



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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Abbreviations

BDC - Bassetlaw District Council

NPSG - Neighbourhood Plan Steering Group

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

Update SHLAA - Strategic Housing Land Availability Assessment

HNA - Housing Needs Analysis

CIL - Community Infrastructure Levy

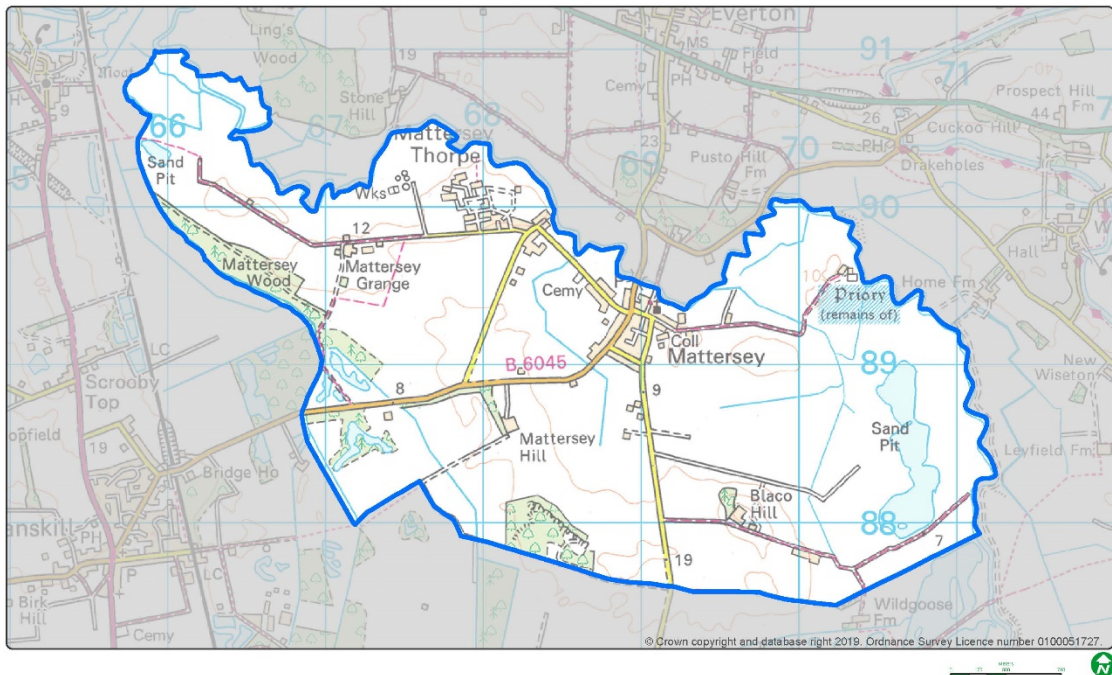
NPPF - National Planning Policy Framework BfL 12 - Building for Life 12

1. What is the Mattersey Neighbourhood Plan?

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

Map 1: Mattersey Neighbourhood Plan Area

Mattersey Neighbourhood Plan



2. Why do we want a Neighbourhood Plan?

4. Mattersey village is classed as a Rural Service Centre in BDC's Core Strategy due to the existence of a primary school and shop. In accordance with district policy development is required to 'be of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities'.
5. Mattersey Thorpe is identified within the 'other settlements' tier of BDC's Core Strategy hierarchy. These settlements are considered to have limited or no services and are reliant upon other settlements for such needs. The Core Strategy considers such areas as unsuitable for ad-hoc housing growth (infill development). However, due to the close proximity and interconnected nature of Mattersey and Mattersey Thorpe (through their sharing of local services), it is considered that planned housing growth (via allocated sites) in Mattersey Thorpe will help to support the services in Mattersey, and help in the delivery of a plan for the whole of the parish. It is noted that the Core Strategy will be replaced by a new Bassetlaw Local Plan, and the initial consultation paper on this does recognise the relationship between settlements and the ability for growth in one village to be supported by services from a nearby village. Although the initial consultation paper on the Local Plan does not carry any material weight, it is hoped that this approach to rural communities continues in the final Local Plan for Bassetlaw, and has been built upon by the Mattersey Neighbourhood Plan.
6. The approach in the Initial Draft Bassetlaw Plan places a cap on development in settlements - the site allocations in this Plan reflect the most up to date advice from BDC about the scale of development that may be considered acceptable in the two settlements.
7. The majority of the community recognises that some housing development is required to sustain existing services (particularly the primary school) and to support local housing requirements for smaller dwellings and to meet the district housing requirement.¹
8. The emerging Local Plan² provides scope for communities to undertake site allocations to contribute towards the identification of sufficient housing to meet district needs.
9. The production of a neighbourhood plan presented an opportunity for the Parish Council to take some control over the type and location of future development.
10. The Mattersey Neighbourhood Plan allocates sites and prescribes design guidelines for development in the Parish.

¹ This is evidenced in section 7

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

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

11. Planning policy is formulated by Bassetlaw District Council (BDC) and BDC will continue to have a legal duty to provide this. However, the Localism Act 2011 gave new powers to Parish Councils to produce a Neighbourhood Plan, if they wished.
12. This Neighbourhood Plan, when 'made', will form part of the suite of statutory development planning policy documents for Mattersey. It will have significant weight in the determination of planning applications.
13. In 2017 the adopted District policies are in the Core Strategy 2011 and the Mattersey neighbourhood Plan must be in conformity with it.³ However, this Neighbourhood Plan has been prepared in the context of an emerging new Local Plan and there has been collaboration with the policy team at BDC to ensure this Plan is also in conformity with the new approach in the draft Local Plan.
14. This Plan has been drafted in the context of the National Planning Policy Framework, the Core Strategy, studies done for BDC to support a future Local Plan and work commissioned by the NPSG. In particular, these reports are:

BDC studies

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

Neighbourhood Plan studies

- e) Housing background papers from the Initial Draft Bassetlaw Plan⁴
 - f) Site Assessment Reports 2017
 - g) Sustainability Appraisal for the Sites 2017
 - h) Housing Needs Assessment 2016
 - i) Rural Area Profile 2016
 - j) Mattersey and Mattersey Thorpe Village Appraisal 2017
15. Documents (a)-(c) and (e) are on BDCs web site; (f) to (j) are on the Mattersey Neighbourhood Plan web site.

4. Consultation

16. The Neighbourhood Plan Steering Group (NPSG) recognised consultation was key to successfully developing a Neighbourhood Plan for Mattersey Parish. The production of a Neighbourhood Plan requires an open process and on- going

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

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

consultation. It also requires the involvement of a wide range of people, young and old, from across the Parish.

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

5. Status of Projects and Actions

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

⁵ Consultation Statement submitted with the Neighbourhood Plan

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

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

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

6. Mattersey in context

24. Below is a brief profile of Mattersey Parish. A fuller description can be found at Appendix B.
 - Mattersey Parish lies within Bassetlaw District Council, North Nottinghamshire. The parish is 7 miles north of the market town of Retford and 4 miles to the east of Bawtry.
 - Mattersey Parish contains two distinct settlements- Mattersey and Mattersey Thorpe. They have very different histories although the current population of both settlements is about the same (approx. 350 persons per settlement).
 - In 2011 the Census recorded 790 residents living in 325 dwellings in the Parish.
 - Since 2001, the 2011 Census shows that there are fewer children and working age people and more over 60s as a proportion of the total
 - Mattersey (village) Conservation Area was designated in 2010, encompassing the village's historic core.
 - There are 25 listed buildings and 1 scheduled monument in the parish.
 - There are several important local amenities and services including a Post Office and convenience store, primary school and recreation facilities.
 - The nearest doctors' surgeries are either in Bawtry to the west or Gringley on the Hill to the east, both approximately 4 miles away.
 - In 2011, 368 residents were economically active with 31% in full time employment. 57 people (9%) classed themselves as self-employed and 25 (4%) said they worked from home. However, the Household Survey suggests that the number working from home has increased.
 - There are 10 farms and 20+ local businesses based in the parish, which

includes Assemblies of God National Ministry Centre (known locally as the Bible College) which is a higher education facility offering residential accommodation during term time.

- Mattersey Parish has a range of housing types. 54% are detached 26% are semi-detached, 17% are terraced and 2% are flats.
- The flat, low lying nature of the parish with the River Idle running along the northern boundary and a main drain marking the western edge (including river washlands, ditches and dykes) is indicated in the area that is affected by flooding. The eastern part of the Parish is in flood zone 2 and 3.

7. Mattersey Parish Today: Challenges and Opportunities

25. The Consultation Summary shows the extensive dialogue that was undertaken before the scope of the Plan was agreed. Where the concerns raised by local people were substantiated by evidence then it is possible to have a Neighbourhood Plan response. This is set out in table 1.

Table 1: Key Issues

| Community Concerns | Neighbourhood Plan Opportunities |
|--|---|
| Scale and location of future development could erode the rural character of parts of the Parish. The location of development could have a negative impact on key views to the open countryside | Include site allocation policies to ensure the community have a say in the scale and location of future growth. |
| Changing population and implications for local services | Need to ensure that future development continues to meet the needs of the local population. Providing a range of house types and sizes will enable people to down size and stay in the village and frees up family housing which attracts younger people to the village. This is important to ensure a through put of families with young children to ensure the school remains open (and provides a more balanced community) |
| Future of other services | Importance of retaining village services like the school and the shop; some housing growth will help sustain demand for local services. |

| Community Concerns | Neighbourhood Plan Opportunities |
|--|---|
| Location of future development and keeping Mattersey and Mattersey Thorpe separate settlements | Importance of protecting the existing rural character of the villages, the historic buildings in the centre and sensitively siting development to make the most of views into and out of the village from publicly accessible routes. Keeping green gaps between the two villages so that they do not join up. |
| Design | New development needs to be designed to a high quality and should integrate well with the existing housing. In part of Mattersey Thorpe, where the current design has a very urban feel, development should seek to enhance the rural character of the surrounding area. Where possible design should include energy efficient materials to keep running costs down. |
| Limited local employment | To identify a site suitable for live / work units and to encourage small scale employment use across the parish either by ensuring broadband speeds and supporting the change of use of vacant farm buildings for alternative employment uses |
| Protection of green spaces | The character of Mattersey Parish is due in part to the gardens, open spaces and other breaks between buildings in the historic core of the village and on the edge of the settlement and the gap between the two settlements. This allows for views into and out of the village to the open countryside and contributes to the rural character of the two settlements. |

8. Community Vision

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

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

9. Community Objectives

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

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

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

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

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

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

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

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

10. Sustainable Development Principles and Mattersey Parish

28. Getting the right balance between maintaining the distinctive character of the area whilst allowing modest growth that enables the community to thrive is a challenge. This Neighbourhood Plan will ensure the right balance is achieved up to 2033 by;
 - a) the careful selection of sites with a lot of community consultation,
 - b) the requirement for pre-application consultation with the Parish Council as schemes are developed,
 - c) the requirement for housing design to meet national standards for high quality design and to enhance the local distinctiveness of the parish,
 - d) the location of development to minimise the impact on the rural character of the Parish and
 - e) to ensure the two villages remain separate.
29. The NPPF states that there are three dimensions to sustainable development; economic, social and environmental. The planning system must balance up these dimensions to ensure the vitality of communities.
30. Mattersey residents have considered carefully the location and approximate amount of development that would be appropriate given the rural setting and scale of the village.
31. On the sites allocated the Parish Council will work proactively with developers at the pre-application stage, wherever possible, to secure development that is in accordance with policies in this Neighbourhood Plan.

