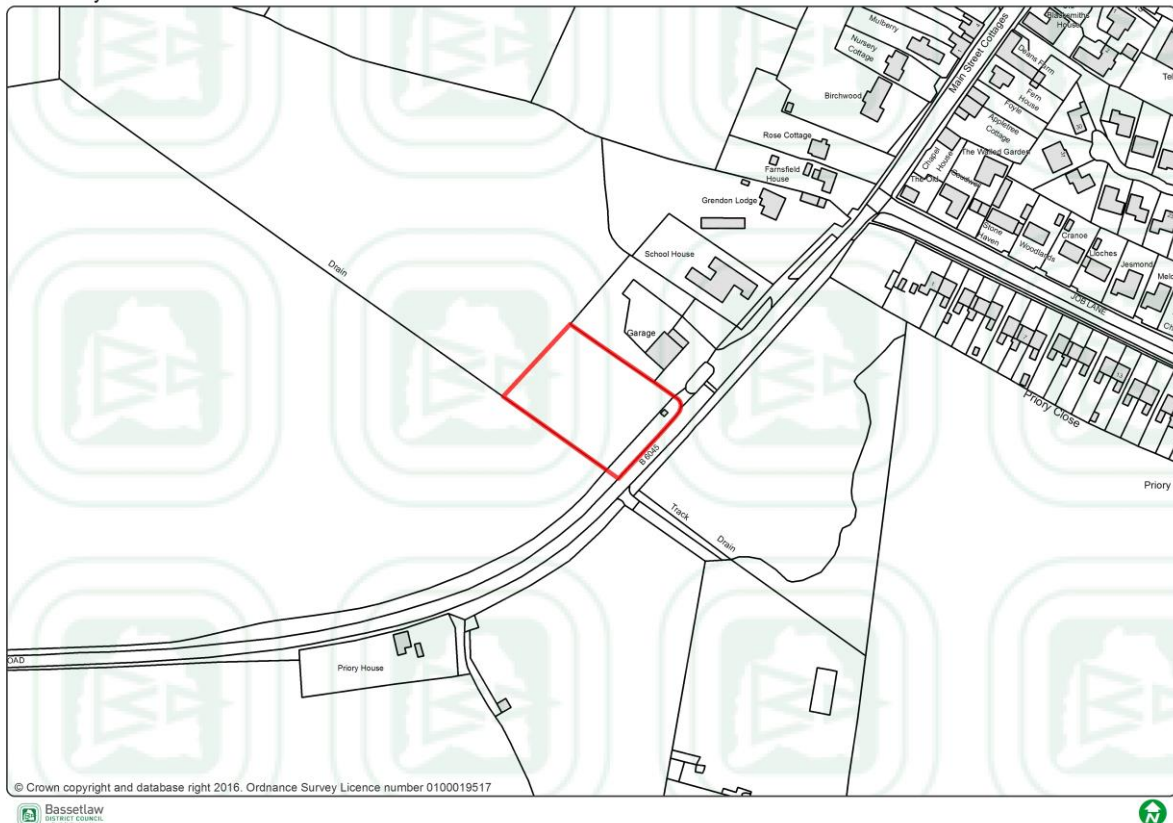
# NORTH NOTTS REGENERATION & INVESTMENT TEAM

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

### Site details

<b>Current use:</b>	Agricultural field
<b>Previous use:</b>	None known
<b>Current status within the Core Strategy:</b>	Outside Mattersey's development boundary
<b>Surrounding land use(s):</b>	North – part of the same agricultural field East – residential South – road and then Millennium Garden (NP08) West – open countryside
<b>Site area:</b>	0.32ha
<b>Topography of the site:</b>	Flat site
<b>Landscape Character Area designation:</b>	Idle Lowlands 07: conserve and reinforce

