

Explanatory Note: Amendments to Mattersey and Mattersey Thorpe Neighbourhood Plan, December 2019

In response to a request from Mattersey Parish Council, Bassetlaw District Council have made a non-material amendment to the Mattersey and Mattersey Thorpe Neighbourhood Plan, with effect from 19 December 2019. The amended Neighbourhood Plan is available from the Bassetlaw District Council website, and is clearly marked on the front cover as *'with amendments December 2019'*.

The amendments are itemised below, and demonstrated in the context of the Mattersey and Mattersey Thorpe Neighbourhood Plan document in the pages that follow.

Page 44

Page Heading - amended as follows:

FROM: "Land to the rear of Gilbert's Croft"

TO: "Land adjacent to Gilbert's Croft"

Map 13 Title - amended as follows:

FROM: "Land to the rear of Gilbert's Croft"

TO: "Land adjacent to Gilbert's Croft"

Para 141 - text amended as follows:

FROM: "This 0.14 ha site is currently laid out as rear gardens, previously there were outbuildings."

TO: "This 0.5ha site is currently laid out as rear gardens and paddock, previously there were outbuildings."

Para 143 - text amended as follows:

FROM: "In April 2017 feedback from the community consultation was that 61% of those attending supported some housing on this site"

TO: "In April 2017 feedback from the community consultation was that 55% of those attending supported some housing on this site"

Page 45

Policy 14 - title amended as follows:

FROM: "Policy 14: Land to the rear of Gilbert's Croft, Mattersey Thorpe"

TO: "Policy 14: Land adjacent to Gilbert's Croft, Mattersey Thorpe"



MATTERSEY THORPE

MATTERSEY PARISH NEIGHBOURHOOD PLAN REFERENDUM VERSION 2018-2033

* AND MATTERSEY *



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

June 2019 (with amendments December 2019)

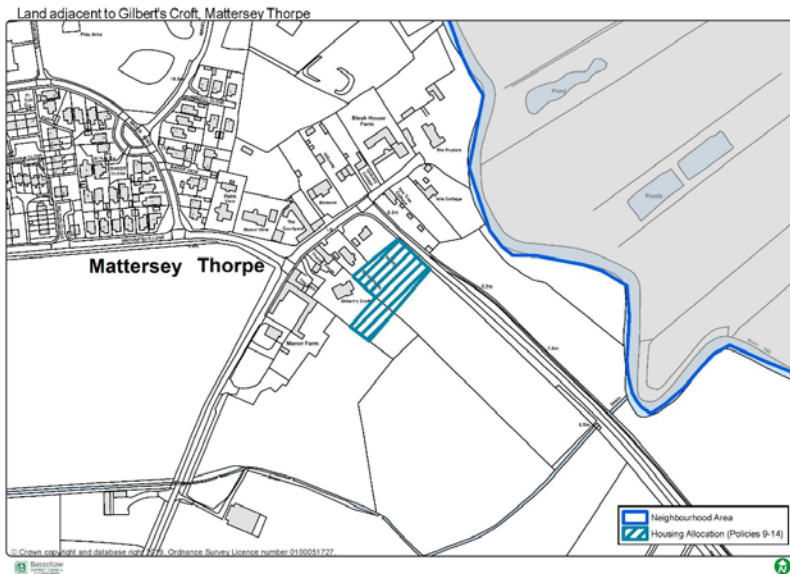
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Land adjacent to Gilbert's Croft, Mattersey Thorpe (Map 13)

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Commented [WW2]: Title of map changed to 'Land adjacent to Gilbert's Croft, Mattersey Thorpe'

141. This 0.5ha site is currently laid out as rear gardens and paddock; previously there were outbuildings. To the north of the site is open grass land, to the east open countryside to the south agricultural buildings and the west existing dwellings. The site is in the vicinity of the older part of Mattersey Thorpe and a number of dwellings nearby are non-designated heritage assets and adjacent to an area of archaeological interest.
142. The Site assessment did not identify any specific constraints.
143. In April 2017 feedback from the community consultation was that 55% of those attending supported some housing on this site.
144. The Site Assessment scored the site 5 'greens' as it would not negatively impact on heritage assets, there were no neighbouring land uses that would conflict with residential development, it did not impact on the built character of the settlement, it was not formerly agricultural land and it had landowner and community support. It scored red for landscape character - Mattersey is in a policy zone that is identified as 'conserve and reinforce'. As all the potential sites considered are green field, all the sites scored 'red' on this measure.

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Policy 14: Land adjacent to Gilbert's Croft, Mattersey Thorpe

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1. Land is allocated for residential development on the site shown on Proposal Maps (replicated in Map 13). Development proposals should demonstrate that:
 - a) layout that reflects the rural and historic character of the oldest part of Mattersey Thorpe to which it adjoins; and
 - b) the use of traditional red brick and red clay pantiles; and
 - c) to the rear a boundary treatment of native species hedges; and
 - d) a right of access to the highway.

21. Implementation

145. The policies in this plan will be implemented by BDC as part of their development management process. Where applicable Mattersey Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the 'key principle'. Whilst Bassetlaw District Council will be responsible for development management, the Parish Council will also use this Neighbourhood Plan to frame their representations on submitted planning applications.
146. There are several areas of activity which will affect delivery and each is important in shaping Mattersey Parish in the months and years ahead. These comprise:
 - a) The statutory planning process. This Neighbourhood Plan will direct and shape private developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Bassetlaw District Council planning policies and the National Planning Policy Framework.
 - b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village. In the context of the prevailing economic climate and public funding there is recognition that public investment in the Parish will be challenging to secure.
 - c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
147. The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
148. The Neighbourhood Plan will become part of a hierarchy of planning documents. In relation to improvements to the Plan area, the Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.