11. Consulting the Community

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

Community Aspiration: Pre-application Community Consultation

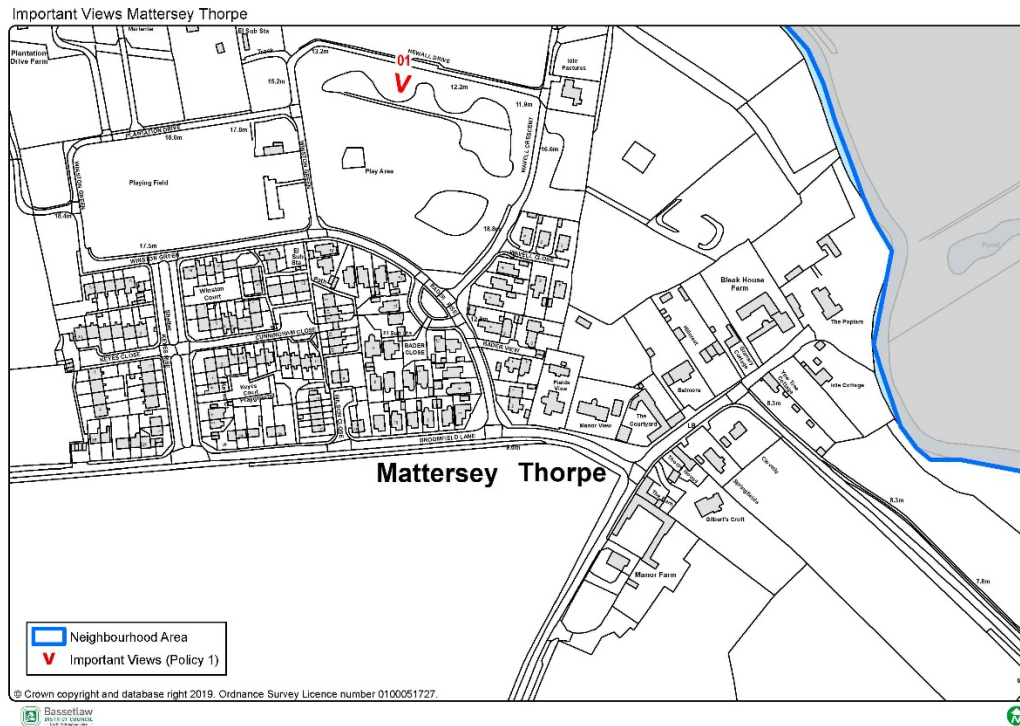
1. Applicants who are preparing planning applications for new or replacement buildings are encouraged to actively engage in consultation with Mattersey Parish Council and the community as part of the design process at the pre-application stage.
2. In consulting with the community it will be considered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

12. Protecting the Landscape Character of Mattersey Parish

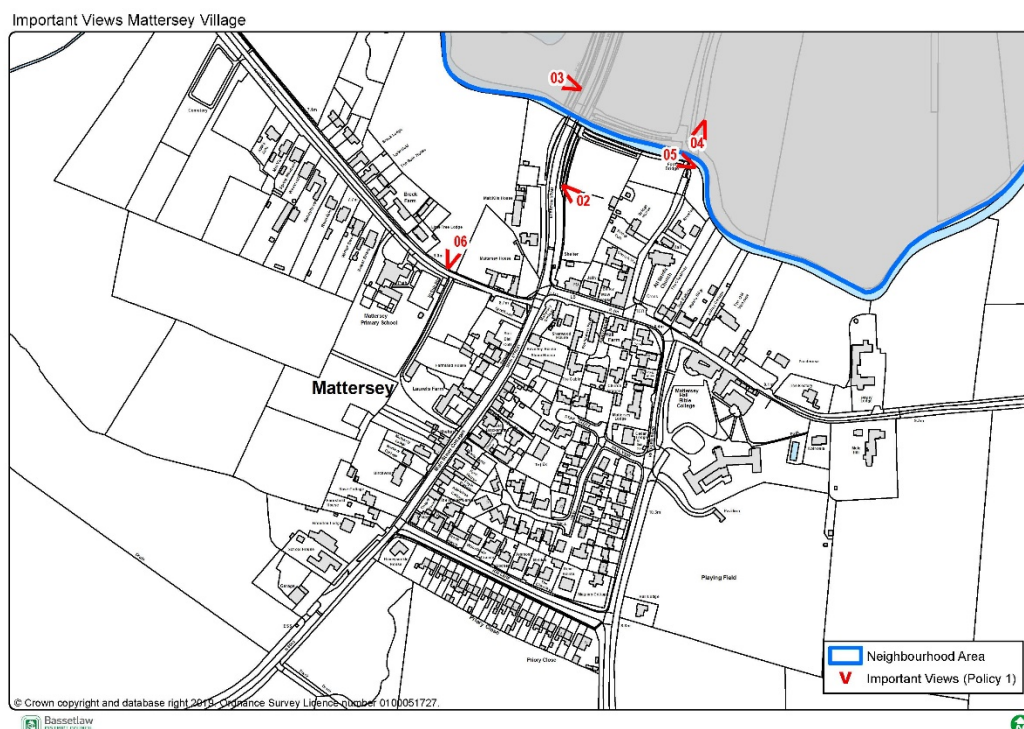
36. The Landscape Character Assessment 2009 recommends that new development should be around the existing settlements to conserve and reinforce the open rural character. This approach is supported by the community who identified that keeping Mattersey and Mattersey Thorpe separate settlements was an important requirement in considering suitable sites for development.
37. Maps 2a and 2b show the important views from publicly accessible points that are highly valued by local people. Any development on sites which overlook

such views must be very sensitively designed and located. Ensuring that size, scale and use of materials reflects the local vernacular and that on-site landscaping is of native species and complementary to the wider rural landscape will mean the development will nestle within the settlement and not be unduly prominent.

Map 2a: Important Views Mattersey Thorpe

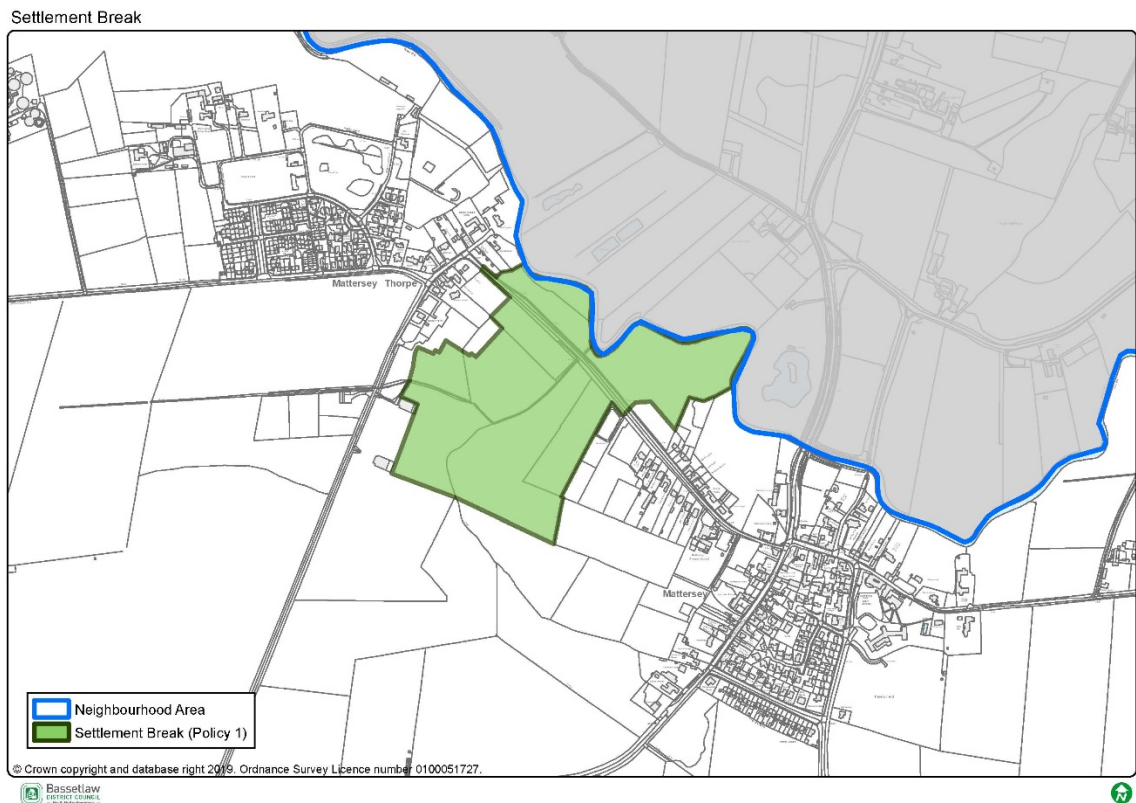


Map 2b: Important Views Mattersey Village



38. The distinct evolution of the two settlements has been set out in section 6. Although the Neighbourhood Plan process revealed a strong desire for the two communities to work together, the feedback was also clear that they are two separate settlements.
39. Map 3 shows the settlement break as defined by the group as part of the work on the village appraisal.

Map 3: Settlement Break



Policy 1: Protecting the Landscape Character of Mattersey Parish

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

13. Design Principles

40. This section focuses on the importance of good design in new residential development across the parish (additional considerations will be required for development within and adjoining the Conservation Area).
41. The NPPF paragraph 56 acknowledges that 'good design is a key aspect of sustainable development and is indivisible from good planning'.
42. Section 2 and 3 of the Mattersey and Mattersey Thorpe Village Appraisal⁸ provides a comprehensive analysis of the settlement including design details, examining the aspects that make up their character and identity. This analysis is then translated into useful principles for future development, suggesting ways in which designers can ensure their proposals support rather than erode local distinctiveness.

⁸ See Annex 1 for details of Village Appraisal document

Mattersey Village

43. Mattersey village's evolution from a mainly agricultural settlement to a village supporting workers in nearby towns, is quite usual and the village has evolved incrementally over time.
44. About one third of Mattersey village is a Conservation Area. Table 2 is a summary of the key features taken from the Mattersey and Mattersey Thorpe Village Appraisal that are significant to the character of Mattersey village.

Table 2: Key Findings Character Appraisal Mattersey Village

| Settlement Pattern |
|--|
| <p>Thorpe Road, part of Main Street and Abbey Road run parallel to the river. Retford Road, Everton Road and part of Main Street run perpendicular. Development is mostly contained within these streets. The lines of the streets are clearly discernible with the front of buildings either facing or being gable-end onto the street. Late-20th century housing developments in the form of cul-de-sacs are not reflective of the overall character.</p> <p>Retford Road and Priory Close / Job Lane are mainly 20th century suburban layouts. The houses on Retford Road have frontages facing the open countryside. In the main, Priory Close has rear gardens leading to open countryside.</p> |
| Conservation Area |
| <p>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.</p> |
| Streets and Spaces |
| <p>The land to the east of Retford Road (the grounds of Mattersey College 1 on the aerial view below) and the open space to the east of Ranskill Lane and south of Job Lane (Millennium Green 2 on the aerial view below) are located at the edge of the village but are the 2 open spaces that are integral to its character. Should development occur around these spaces then overlooking onto them should be encouraged to improve surveillance.</p> <p>Streets have long site lines allowing for a rich visual field to be seen. The development round Hall View and Dene Close is the exception and is not characteristic of the area. Should new streets be added these should allow for long site lines.</p> <p>New development or landscape treatments should not obstruct long views where they occur.</p> |

Aerial View 1**Plots**

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

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

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

Boundaries and Landscape

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

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

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

Buildings and Materials

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

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

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

Mattersey Thorpe

45. Mattersey Thorpe is two distinct places; the historic hamlet (farms and associated buildings) along Thorpe Road and the new village off Broomfield Lane. The newer village extends up the slopes to the north creating an arrangement of streets to make an estate. The design and layout of the streets, public spaces and parking areas are of its time and does not reflect its rural setting.
46. Table 3 is a summary of the key features taken from the Mattersey and Mattersey Thorpe Village Appraisal that are significant to the character of Mattersey Thorpe.

Table 3: Key Findings Character Appraisal Mattersey Thorpe

| Settlement Pattern |
|---|
| <p>Most of the village is bounded within the street system so that the countryside beyond is addressed by building fronts. This does offer long views out from the settlement. Development generally faces out onto the countryside and could be a useful device in new development.</p> <p>The lines of most streets are clearly discernible from how the buildings define their edges and where buildings fronts face on to the street. However, the layout does break down due to a lack of clear separation between public space and private residential areas - this was a feature of this type of development built at the time but should not be replicated.</p> <p>Buildings should have a clear relationship with the street and spaces at front and back should be private.</p> <p>The older part of Mattersey Thorpe is more traditionally laid out with gardens providing the transition to the countryside.</p> |
| Streets and Spaces |
| <p>The open spaces here are integral to the character of the village. The large open spaces to the north of the village provide formal play (1) and more informal public open space (2).</p> <p>Both of these spaces are unusually large and new development should seek to support these spaces by being well connected to them. The football hut (3) is in need of replacement - new development could help achieve this. Winston Green does front the open space and provides natural surveillance.</p> <p>The streets have very few trees or hedges Manual for Streets⁹ should be used to design new streets. The grass space in the middle of Keyes Rise has a lot of potential for improvement - adding trees and parking areas.</p> <p>The positive relationship with development to the edge of these spaces should be maintained, and any new development to the edges should seek to address the spaces in a way that increases overlooking and natural surveillance</p> <p>New development should support these large open spaces including contributions to add or improve facilities.</p> |

⁹ See

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

Aerial View 2**Plots**

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

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

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

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

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

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

Boundaries and Landscape

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

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

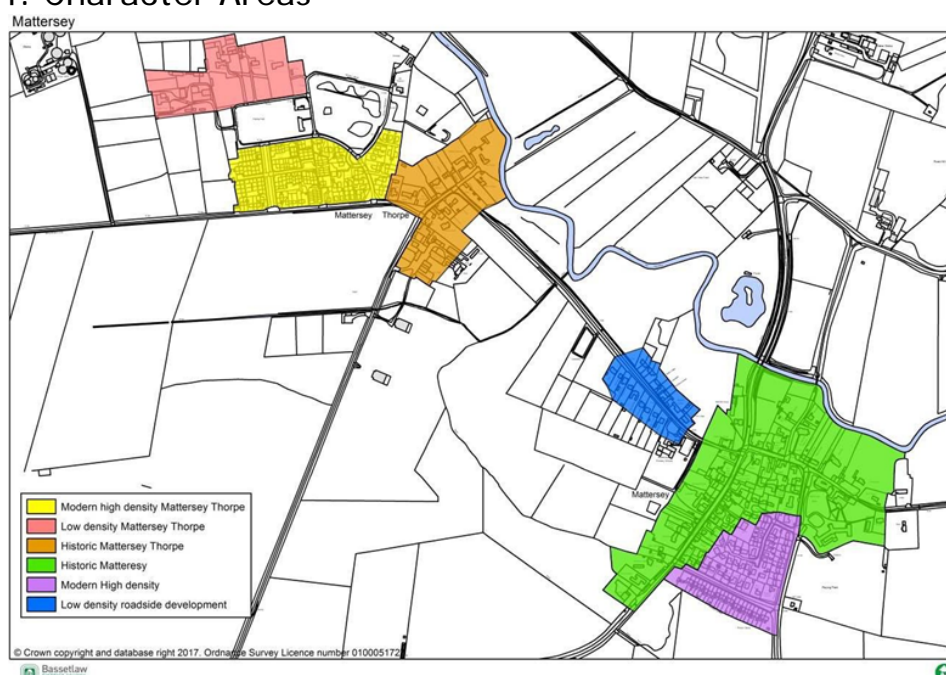
Buildings and Materials

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

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

47. The Site Assessment Report also identifies character areas ranging from high density more modern development to historic low-density roadside development (see Map 4). For new development to integrate with the existing settlements it should usually reflect existing densities and layout patterns. This principle applies for all character areas except the 1970's development at Mattersey Thorpe which although of its time, does not sit well in the rural landscape.