Mattersey BDC02



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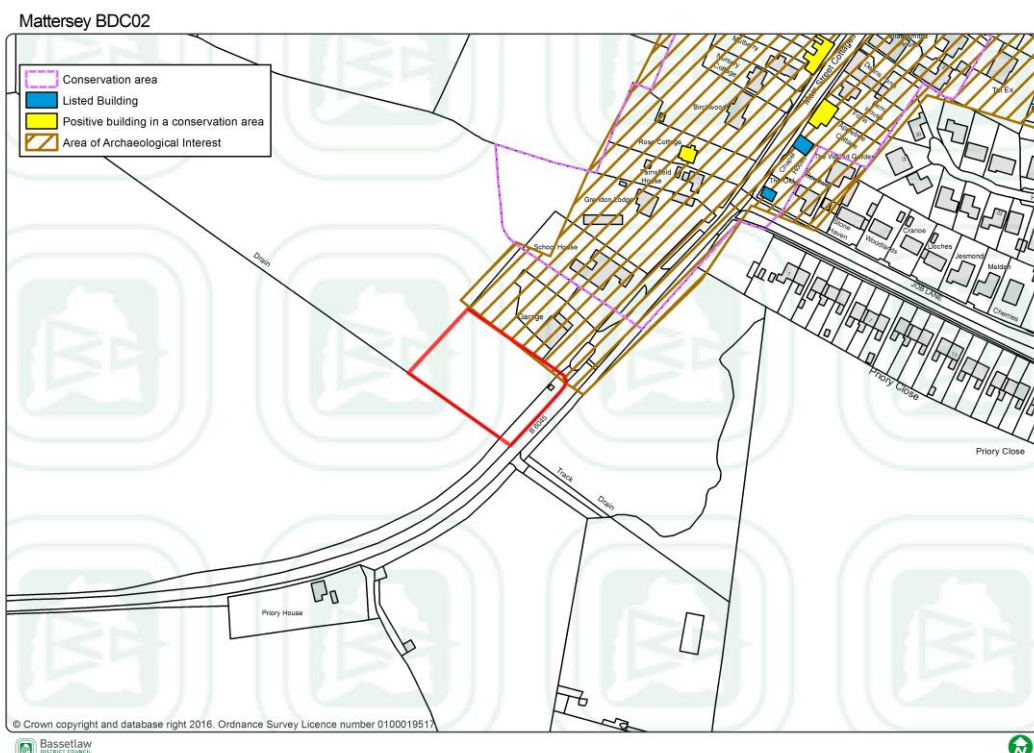


# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Site constraints

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

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





# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Consultation feedback on the development potential

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

### **Conservation comments:**

There are no conservation constraints on this site.

### **Drainage comments:**

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

### **Flooding comments:**

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

### **Highway Authority comments:**

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

### **Tree comments:**

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

### **Landscape comments:**

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





# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Other comments received:

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

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

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

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







# NORTH NOTTS REGENERATION & INVESTMENT TEAM

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

### Site details

<b>Current use:</b>	Agricultural field
<b>Previous use:</b>	None known
<b>Current status within the Core Strategy:</b>	Outside Mattersey's development boundary
<b>Surrounding land use(s):</b>	North – part of the same agricultural field East – residential South – road and open countryside (BDC01 & NP05) West – open countryside
<b>Site area:</b>	0.81ha
<b>Topography of the site:</b>	Flat site
<b>Landscape Character Area designation:</b>	Idle Lowlands 07: conserve and reinforce



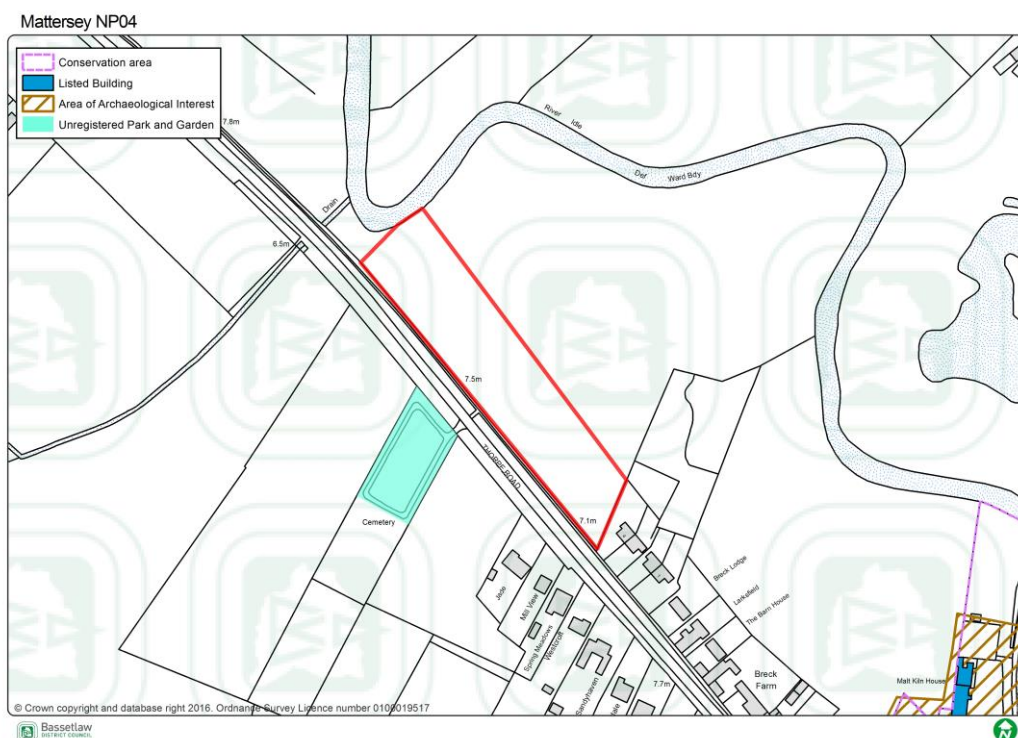


# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Site constraints

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

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





# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Consultation feedback on the development potential

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

### **Conservation comments:**

There are no conservation constraints on this site.

### **Drainage comments:**

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

### **Environment Agency advice:**

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

### **Highway Authority comments:**

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

### **Tree officer comments:**

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

### **Landscape comments:**

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







# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Other comments received:

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

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

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

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



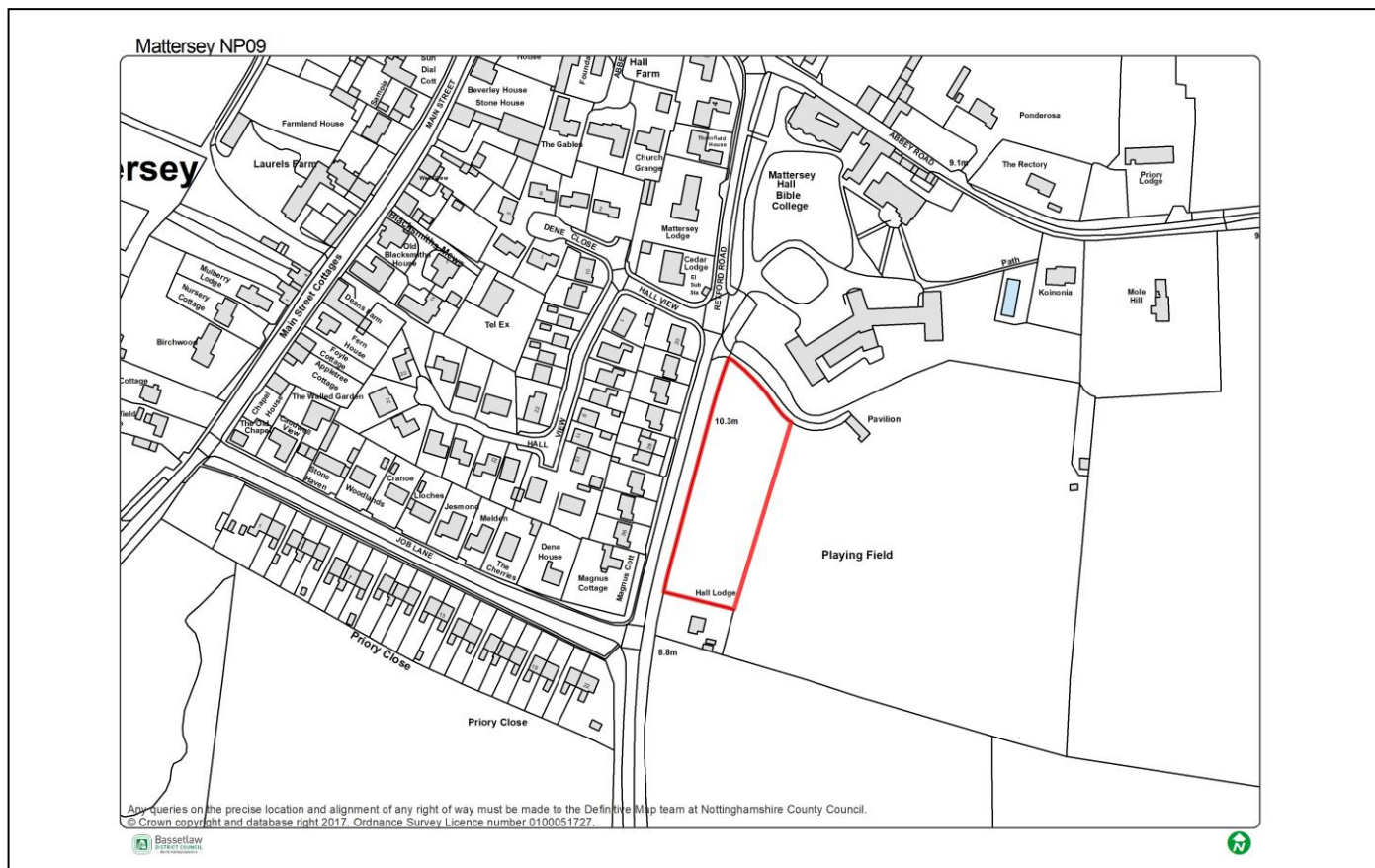


# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Site 9: Land east of Retford Road, Mattersey