Map 4: Character Areas



48. In 2013 Bassetlaw District Council adopted a Supplementary Planning Document “Successful Places a Guide to Sustainable Housing Layout and Design”. The Parish Council support the approach adopted in this guidance and will expect development across the Plan area to be in accordance with the design principles within it.
49. In addition, this Neighbourhood Plan also encourages the use of Building for Life 12 (BfL12) by developers in the preparation of their planning applications. BfL12 is the industry standard endorsed by government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required.
50. Bassetlaw’s Supplementary Planning Document also endorses the use of BFL 12 as a ‘national standard for well-designed homes and neighbourhoods and is about creating good places to live.’
51. BFL12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters: ‘integrating into the neighbourhood’, ‘creating a place’ and ‘street and home’.
52. Based on a simple ‘traffic light’ system (red, amber and green) proposed new developments should aim to:
 - a) Secure as many ‘greens’ as possible
 - b) Minimise the number of ‘ambers’ and;
 - c) Avoid ‘reds’
53. The more greens that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens are considered the threshold for good design.
54. New development will be expected to use Building for Life 12 to help shape design proposals and evidence of this will need to be demonstrated. This will provide assurance to the community that the schemes will be of the highest design standards, reflecting the location of the sites adjacent to the open countryside and adjoining a rural village with significant heritage assets.
55. The principles in the Mattersey and Mattersey Thorpe Village Appraisal, an appreciation of the various character areas and national design standard criteria (BfL12) form the basis of POLICY 2.

Policy 2: Design Principles

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

14. Infill and Redevelopment in Mattersey Parish

56. Infill development is governed by Bassetlaw District Council's Core Strategy (2011). Infill development is permitted in Mattersey, in light of it being classified as Rural Service Centre (Core Strategy Policy CS8), but not in Mattersey Thorpe, which is included in the 'All Other Settlements' tier (Core Strategy Policy CS9). As a consequence Policy 3, and the justification below, applies only to Mattersey village.
57. It is possible that, over the Plan period, small sites within the existing settlements will come forward for development. The cumulative effect of this can change the character of the area.
58. Not all gaps are appropriate for infilling. Early on in this Neighbourhood Plan process the community identified the protection of green spaces as a key issue (see table 1). Part of the character of Mattersey parish is the open spaces and other breaks between buildings that exist due to the scale and massing of former agricultural buildings (farmhouses and barns). Infill development will not be desirable if it erodes the historic character of the parish.
59. This Neighbourhood Plan defines limited infill as the completion of an otherwise substantially built up frontage by the filling of a small gap normally capable of taking one or two dwellings only. A substantial built up frontage is defined as an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene.
60. Given the local need for smaller market properties, downsizing for an ageing population and the fact that development within the Conservation Area in Mattersey village will be closer to local amenities than any development on the edge of the village, smaller dwellings suitable for older people or those with mobility issues will be particularly supported in the village. Equally, smaller properties in the centre of the village would also be suitable for young people looking to own or rent their first property.
61. Where such character is clearly distinguishable, new development should respect this character. Limited infill development may be acceptable provided it preserves the character of the village.
62. Development on infill plots is required to respect the surrounding character and densities in accordance with the character areas identified in this Plan. Regard should be had to the scale and character of the area when assessing development proposals. Developments on infill sites that include smaller dwellings will be encouraged where there is a safe walking route between the site and local amenities, preferably via a footpath, which avoids the need to walk along the highway.

Policy 3: Infill and Redevelopment in Mattersey village

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

15. Protecting and Enhancing Heritage Assets

63. The heritage assets (map 15) shows the Conservation Area and the location of the listed buildings and non-designated heritage assets (dwellings of local historical or architectural significance).
64. One third of Mattersey Village is a Conservation Area. The Conservation Area Designation Statement (June 2010) states that

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

*Despite occasional infill plots of variable quality, the historic and architectural interest of this part of Mattersey overall is regarded as being special.'*¹⁰

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

¹⁰ see Appendix E for a more detailed extract of the Conservation Area Statement 2010

assets and to 'be in line with conservation area appraisals'. However, Policy 4, focusing on both the Conservation Area of Mattersey village and the historic core of Mattersey Thorpe can be more specific.

Mattersey Priory

67. Section 6b describes the history of the Priory¹¹ which is a scheduled ancient monument that has been visited and enjoyed by many generations of parish residents, as well as visitors from further afield. Local residents are keen to protect these highly valued remains of medieval heritage for the benefit of future residents and the wider community. The site is accessed from a public right of way. Recent modification to the gate means it is no longer accessible for wheelchair users. Appendix A contains a project, in which the Parish Council would aim to work with the landowner as a means of enabling access for wheelchair users.

Policy 4: Development Affecting Heritage Assets

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

¹¹ see Appendix E for a more detailed extract of the Conservation Area Statement 2010

16. A Mix of Housing Types

68. The importance of providing a 'mix of housing based on current and future demographic trends' is emphasised in the National Planning Policy Framework (see NPPF paragraph 50.)
69. A vital part of planning for sustainable growth is to promote policies that will generate a more balanced local community. The NPPF supports the aim of creating healthy, inclusive communities. Ensuring that Mattersey Parish has a balanced provision of house types to meet the needs of young and old and of people on different incomes is an important aim of this Neighbourhood Plan.
70. Evidence has shown¹² that a community thrives when it is made up of people from a mixture of ages and income levels. Young people keep the schools going, young families provide children for the schools, working age people usually have more money to spend at the local pub or in the shop and working age people may work within the community providing local services.
71. In terms of social cohesion, communities need a range of people doing different jobs so that, from within the community, there will be people employed in a range of services and industries.
72. Although Mattersey Parish has 9% more 2 bed properties than the District (see table 8) it has 15% less 3 bedroom houses than District average.
73. The consultation revealed a strong preference for the provision of houses to ensure Mattersey Parish remains a vibrant place with a secure future for the village school. The need to provide a range of house types is crucial; smaller properties are suitable either for starter homes or for older people and where older people downsize within the village this frees up family houses (3 to 4 bedroom). There is a need also to provide some additional 3 bedroom homes to address the under supply compared to the District.
74. The need to consider future population needs is a central tenet of planning, and the 2017 Strategic Housing Market Assessment (SHMA OAN Update) anticipates that by 2035 there will be a 51% increase in the number of residents aged 65 and over in Bassetlaw. The SHMA OAN Update also states that 'the majority of the market housing needed across the HMA is expected to be for two- and three bedroom properties. The analysis suggests that housing need can be expected to reinforce the existing profile, but with a shift towards a requirement for smaller dwellings relative to the distribution of existing housing (particularly towards a need for 2-bedroom homes) particularly as a result of an ageing population some of whom will choose to downsize'¹³.

¹² Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

¹³ see para 7.11 of the SHMA OAN Update Report at <https://www.bassetlaw.gov.uk/media/748067/SHMA-OAN-UPDATE-OCT-2017.pdf>

75. Table 4 sets out the conclusions of the Housing Needs Assessment for Mattersey Parish.

Table 4¹⁴

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

76. Nearly a fifth of Mattersey Parish's population are already over 65 and the analysis at section 7 showed that the over 60 cohort had increased by 42% between 2001 and 2011.
77. Government policy states that 'Older people occupy nearly a third of all homes. Nearly two-thirds (60%) of the projected increase in the number of households from 2008-2033 will be headed by someone aged 65 or over'.
78. Policy 5 requires new housing to reflect the local need for smaller dwellings.

Policy 5: A Mix of Housing Types

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

¹⁴ extract from table ES2 of Housing Needs Assessment AECOM 2016

17. Enhancing Facilities in the Parish

79. Mattersey village is classed as a rural service centre because it offers a 'range of services and facilities'. However, the village lacks a large room for community events and the village pub closed in 2008.
80. The NPPF para 69 advocates that planning policies should aim to 'achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other'
81. Local facilities not only aid social cohesion (by providing meeting places for local groups) but being able to walk or cycle to local shops reduces car usage - an important measure of a sustainable community.
82. There is also concern about the future of the school if there are insufficient young children locally to safeguard its future. The household questionnaire asked respondents to identify children by household who were likely to attend the school in the next 5 years. The feedback only reflects the expectation of those who completed the survey but the table shows a fall off in the number of local children who are expected to attend.

Table 5

| | 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 |

83. Although Mattersey Parish has a limited range of facilities, those that exist are highly valued and well used. The school, local shop and church hall are focal points for village life.
84. The community want to improve these facilities. The consultation identified
 - The desire for a pub
 - The need for a village hall to provide a large room for community events¹⁵
85. The viability of a pub is a commercial decision; local people would support the provision of a pub within the Parish.
86. No site was identified for a village hall but residential development that included the provision of a village hall would be supported where the proposals accord with other policies in this Neighbourhood Plan.
87. With 20+ businesses listed as operating within the Parish, technological advances and changing working practices means this number is likely to grow over the Plan period. Fast and reliable fibre to cabinet broadband access and

¹⁵ In the household questionnaire 60% of respondents supported the provision of a village hall

a widespread 4G mobile telephone signal help make Mattersey Parish suitable for home working.

88. As more people work in the village during the day time this presents opportunities for village facilities like a pub to provide a social space for interaction.
89. In Mattersey Thorpe next to the Playing Fields¹⁶ are changing rooms that have fallen into dereliction. The land on which the changing rooms sit is owned by BDC. The land to the south is privately owned although this area includes the footings of a former sports and social club. A planning application for three dwellings on the site of the former sports and social club was refused in 2016 as the site was previously used for community and recreational purposes. The site has been listed as an asset of community value.¹⁷
90. Mattersey Thorpe does not have any indoor community space and proposals to redevelop the changing rooms into a multi-use building are being explored. (It is listed as a project in Appendix A). This Neighbourhood Plan supports the continued use of this land for community and recreational purposes.
91. Policy 6 supports proposals that enhance all the community facilities across the Plan area. The Parish Council intends that, where the Community Infrastructure Levy is secured, (if applicable) it may be used to support improvements to local community facilities. See the projects listed at Appendix A.

¹⁶ Proposed for Local Green Space designation see section 18

¹⁷ see planning application ref 15/01677/OUT at <http://publicaccess.bassetlaw.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NZJT7YCSFU500>

Policy 6: Enhancing facilities in the Parish

1. The facilities identified on the Proposal Maps (replicated in Map 16) support the vibrancy and vitality of the villages will be supported. Development that improves these and expands the range of facilities for the local community will be supported. Support will be given to proposals for a public house and village hall in either of the settlements and a multi-use community building in Mattersey Thorpe, where it can be demonstrated that the proposal:
 - a) is meeting a local need; and
 - b) is appropriate to its rural setting; and
 - c) does not adversely impact upon the amenity of neighbouring residential properties, including the effects of noise, light, and sound pollution.
2. In order to promote a thriving village for all ages, and not withstanding permitted development rights, the redevelopment of community facilities for non - community uses will be resisted unless it can be demonstrated that the operation of the facility is no longer financially viable or necessary or that a replacement facility of equal size and quality is provided elsewhere within either settlement.

18. Local Green Space

92. In terms of outdoor provision the Parish benefits from Mattersey Thorpe Green and Playing Fields and the Millennium Green. The Green and Playing Fields are both designated as Local Green Space.
93. The Open Space Study 2012 produced for BDC scored the Millennium Green as poor although 69% of respondents in the survey rated the Millennium Green as important or very important.

Mattersey

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

94. Millennium Green is registered under a deed of trust. The parish council are the sole trustees responsible for its upkeep and ongoing maintenance. The location of the Millennium Green, on the edge of the village surrounded by mature trees, means that it lacks natural surveillance and is not easily accessible or suitable for those with restricted mobility or young families with prams or buggies.

95. There remains some uncertainty about the long term suitability of this location as a community open space but it has not proved possible to engage the landowners as part of this Neighbourhood Plan process. This remains a project for the Parish Council to consider and maybe reconsidered as part of a review of the Neighbourhood Plan.
96. The village survey identified that 96% of respondents considered the rural environment as important or very important. The Mattersey and Mattersey Thorpe Village Appraisal identified the public open spaces in the two settlements. (see Aerial photos 1 and 2 in table 2).
97. The Village Appraisal notes that in Mattersey Thorpe these 'unusually large' spaces are integral to the character of the settlement with the large open spaces providing formal play and more informal public open space. However neither of these spaces in Mattersey Thorpe were identified in the Open Spaces Study 2012.
98. In Mattersey village the public open spaces are the cemetery and the Millennium Green. The school grounds and the playing fields (that are part of Mattersey Hall) are not publicly accessible.
99. The National Planning Policy Framework (paras 76 - 78) affords Neighbourhood Plans the powers to designate certain areas as Local Green Spaces.
100. It is proposed to designate The Green and the Playing Fields at Mattersey Thorpe as Local Green Spaces. Both sites are owned by BDC and are separated by the access road Winston Green. There is some planning history regarding the land on the corner of Winston Green and where a previous community building stood.¹⁸ This is excluded from any LGS designation.

The Green Mattersey Thorpe

101. This 1.79-hectare green space functions similar to that of a village green providing an informal area for recreation with a range of trees, shrubs and footpaths. It has some natural surveillance being bounded by Bader Rise, Winston Green, Wavell Crescent and Newall Drive. The development of the land north of Newall Drive will improve this. Additional opportunities will be sought to provide benches and make environmental improvements to improve this area in keeping with its status as a Local Green Space.

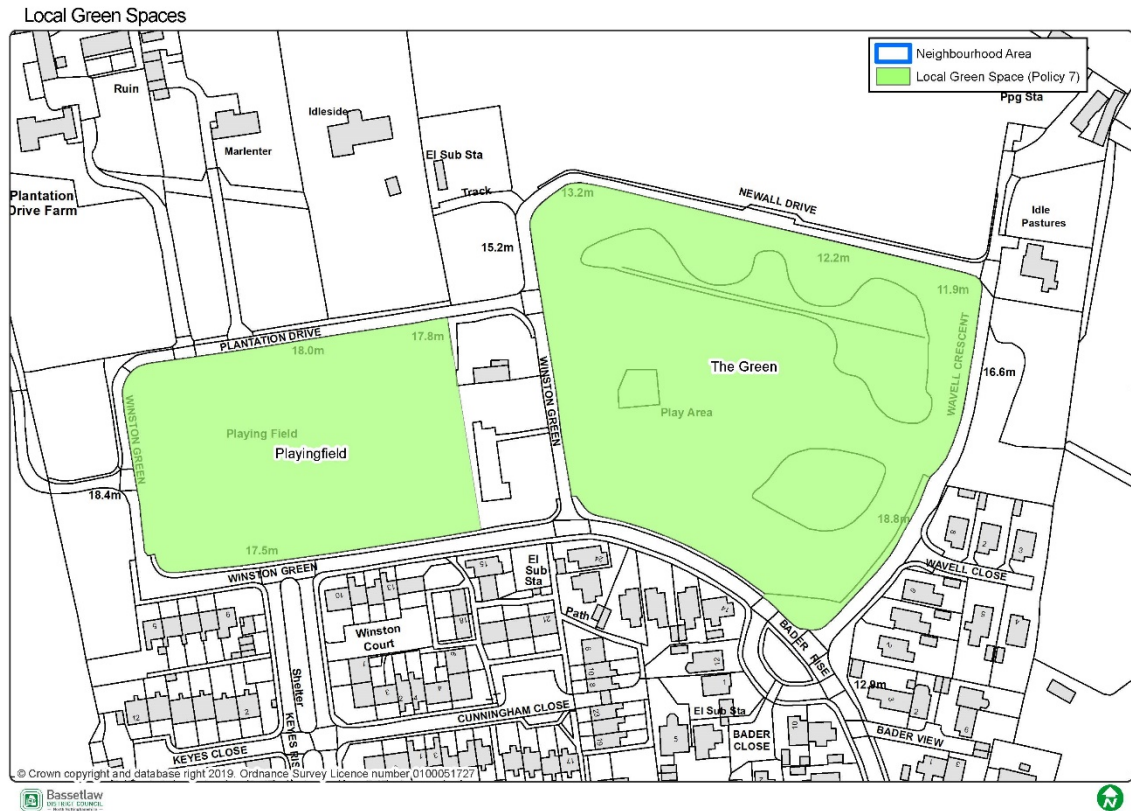
Playing Fields Mattersey Thorpe

102. The 0.76 hectare playing fields are owned by BDC and include a football pitch and goals and are bounded by Winston Green and Plantation Road. They are well used by local children and young people.
103. The Parish Council remain committed to redeveloping the existing derelict changing facilities which adjoins the Playing Fields. This site is excluded from

¹⁸ see section 17 for reference to planning history on the former sports and social club site

designation as a Local Green Space. However, if a new community building is provided the open space surrounding it (the Playing Fields and the Green) will become even more valuable as a focus for community activity.

Map 5



Policy 7: Local Green Spaces

1. The Green and the Playing Fields at Mattersey Thorpe on the Proposal Maps (replicated in Map 5) are designated as Local Green Spaces.
2. Proposals will be supported for associated buildings, spaces, fixtures and fittings intended to enhance the spaces for public use, where they do not undermine the purpose of their designation.
3. Development that would be harmful to the openness of the site would not be acceptable except in very special circumstances

19. Conservation and Enhancement of Footpath and Cycling Routes

104. In the resident's survey 92% of respondents considered local walking routes and footpaths important or very important and 87% considered the River Idle as very important.
105. Map 21 shows the relatively limited and linear footpath routes within the parish (although there is a better network of routes to the north of the parish in Everton).

106. The NPPF requires planning policy to seek to promote healthy communities. The Nottinghamshire Joint Strategic Needs Assessment (JSNA) provides a picture of the current and future health needs of the local population and states the importance that the natural and built environment has on health.¹⁹
107. The 'Spatial Planning for Health and Wellbeing of Nottinghamshire' document approved by the Nottinghamshire Health and Wellbeing Board in May 2016 confirms that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally. In addition, a health checklist is included to be used when developing local plans and assessing planning applications.²⁰
108. The Parish Council and local people are equally aware of the improved quality-of-life and health benefits that come from being able to access local services and facilities and/or go on walks into the countryside without needing to use the car.
109. The consultation revealed a desire to protect and enhance the footpath network and the value of walking along the River Idle. This could create connecting routes that would enable circular walks out of and between the two settlements. One of the projects listed at Appendix A is for Mattersey PC to continue to work with landowners to seek to extend and connect the existing footpath network.
110. Every opportunity should be sought as a consequence of development on the allocated sites to also provide new opportunities to extend footpath networks from the edge of both the settlements.

Policy 8: Conservation and Enhancement of Non-Vehicular Routes

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

¹⁹ see <http://jsna.nottinghamcity.gov.uk/insight/StrategicFramework/NottinghamshireJSNA.aspx>.

²⁰ see <http://www.nottinghamshire.gov.uk/caring/yourhealth/developinghealthservices/healthandwellbeingboard/strategy/>

20. Site Allocations

111. The NPSG have undertaken substantive consultation with local people to consider the suitability of sites for development and to provide comments on the sites proposed. The NPSG has commissioned site assessment studies with sustainability appraisals, to consider in more detail the issues on each of the sites to ensure that the policies are;
- viable
 - deliverable
 - meet local housing needs
 - do not diminish the heritage value of their surroundings
 - are appropriate to the rural setting
 - meet sustainability criteria
112. A total of 22 sites were considered by the community at 3 consultation sessions in 2016 and 2017 (see Appendix D for the original 22 sites). 4 sites had been identified by BDC as part of its SHLAA process (for its Site Allocation Development Plan Document 2014 that was withdrawn)²¹ the Neighbourhood Plan process identified a further 19 sites.
113. The consultation feedback and the map showing all the sites that were considered are on the Mattersey Neighbourhood Plan web site.
114. Site analysis of all the proposed sites was undertaken by Bassetlaw District Council on behalf of the NPSG. This formed the factual basis of the site assessment in the Site Assessment Report²². BDC also produced a Sustainability Appraisal for each site.
115. The discussion relating to these sites is shown in the Consultation Statement.
116. The emerging Bassetlaw Local Plan sets out an indicative minimum housing requirement for the Mattersey Neighbourhood Plan area for the plan period 2018 to 2035 of 10% growth, which equates to 32 dwellings. The Mattersey Neighbourhood Plan makes provision for some 45 dwellings to be built on six sites (most already have planning permission) which have been selected as being suitable, available, achievable and acceptable to the local community:

²¹ one site was proposed for 13 dwellings off Retford Road to the rear of Job Lane in the withdrawn Site Allocations DPD

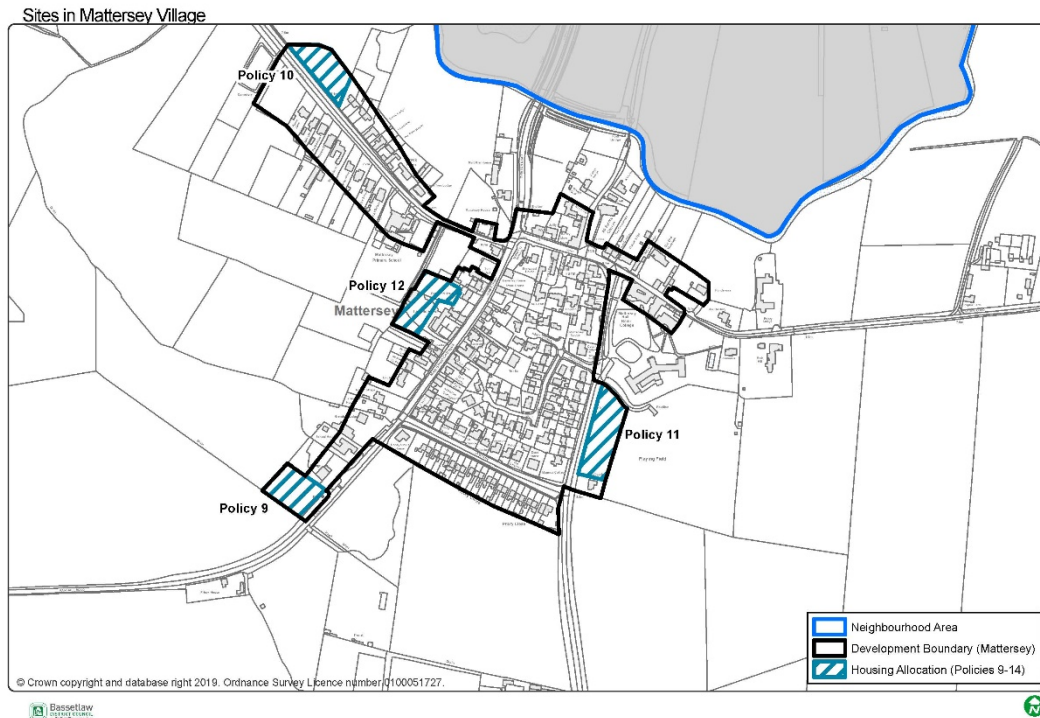
²² See neighbourhood plan web site for full report

Table 6

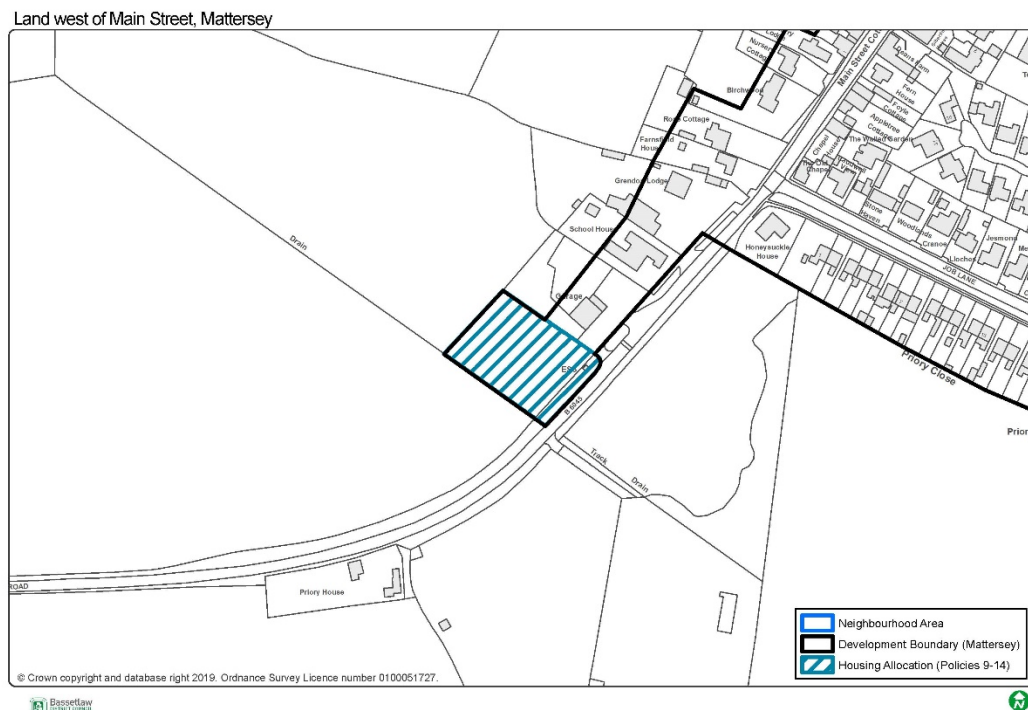
| Address | Neighbourhood Plan Policy | Indicative provision (dwellings) | Planning permission reference |
|--|---------------------------|----------------------------------|--|
| Land west of Main Street, Mattersey | 9 | 6 | N/A |
| Land north of Thorpe Road, Mattersey | 10 | 4 | 17/01722/OUT 18/01522/FUL (not yet decided) |
| Land east of Retford Road, Mattersey | 11 | 7 | 17/00746/OUT |
| Land west of Main Street, Mattersey | 12 | 5 | 18/01074/FUL |
| Land south of Breck Lane, Mattersey Thorpe | 13 | 20-25 | N/A |
| Land to the rear of Gilbert's Croft, Mattersey Thorpe | 14 | 2 | 17/01225/OUT (Permission granted as part of a joint proposal for 5 dwellings on an adjacent site. Proposals Map shows full extent of application site.) |

117. The current Development Boundary for Mattersey village established through policy CS8 of the Bassetlaw Core Strategy and Development Management Policies DPD excludes the sites proposed to be allocated for housing. It is open to Neighbourhood Plans to review development boundaries provided that in doing so any changes do not undermine the strategic policies of the Development Plan. As the allocated sites are small and immediately adjoin the development boundary it is not considered that their development would materially affect the development strategy as set out in BDCs Core Strategy. Accordingly the development boundary is therefore revised to include the allocated development sites adjoining the built framework of Mattersey village. The new boundary and the exact extent of the areas for development are identified in the Proposals Maps.
118. Important note: The allocation of the following sites for development establishes the principle of development only. It is the planning application process that will determine the appropriate number of dwellings for the site. The planning application will also be required to address the issues raised in the site assessment.
119. The Core Strategy did not include Mattersey Thorpe in its development boundary policy. The map below shows the site allocations and the amended boundary for Mattersey village.