### Site details

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



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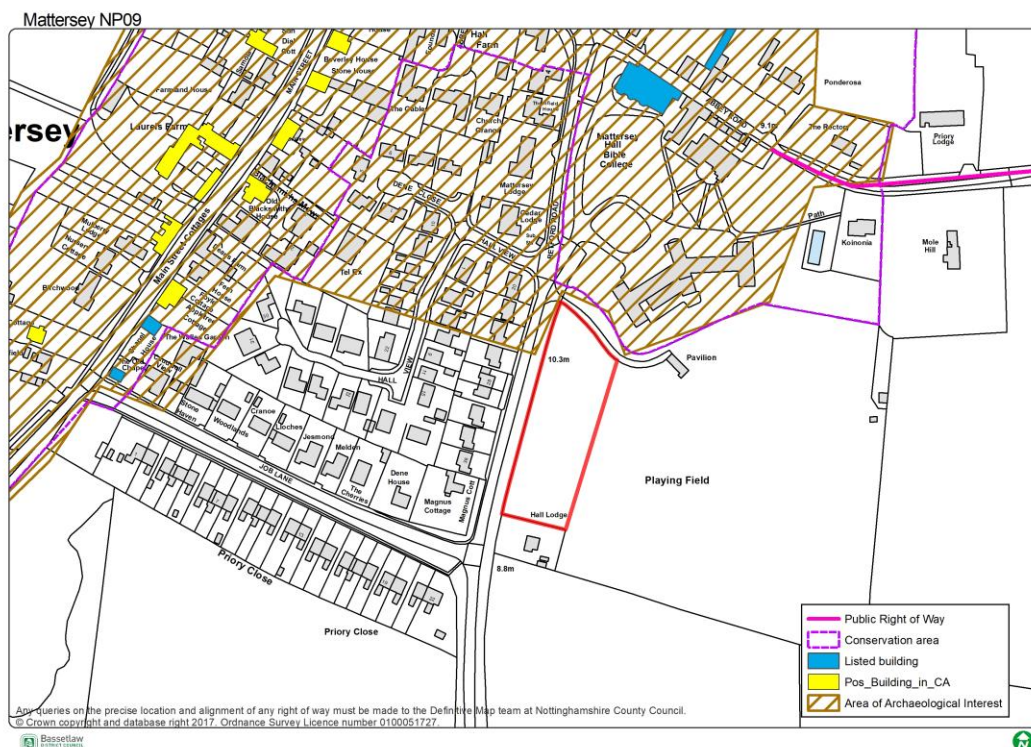


# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Site constraints

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

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







# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Consultation feedback on the development potential