Sites in Mattersey Village (Map 6)



Land west of Main Street, Mattersey (Map 7)



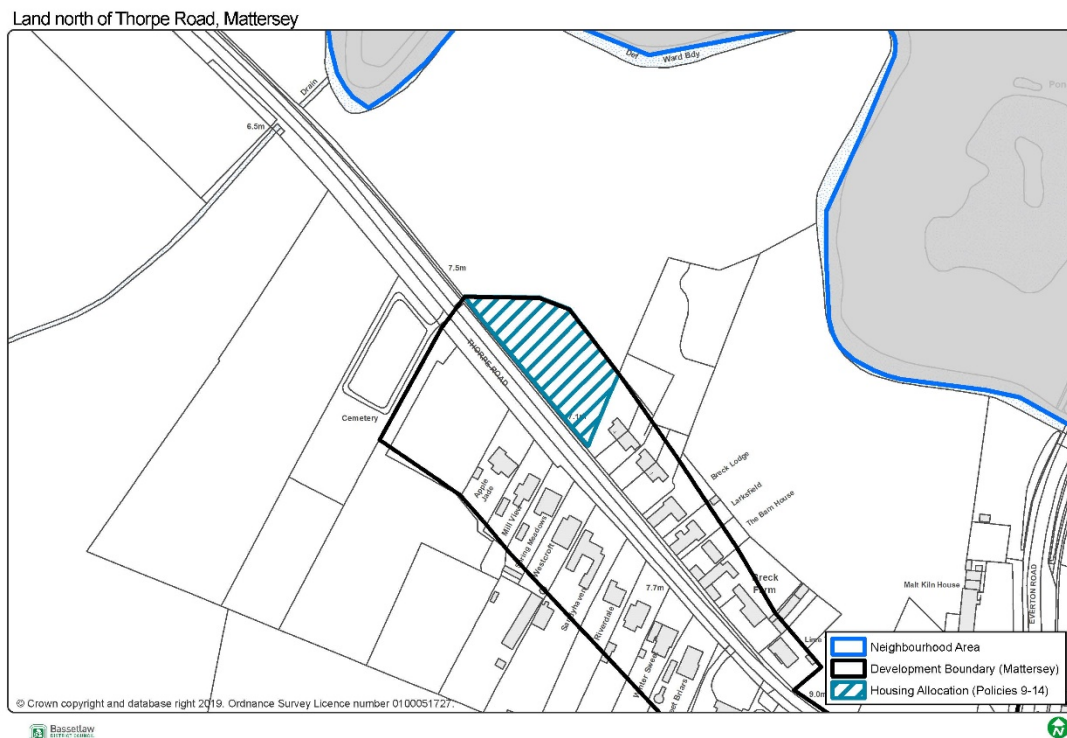
120. This 0.32 hectare site is outside the Development Boundary but adjoins it. It is adjacent to a commercial operation. Highways advise that a footway should be provided across the site frontage and development should be along the frontage to reflect existing character and designed to reflect the local vernacular.
121. There was good community support for the development of this site. In the community consultation in May 2017 77% of people voted for some housing on this site. (See consultation statement)
122. The Site Assessment²³ assessed the site scoring it 4 'greens' as it would not negatively impact on the built character, or on heritage assets and it has land owner and community support. It scored 1 red for landscape character-Mattersey is in a policy zone that is identified as 'conserve and reinforce'. As all the potential sites considered are green field, all the sites scored 'red' on this measure.

Policy 9: Land west of Main Street, Mattersey

1. Land is allocated for residential development on the site shown on the Proposal Maps (replicated in Map 7). Development proposals should demonstrate that:
 - a) the buildings have active frontages that look onto Ranskill Road; and
 - b) boundary treatment creates private space at the front to allow for the planting of native trees and shrubs with low walls or hedges; and
 - c) boundary treatment in the form of hedges or low walls/fences in the rear gardens allows for a soft transition to the open countryside, and
 - d) the means by which a pedestrian footpath will be provided along the length of the site frontage connecting to the existing footpath north of the site.

²³ 41 See Appendix C

Land north of Thorpe Road, Mattersey (Map 8)



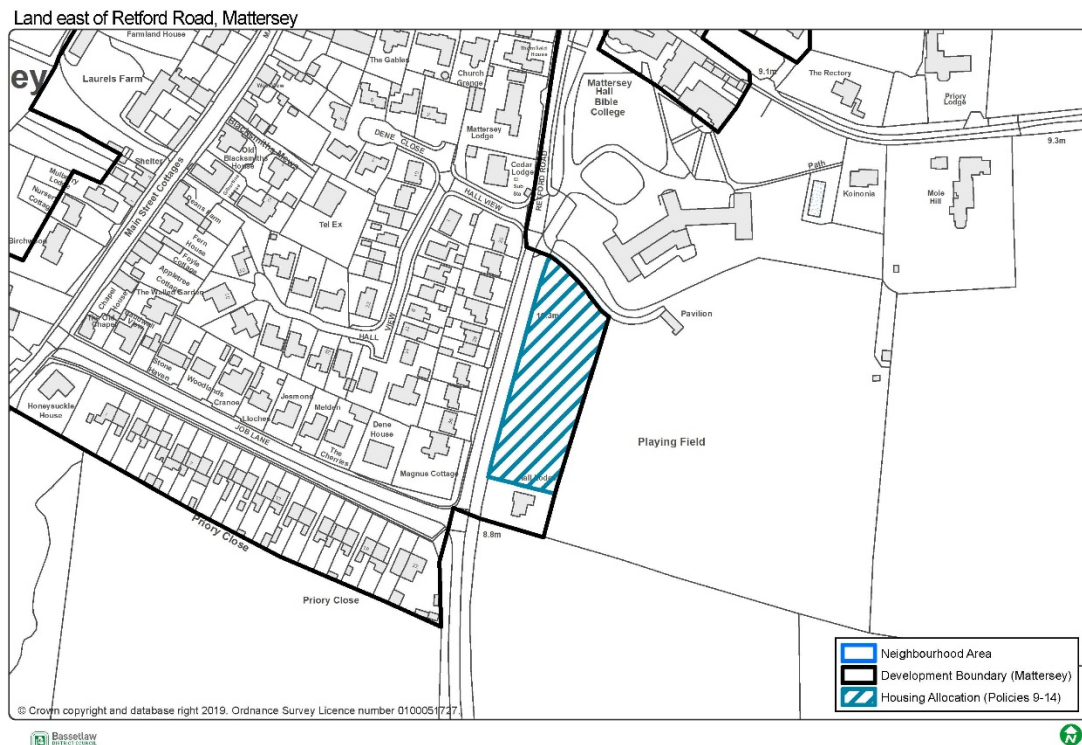
123. This site is outside the Settlement Boundary as defined in BDC's 2011 Core Strategy and currently an agricultural field with the cemetery opposite. The wider area to the north west represents an important gap between Mattersey village and Mattersey Thorpe. The protection of the gap between Mattersey and Mattersey Thorpe is a key consideration in limiting the extent of site area. Development design and density should reflect the rural nature of the location.
124. The surrounding field is in flood zone 2 and not suitable for development. Highways advise that Thorpe Road is semi-rural at this point with wide verges. However, a footway is present within the verge on the development side and a carriage way side kerb will be required the length of the development to tie in with the existing kerb to the south east.
125. Frontage development would be in keeping with the existing character.
126. In accordance with Policy 1 Protecting the Landscape Character, the importance of the gap between the two villages should be protected and the boundary treatment on the north-western edge must ensure that the built edge does not breach the settlement break (see Map 3).
127. In the April site consultation with the community 59% supported some housing on this site. Concern relates to the potential for this site to extend further towards Mattersey Thorpe and creating the coalescence of the two villages.

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

Policy 10: Land north of Thorpe Road, Mattersey

1. Land is allocated for residential development on the site shown on the Proposal Maps (replicated in Map 8). Development proposals should demonstrate that:
 - a) a layout that retains a sense of openness to ensure it respects the settlement break between the western edge of Mattersey village and the eastern edge of Mattersey Thorpe; and
 - b) the buildings have active frontages that overlook Thorpe Road; and
 - c) the use of local materials (traditional red brick and clay pantiles and some render); and
 - d) to the front a boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs; and
 - e) boundary treatment in the form of hedges or low walls/fences in the rear gardens that allows for a soft transition to the open countryside to the west and north; and
 - f) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of flooding either on the site or in the vicinity which cannot be effectively mitigated; and
 - g) the means by which a carriageway side kerb will be provided along the length of the site frontage to connect to the existing kerb to the south east.

Land east of Retford Road, Mattersey (Map 9)

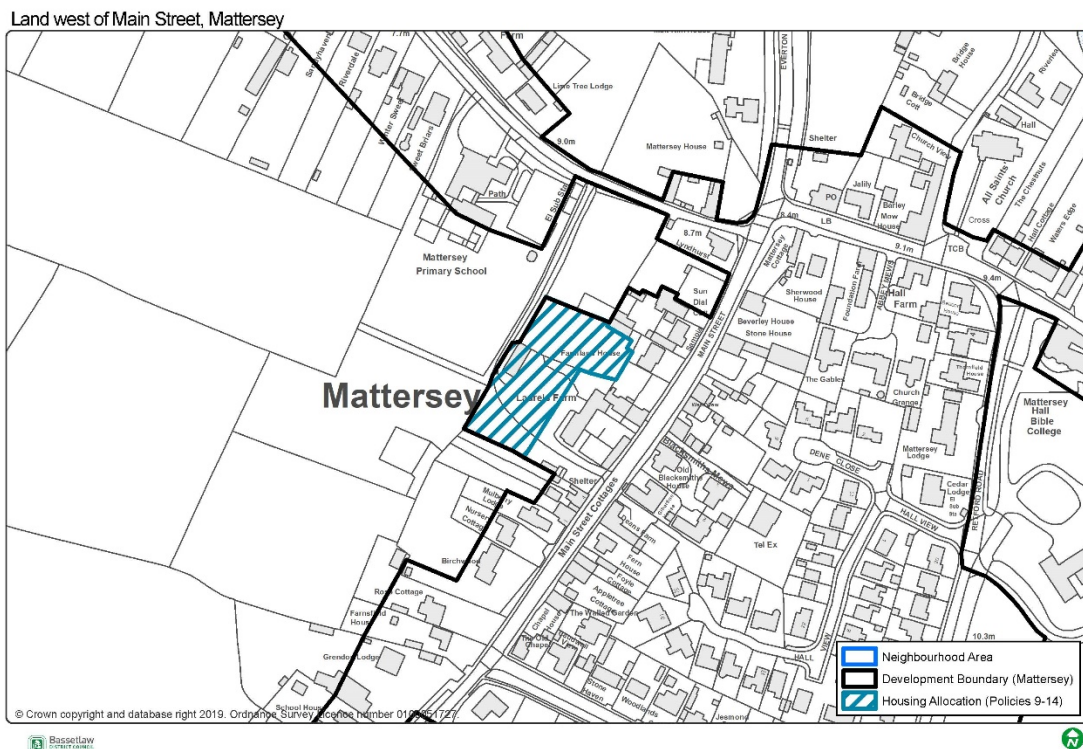


129. This 0.5 ha site is outside Mattersey's Settlement Boundary as defined in BDC's 2011 Core Strategy. It is a grassed area that forms part of the grounds of Mattersey Hall. The bible college is to the north, to the east is the remaining agricultural field, to the south is a house and open countryside and to the west is Retford Road and then houses facing the road.
130. Mattersey Hall is a grade 2 listed building and the Conservation Area is adjacent to the north of the site. As such the site is within the wider setting of the listed building and the Conservation Area. The mature lime trees that run along the western boundary have Tree Preservation Orders on them and make a significant contribution to the amenity of the street.
131. Frontage development would reflect the character of the opposite side of Retford Road, but should incorporate the lime trees which add character and are highly valued by local residents.
132. The Site Assessment scored the site 3 'greens' as it would not negatively impact on heritage assets, there were no neighbouring land uses that would conflict with residential development and it had landowner support. 51% of the community supported the site for some development - however the steering group confirm that there would have been greater community support if people were sure that the lime trees would be protected. It scored red for landscape character - Mattersey is in a policy zone that is identified as 'conserve and reinforce'. As all the potential sites considered are green field, all the sites scored 'red' on this measure.