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

### **Conservation comments:**

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

### **Drainage comments:**

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

### **Flooding comments:**

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

### **Highway Authority comments:**

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

### **Tree officer comments:**

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

### **Landscape comments:**

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







# NORTH NOTTS REGENERATION & INVESTMENT TEAM

**Other comments received:**

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

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

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

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

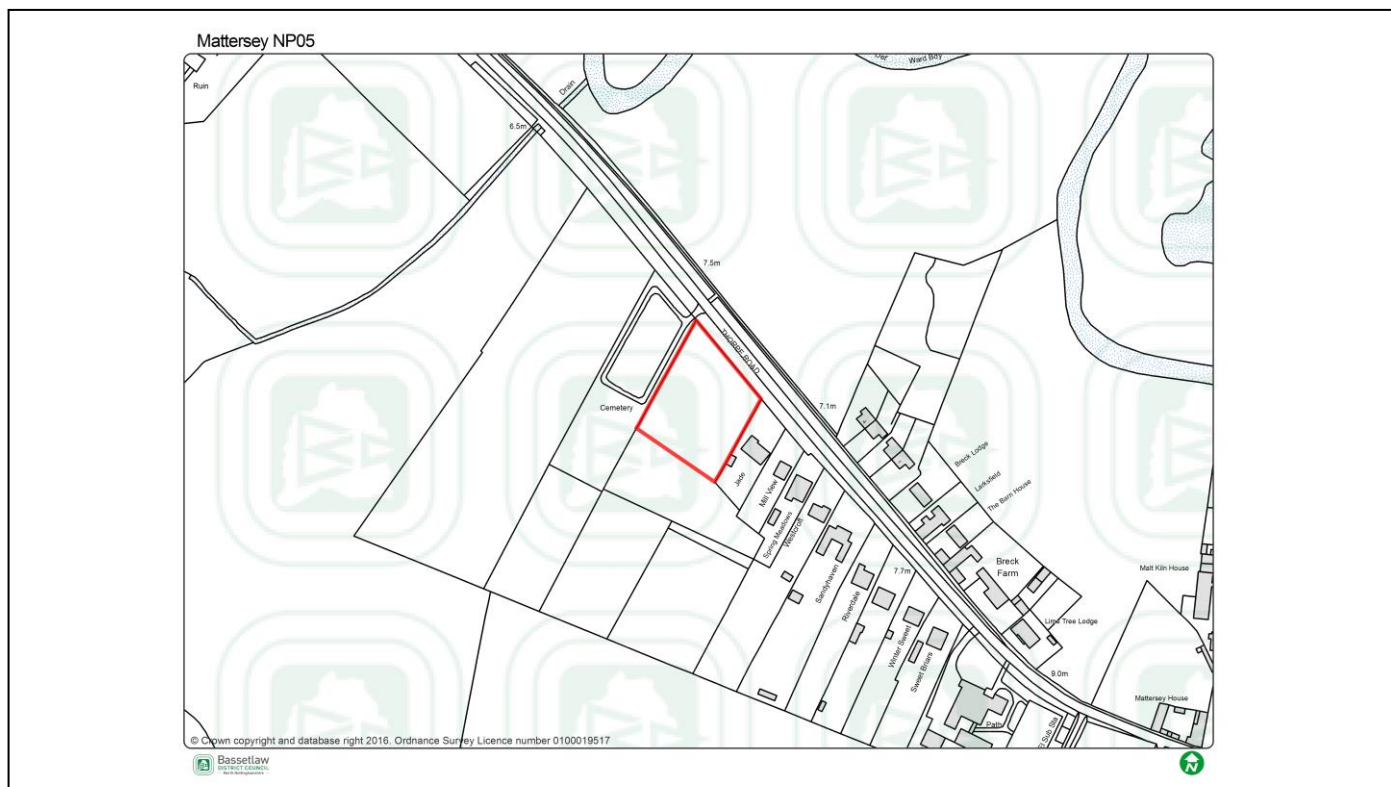


# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Site 5: Land south of Thorpe Road, Mattersey

### Site details

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



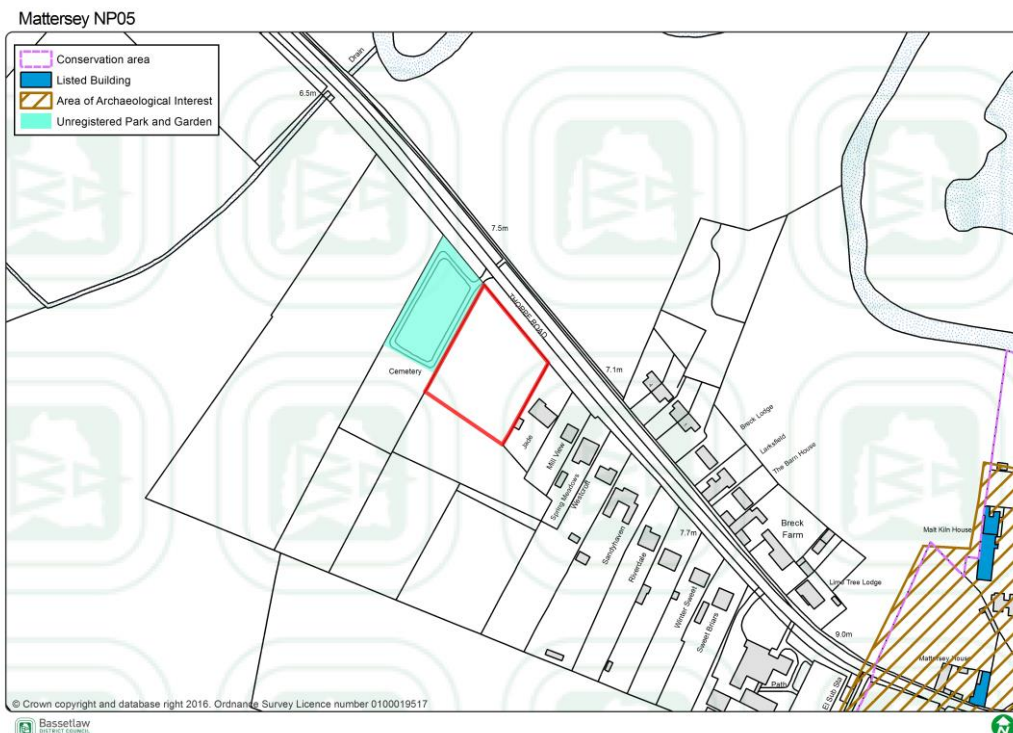


# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Site constraints

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

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





# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Consultation feedback on the development potential

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

### **Conservation comments:**

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

### **Drainage comments:**

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

### **Flooding comments:**

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

### **Highway Authority comments:**

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

### **Tree officer comments:**

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

### **Landscape comments:**

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







# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Other comments received:

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

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

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

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **WOULD NOT be supported**. The site is within the setting of the Grade I Listed Church and the Council's conservation team preference is for this site to remain undeveloped.