Policy 11: Land East of Retford Road, Mattersey

1. Land is allocated for residential development on the site shown on the Proposal Maps (replicated in Map 9). Development proposals should demonstrate that:
 - a) a layout that does not diminish the setting of the Grade 2 college or conservation area; and
 - b) a landscaping scheme that minimises the impact on the Lime Trees along the western boundary. Where it can be demonstrated to BDC's satisfaction that any of these mature trees need to be removed the landscaping scheme will include mitigation measures;
 - c) a layout that reflects the character of the dwellings on the west of Retford Road with active frontages that overlook Retford Road; and
 - d) the use of local materials (traditional red brick and clay pantiles and some render); and
 - e) to the front a boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs; and
 - f) boundary treatment in the form of hedges or low walls/fences in the rear gardens that allows for a soft transition to the open countryside to the east; and
 - g) the means by which a pedestrian footpath will be provided along the length of the site frontage connecting to the existing footpath north of the site.

Land west of Main Street, Mattersey (Map 10)



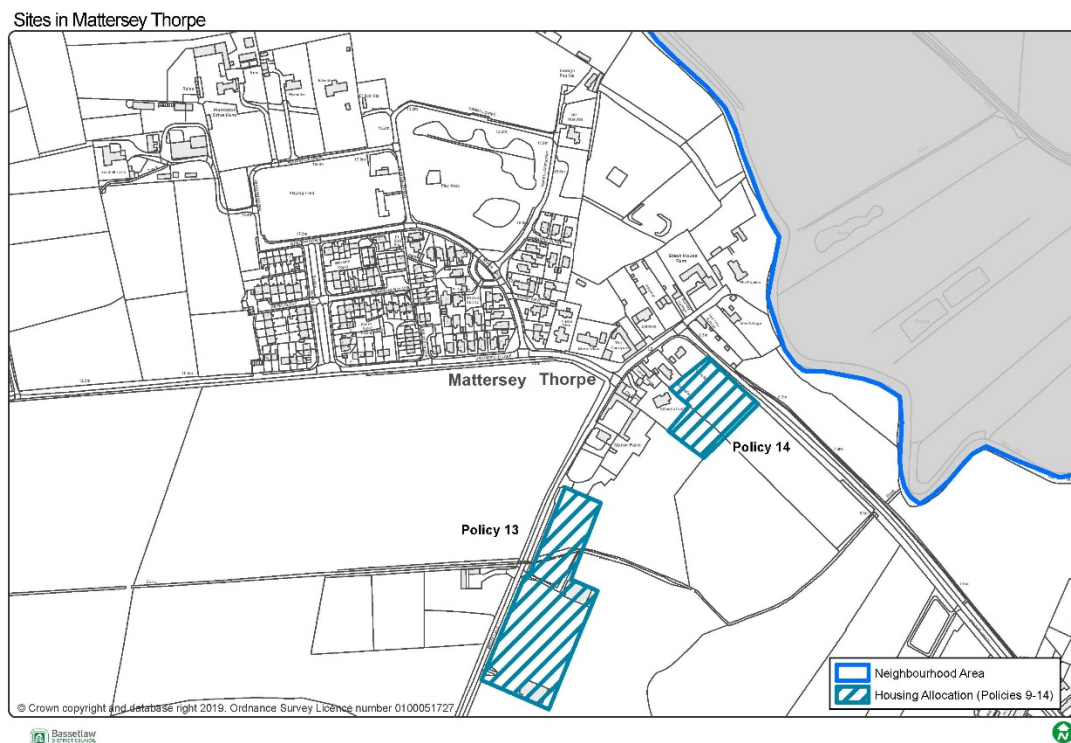
133. This 0.33 ha site is within the Conservation Area and to the rear of farm buildings identified as buildings of a positive heritage value (see map 15). The site is also within the setting of the church (listed). The design, scale, landscaping and materials used must not harm the character and setting of the heritage assets.
134. The site assessment identified a need for the layout to be punctuated with gaps in between the houses to allow views of the Grade 1 church. It is also within a conserve and reinforce landscape character policy zone.
135. Planning permission was granted in 2016 for the adjoining site (to the east) for the conversion of the barn into 3 dwellings, the cart shed into a dwelling and for the erection of a new dwelling.²⁴
136. The Site Assessment for this site allocation scored the site 4 'greens' as it would not negatively impact on heritage assets, there were no neighbouring land uses that would conflict with residential development, it is not classified as agricultural land and it had landowner and community support. It scored red for landscape character - Mattersey is in a policy zone that is identified as 'conserve and reinforce'. As all the potential sites considered are green field, all the sites scored 'red' on this measure.

²⁴ see app ref 13/00200/RSB at <http://publicaccess.bassetlaw.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O5J0J3CSKLR00>

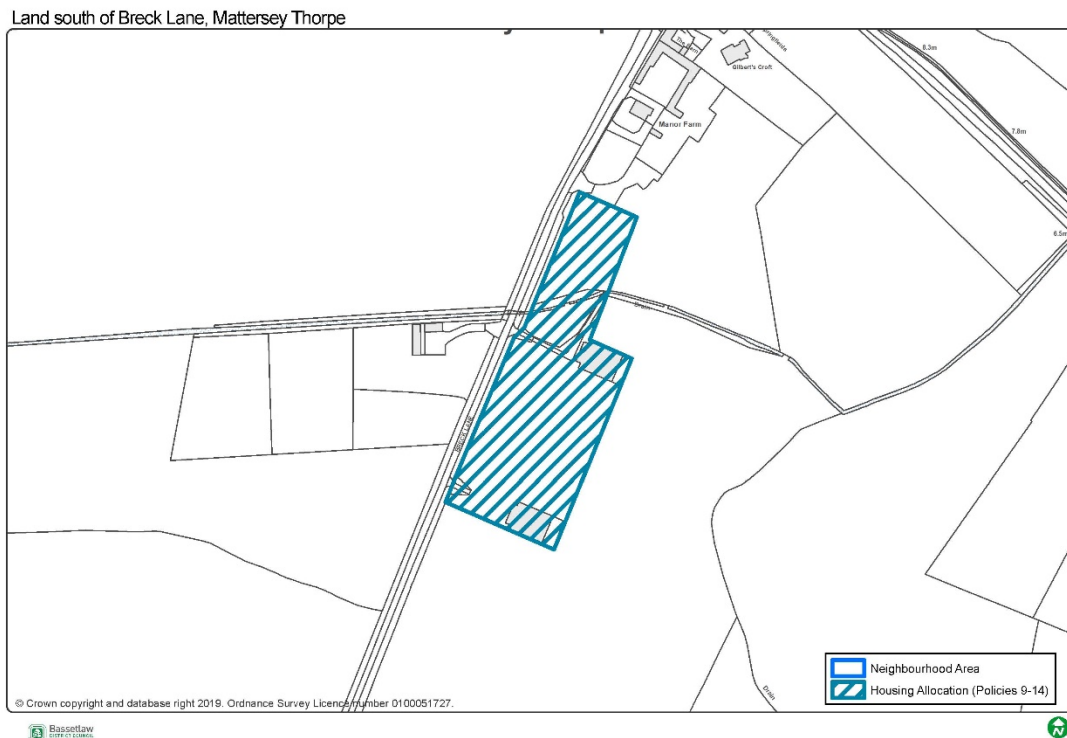
Policy 12: Land west of Main Street, Mattersey

1. Land is allocated for residential development on the site shown on the Proposal Maps (replicated in Map 10). Development proposals should demonstrate that:
 - a) a high design quality that responds positively to its immediate setting with a scale, appearance, layout, building orientation, boundary treatment and means of access that does not harm the character and appearance of the Conservation Area; and
 - b) is in keeping with the character of the Conservation Area in relation to materials used (traditional red brick and non- interlocking natural red clay pantiles or natural slate).

Sites in Mattersey Thorpe (Map 11)



Land south of Breck Lane, Mattersey Thorpe (Map 12)

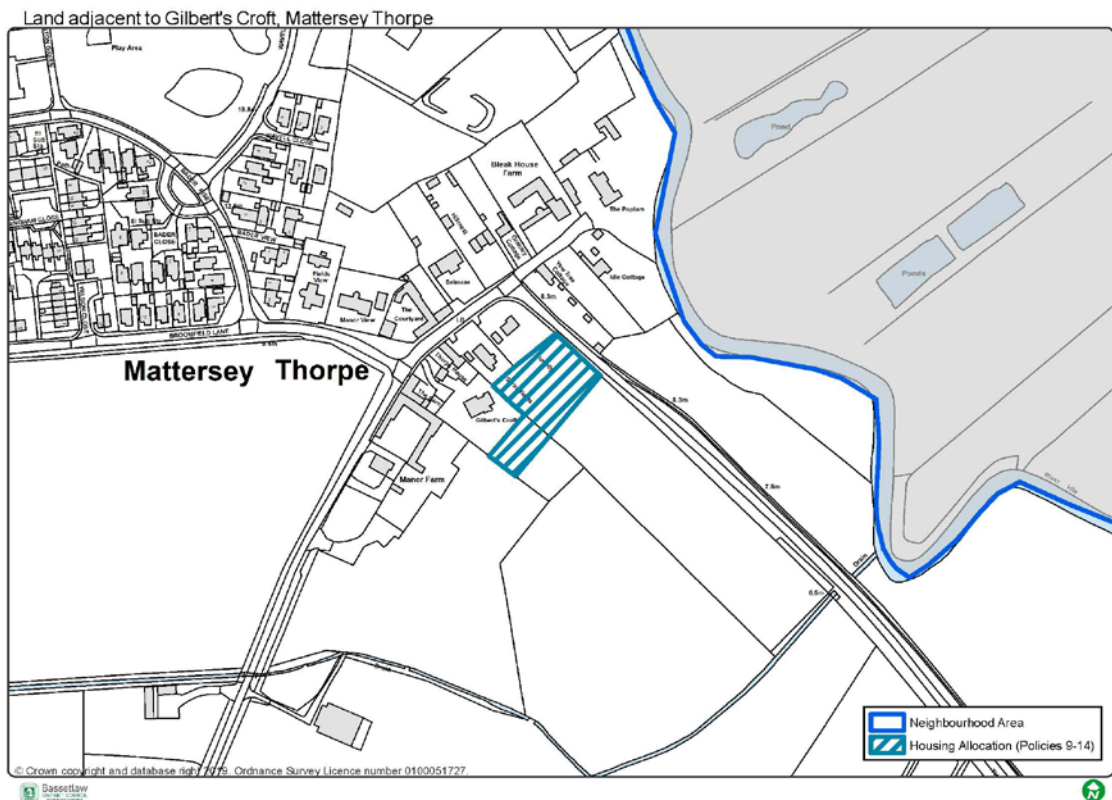


137. This 1.95 ha flat site, with two barns, is presently in agricultural use. To the north of the site is the farm complex, to the east and south there is open countryside. The site is bounded on the west by a road and then open countryside.
138. There are mature trees adjacent to the eastern boundary and a mature hedgerow on the western boundary. The mature trees would have to be incorporated into the scheme.
139. There was good community support for the development of this site. In the community consultation in May 2017 59% of people voted for some housing on this site. (See consultation statement)
140. The Site Assessment assessed the site as scoring 4 'greens' as it would not negatively impact on heritage assets, there were no neighbouring land uses that would conflict with residential development and it had landowner and community support. It scored red for landscape character - Mattersey is in a policy zone that is identified as 'conserve and reinforce'. As all the potential sites considered are green field, all the sites scored 'red' on this measure.

Policy 13: Land south of Breck Lane, Mattersey Thorpe

1. Land is allocated for residential development for between 20 and 25 dwellings on the site shown on the Proposal Maps (replicated in Map 12) where the applicant can demonstrate that:
 - a) Delivers a mix of house types in accordance with Policy 5 and the latest Housing Needs Assessment;
 - b) a layout that reflects the rural and historic character of the oldest part of Mattersey Thorpe to which it adjoins; and
 - c) the use of traditional red brick and red clay pantiles; and
 - d) a landscape scheme that includes new landscaping around the periphery of the site using native species and retains the mature trees, mature hedgerow and stream, where possible. The reasons for the loss of any of the mature trees and hedgerow will have to be fully justified and subject to replanting with native species; and
 - e) a highways scheme that provides adequate road width to accommodate increased vehicle movements on this country lane.

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



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.

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

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.

22. Monitoring and Review

149. Mattersey Parish Council will monitor the impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period.
150. The Parish Council will publish a report on the implementation of the Plan periodically.
151. The findings of the report will be shared with BDC.
152. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.
153. Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stakeholders as required by legislation.

Appendix A: List of Projects

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

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

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

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

Project 4 - Millennium Green future usage to be examined.

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

Project 6 - The Parish Council work with the County Council to secure developer funding where appropriate to support public transport provision in Mattersey, including community transport.

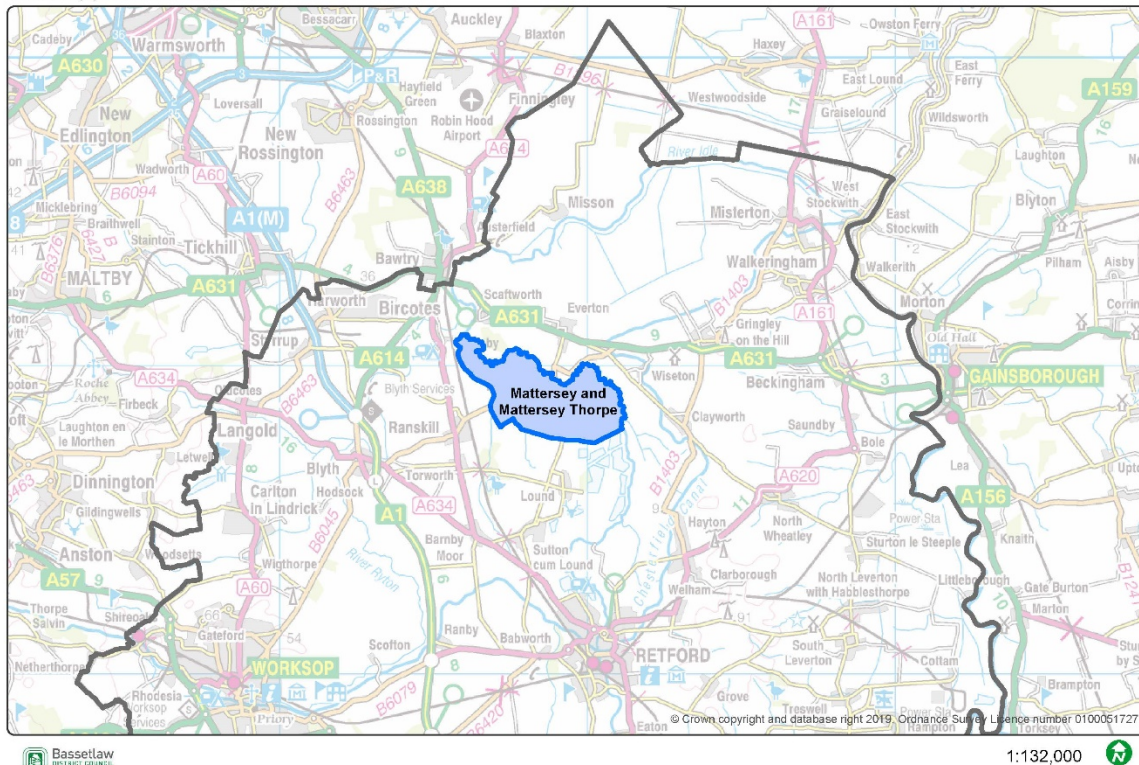
Appendix B: Mattersey in Context

Location

Mattersey Parish lies within Bassetlaw District Council, North Nottinghamshire. Map 14 shows the plan area in relation to the wider area. The parish is 7 miles north of the market town of Retford and 4 miles to the east of Bawtry (which is in Doncaster Metropolitan Borough Council area).

Map 14: Mattersey parish and the wider area

Mattersey parish and the wider area



History

Mattersey Parish is made up of two distinct settlements with very different histories although the current population of both settlements is about the same (approx. 350 persons per settlement).

The Domesday Book records there being a settlement on the west bank of the River Idle with 18 inhabitants in 1066. In 1192 Mattersey Priory was founded a mile to the east of the village. The Monks built a bridge across the River Idle in 1248 which was replaced by the current road bridge in 1953.

In 1403 Henry IV granted the Priory a weekly market on Mondays at Mattersey and two annual fairs. The market was held in the village probably near All Saints Church (parts of which date from the 13th century).

Mattersey village is split between the distinctive historic core along Main Street and Abbey Road with modern elements along Retford Road, Job Lane, Priory Close and Thorpe Road. The Conservation Area was designated on the 16th June 2010,

encompassing the village's historic core. A Designation Statement was produced by BDC following the designation. An extract from the description of Mattersey village is included at Appendix E²⁵.

Main Street is characterised by a mixture of late 18th to early 20th century farmsteads, cottages and houses. A few of these buildings are listed, but many are local interest buildings that have a good level of heritage significance. Characterful historic brick boundary walls remain throughout Main Street.

There are 25 listed buildings and 1 scheduled monument in the parish. The significance of these 'designated heritage assets' is discussed on Historic England's website²⁶.

In addition, there are 5 non-designated heritage assets. These are listed at Appendix F. These are buildings or structures that have been identified by BDC as having local significance. Information on these assets, any update to the list and the criteria for their identification can be obtained from the Non- Designated Heritage Assets List on BDC's web site.²⁷

BDC's Conservation team have also identified positive buildings within the Conservation Area that contribute to the historic and architectural interest of the Conservation Area these are listed at Appendix F.

Mattersey Thorpe was a small hamlet of 4 farms and associated dwellings (one dates back to 1648) until 1940. As part of the war effort the government built 157 pre-fabricated bungalows as an emergency housing settlement for the munitions factory that had been established in neighbouring Ranskill. There was also a shop, school and club building. After the war, the District Council took over the bungalows which were replaced in the 1970's by council houses in the style usually found in more urban areas. In the 1990's a development of market housing of 2 and 3 bed bungalows was completed on the remaining land.²⁸

Map 15 shows heritage assets that exist within the parish.

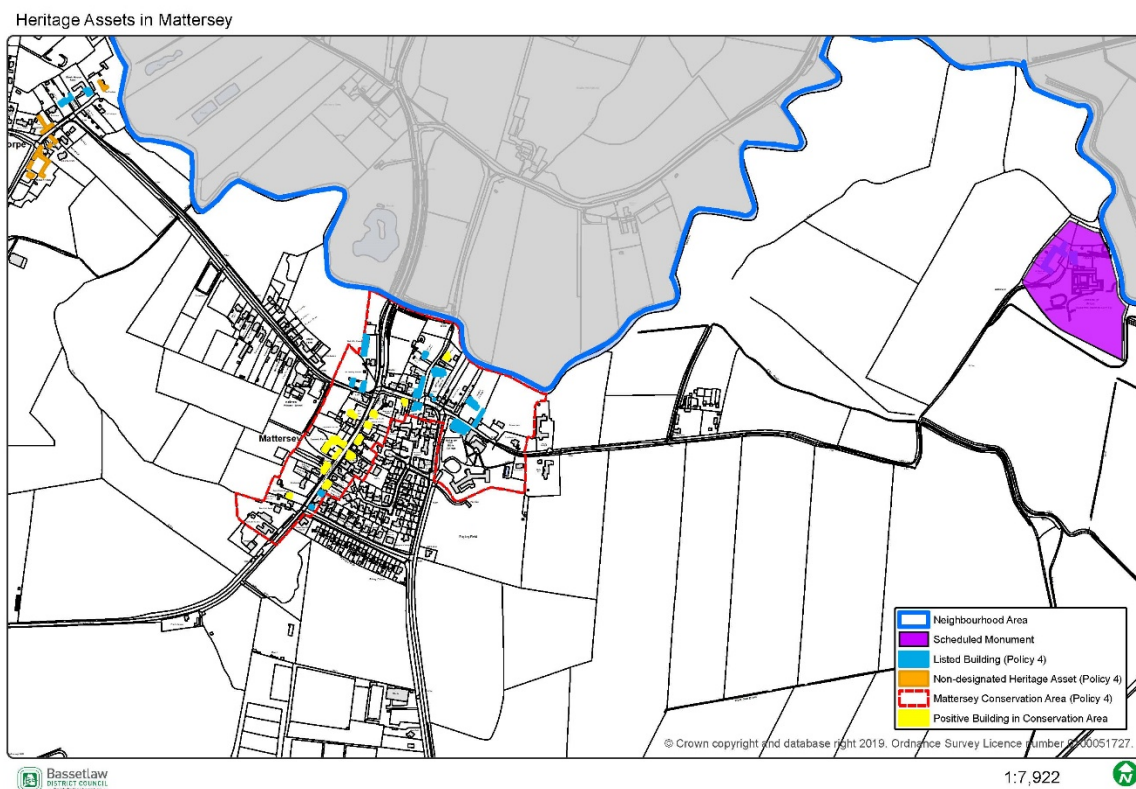
²⁵ see Appendix E full report at <http://www.bassetlaw.gov.uk/media/69163/CAMatterseyStatement.pdf>

²⁶ see <https://historicengland.org.uk/listing/the-list/results?q=mattersey%20&parish=-1&searchtype=nhlesearch&searchResultsPerPage=50>

²⁷ see <http://www.bassetlaw.gov.uk/everything-else/planning-building/conservation-heritage/non-designated-heritage-assets.aspx>

²⁸ information taken from the Parish Plan - http://mandmtneighbourhoodplan.weebly.com/uploads/6/0/5/5/60553929/parish_plan_2005_-_2015_v2.pdf

Map 15: Heritage Assets in Mattersey



The People

In 2011 the Census recorded 790 residents living in 325 dwellings in the Parish.

Figure 1 shows how the population of Mattersey Parish changed between 2001 and 2011.²⁹

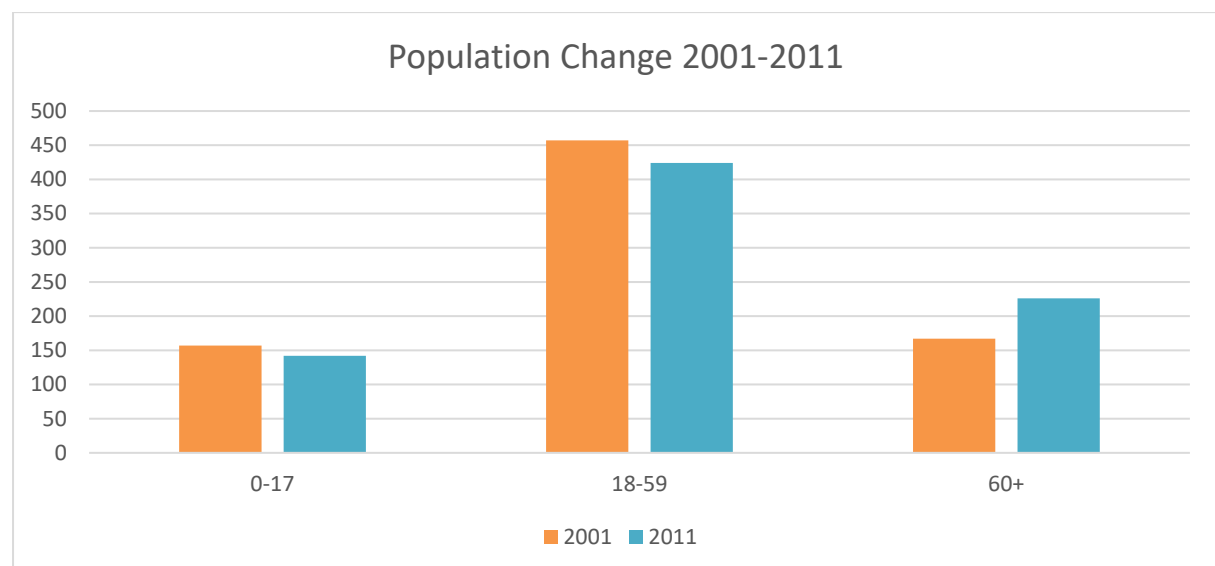


Figure 1

²⁹ census 2001 and 2011 analysed by the NPSG see report on <http://mandmtneighbourhoodplan.weebly.com/>

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

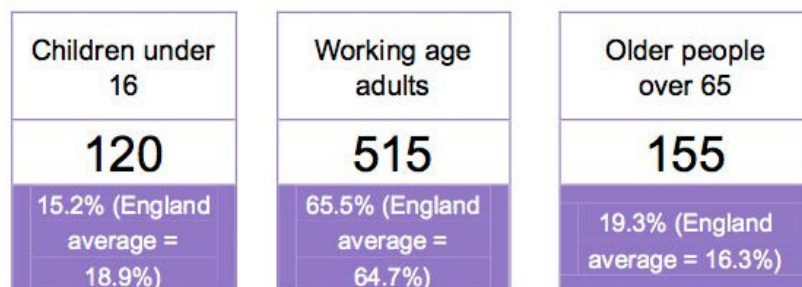
A more detailed analysis of these changing age groups has been undertaken by the Chair of the NPSG.³⁰ This analysis shows a halving in the '6-10 years' age group census data - down from 59 in 2001 to 32 in 2011 pupils (a 46% drop), which is likely to have been one of the key factors impacting upon the decline in Mattersey Primary School numbers. The school currently operates with 35 children and there is concern that in the long term this may not be viable.

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

The Census data for '60-74 years' age group increased from 121 in 2001 to 172 in 2011 (a 42% rise) which shows that the village population is gradually getting older.

Figure 2 shows that in 2011, compared to the national average, Mattersey Parish has a higher proportion of people over 65 and fewer children.

Figure 2



Sustainable communities require a mix of people of different ages to keep local facilities like schools in use and who in turn require houses of differing sizes over their lives. The implications of this are considered more fully in section 16 and policy 4.

The Rural Area Profile produced by Rural Communities Action Nottinghamshire provides information to show the number (and proportion) of people who identified themselves as having a limiting long-term health issue, as well as those receiving government benefits for reasons of poor health (Attendance Allowance or Disability Living Allowance).