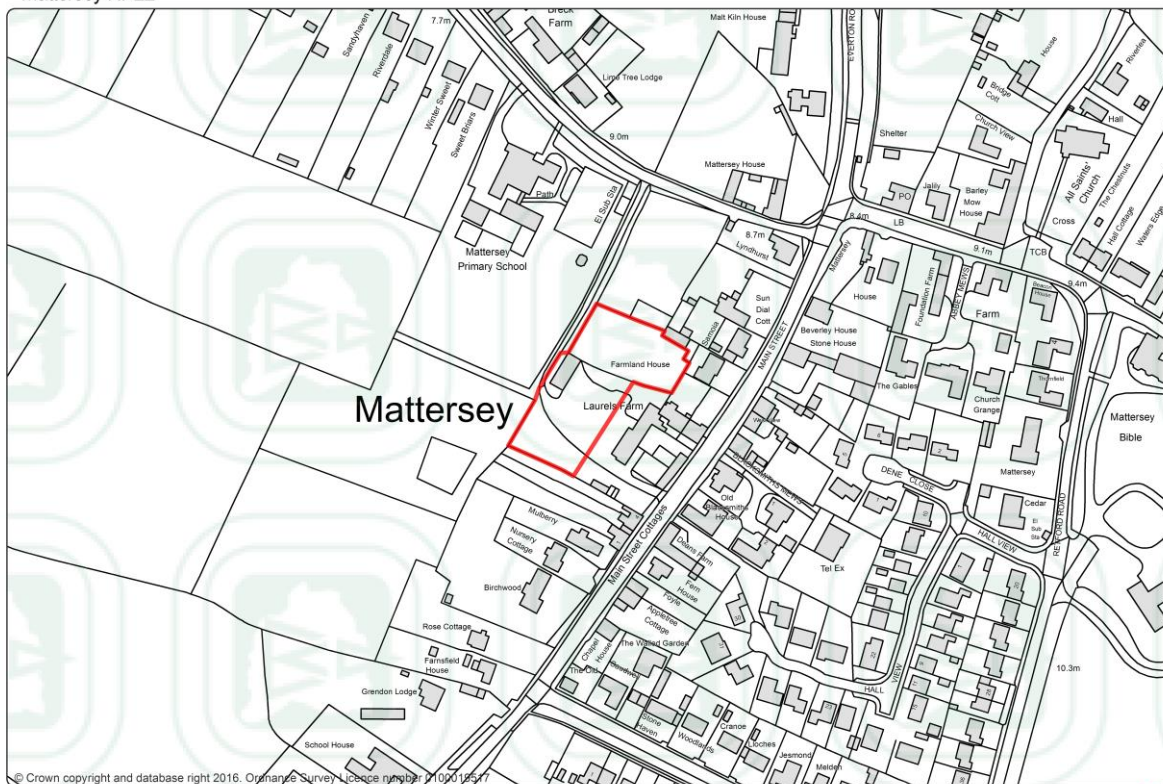
# NORTH NOTTS REGENERATION & INVESTMENT TEAM

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

### Site details

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

Mattersey NP22



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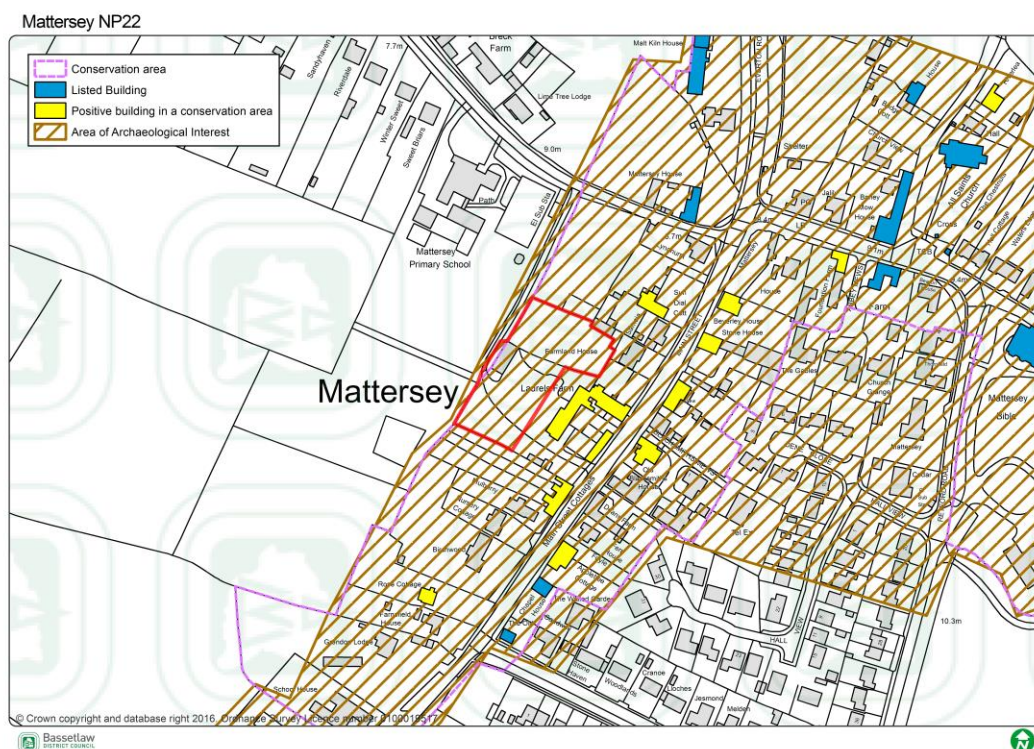


# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Site constraints

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

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











# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Other comments received:

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

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

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

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

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





# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Site 18:

### Land north of Newall Drive, Mattersey Thorpe

#### Site details

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

Mattersey NP18



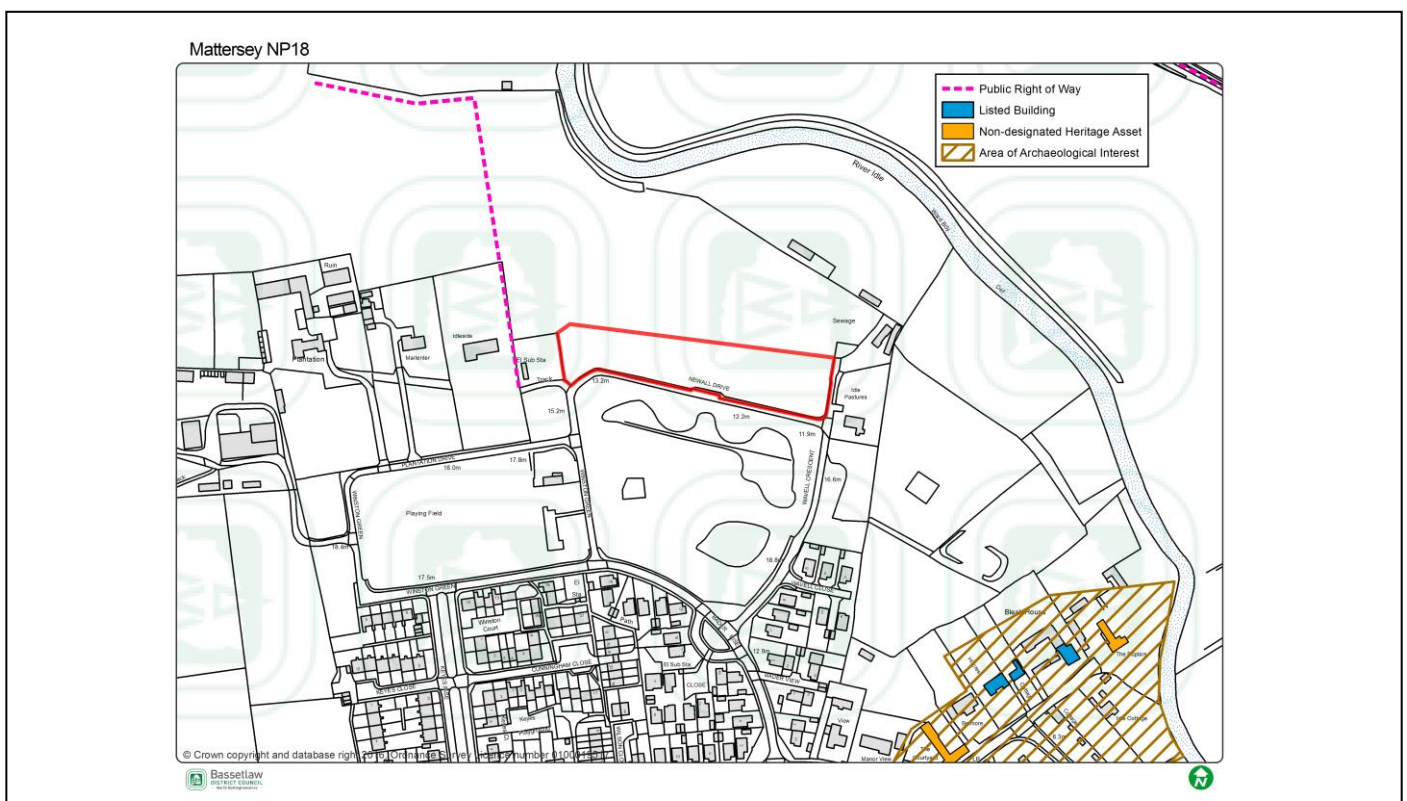


# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Site constraints

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

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





# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Consultation feedback on the development potential

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

### **Conservation comments:**

There are no conservation constraints on this site.

### **Drainage comments:**

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

### **Flooding comments:**

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

### **Highway Authority comments:**

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

### **Tree officer comments:**

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

### **Landscape comments:**

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







# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Other comments received:

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

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

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

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





## Site details

Mattersey NP14

Mattersey Thorpe

Ruin

Bastor Farm

Track

6.3m

7.8m

6.3m

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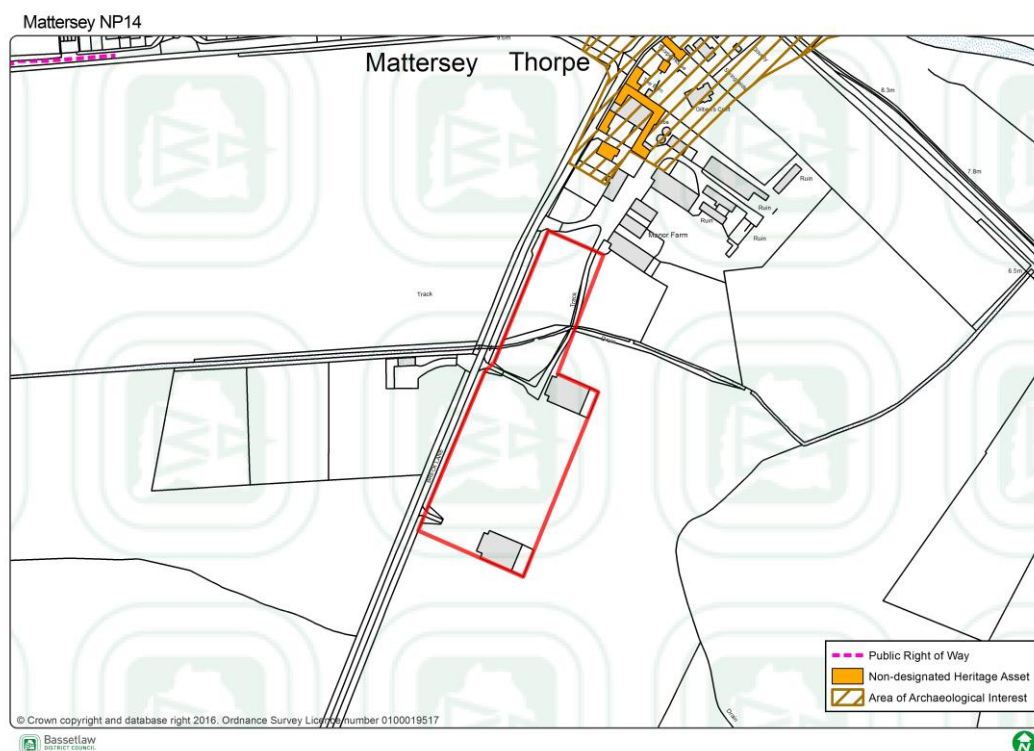


# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Site constraints

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

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





# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Consultation feedback on the development potential

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

### **Conservation comments:**

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

### **Drainage comments:**

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

### **Flooding comments:**

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

### **Highway Authority comments:**

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

### **Tree officer comments:**

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

### **Landscape comments:**

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







# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Other comments received:

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

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

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





## Site details

[illegible]





# NORTH NOTTS REGENERATION & INVESTMENT TEAM

## Consultation feedback on the development potential

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

### **Conservation comments:**

No comments

### **Drainage comments:**

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

### **Flooding comments:**

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

### **Highway Authority comments:**

Comments from the Highway Authority are still outstanding.

### **Tree officer comments:**

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

### **Landscape comments:**

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







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## Other comments received:

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

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

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