³⁰ see report at https://mandmtneighbourhoodplan.weebly.com/uploads/6/0/5/5/60553929/2011_vs_2001_census_comparisons_-_7_reports_merged_.pdf

Figure 3

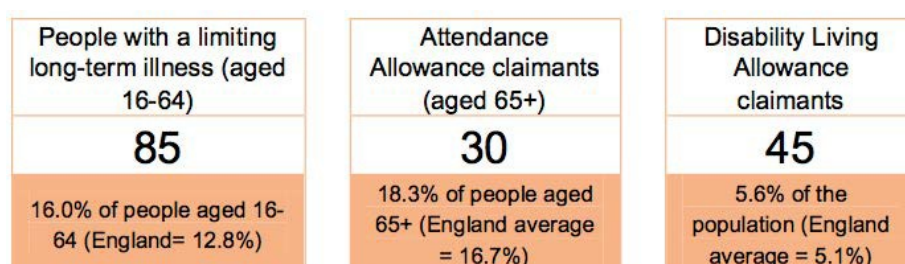


Figure 3 highlights that 16% of residents have a limiting long-term illness - higher than the national average of almost 13%. The proportion of attendance allowance claimants is also higher than the national average. Together these figures reflect both the ageing population (who are more likely to have limiting long term illnesses) and the socio-economic mix of residents that exist in the Parish. The Rural Area Profile also shows a greater divergence of income levels than is usually evident in rural parishes in this part of Bassetlaw. 11% of households live in income deprivation, this is still below the national average of 13.5% but is double the proportion of people in parishes nearby³¹.

Amenities

The Plan area has a number of important local amenities and services listed in table 7.

Table 7

| Mattersey | Mattersey Thorpe |
|--|---|
| Church Hall | The Green - includes play area for young children ³² |
| Post Office and convenience store | Community House |
| Church of All Saints | The Playing Fields ³³ |
| Millennium Green with play area | |
| Mattersey Primary School (37 pupils, 3 from Mattersey, 23 from Mattersey Thorpe and 11 from outside the parish.) | |
| Mattersey Priory | |

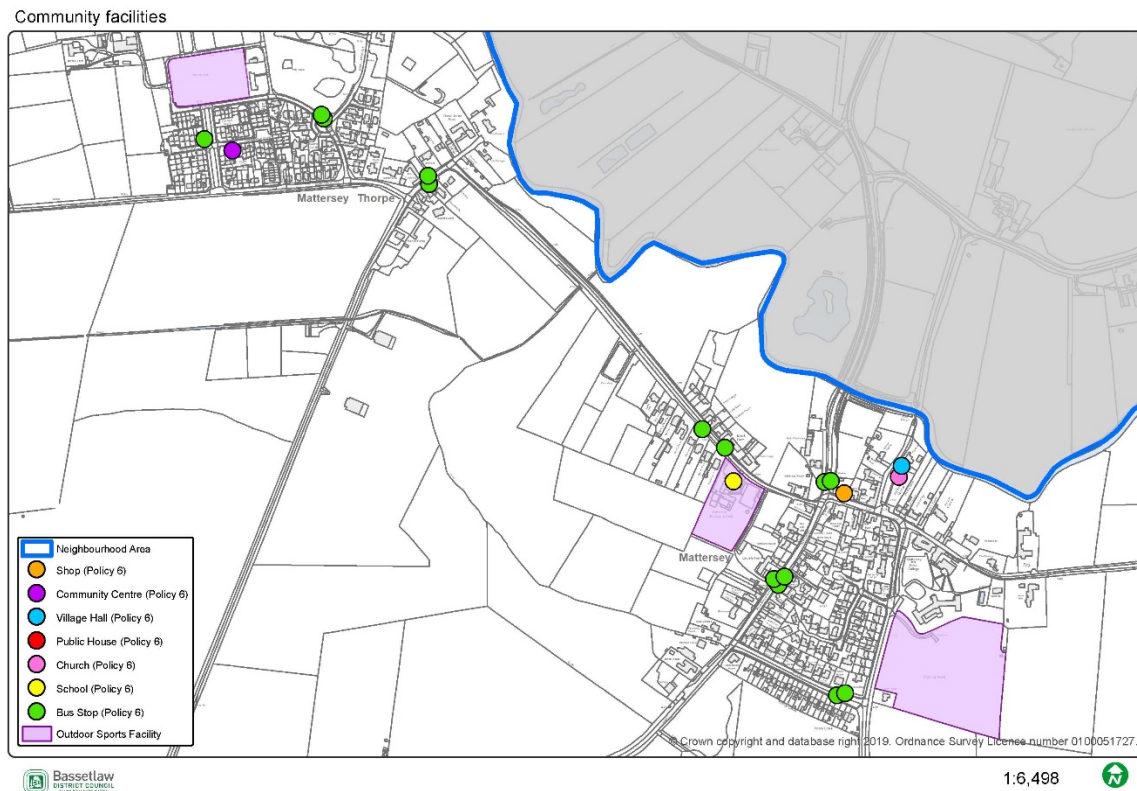
³¹ see Rural Area Profiles produced for Misson Neighbourhood Plan (Appendix A of the Misson Neighbourhood Plan) and East Markham Neighbourhood Plan available on their web site.

³² Proposed for local greenspace designation

³³ Proposed for local greenspace designation

The nearest doctors' surgeries are either in Bawtry to the west or Gringley on the Hill to the east, both approximately 4 miles away. 87.6% of the respondents to the household questionnaire consider having a village shop as either important or very important. These facilities are shown on Map 16.

Map 16: Community facilities



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

The Household Questionnaire³⁴ findings supported the expansion of existing or new facilities principally a pub and shops. There was strong support (60%) for the provision of a village hall. The church hall and the community house are not large enough for village functions. The school hall is used for occasional village events when a big room is required but there is concern about the long-term viability of the school.

³⁴ https://mandmtneighbourhoodplan.weebly.com/uploads/6/0/5/5/60553929/mattersey_report_1_.docx

Economy

In 2011 368 residents were economically active with 31% in full time employment (compared to 39% nationally; 20% of whom work more than 49 hours per week). 57 people (9%) classed themselves as self-employed and 25 (4%) said they worked from home. However, the Household Survey undertaken in 2016 identified 33% of respondents as working from home (either full or part time). With a 64% response rate this suggests that those working from home has increased since the 2011 census and, given advances in technology, it is likely that this trend will continue.

The importance of good telecommunications systems to support the rural economy, and the role planning plays in supporting high quality communications infrastructure is recognised in the NPPF.³⁵

There are 10 farms and 20 + local businesses based in the parish. There are likely to be more residents working from home who may not be registered as a business. The businesses range from the Bible College to a shooting range. A list of local businesses is on the neighbourhood plan web site.

There was support for the provision of craft/work units that would encourage home based work in the responses from the household survey. The NPSG explored ways to achieve this but were unable to identify a suitable site.

Housing in Mattersey

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

Figure 4³⁶

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

Table 8 shows how the mix of housing types based on bedroom numbers compares to the District.

³⁵ See NPPF para 42

³⁶ See Rural Area Profile, p29

Table 8

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

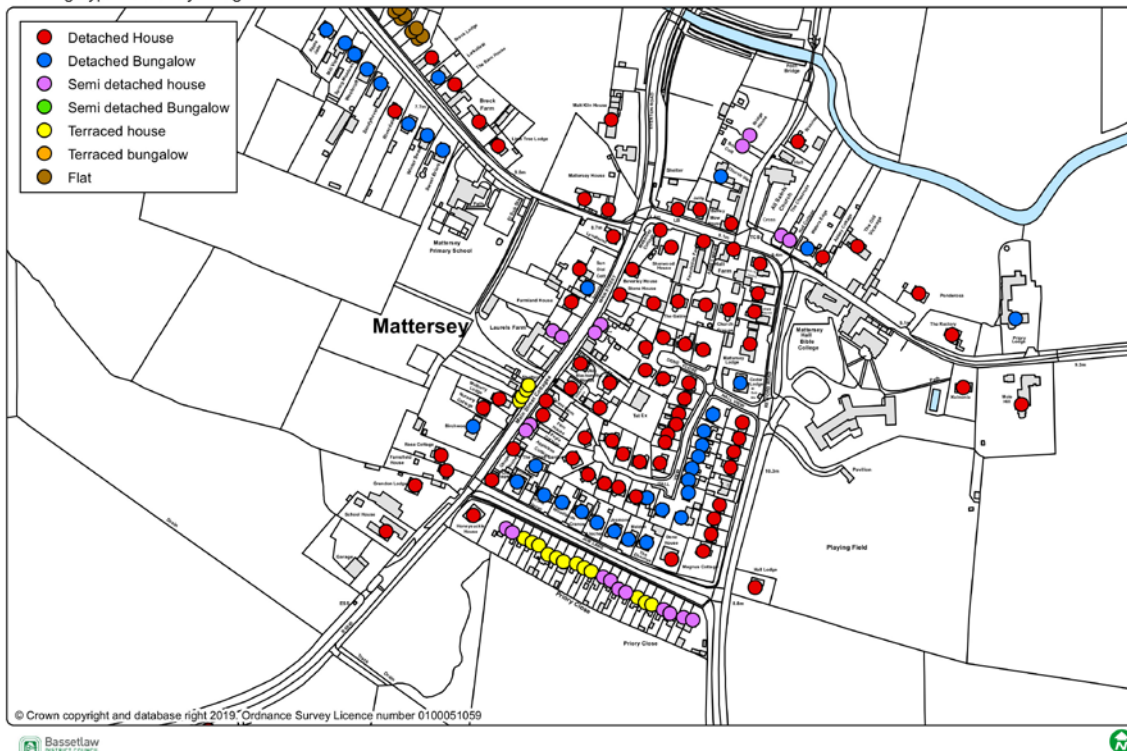
By comparison to some Bassetlaw villages, Mattersey Parish has a reasonable mix of housing types. This variety of dwellings relates primarily to the different histories of Mattersey and Mattersey Thorpe (see section A above).

The Housing Needs Assessment³⁷ identifies that the most popular dwelling type is detached followed by semi detached.

Maps 17 & 18 shows the variety of housing types in the parish across the two settlements.

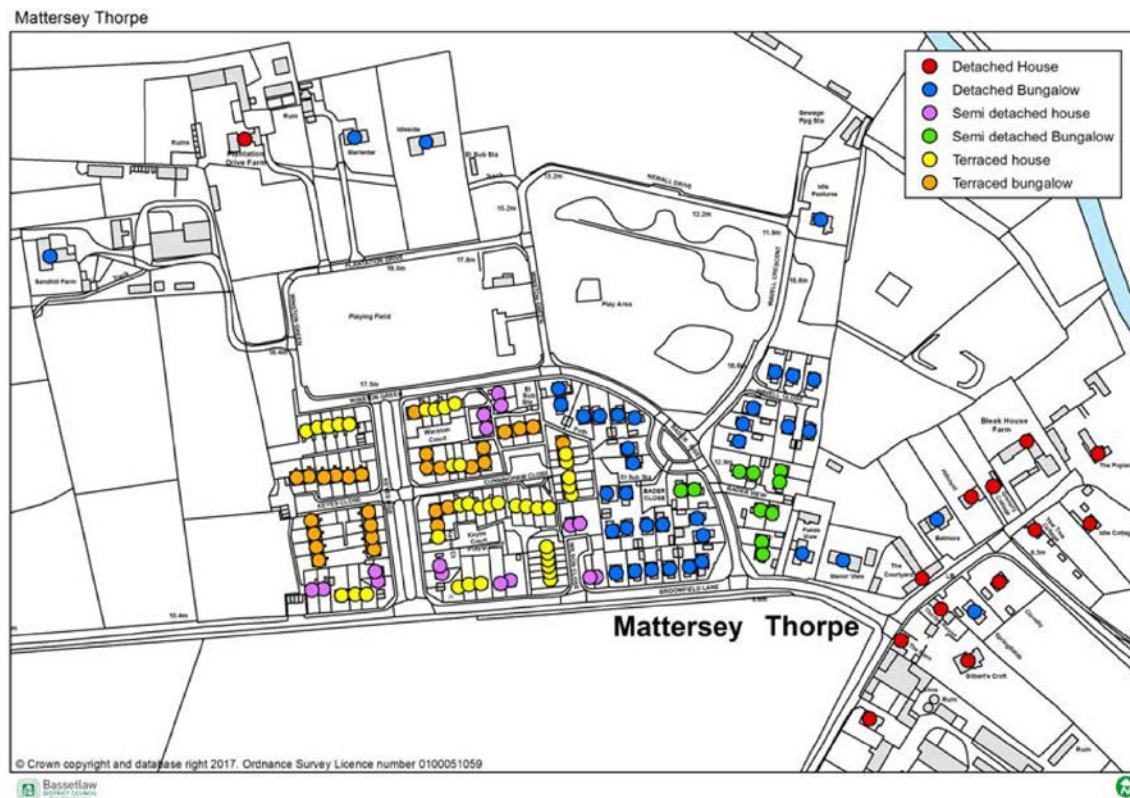
Map 17: Housing Type Mattersey Village

Housing Type Mattersey Village



³⁷ produced by AECOM for this Neighbourhood Plan see https://mandmtneighbourhoodplan.weebly.com/uploads/6/0/5/5/60553929/mattersey_hna_final_feb17_weebly_ver_.pdf

Map 18: Housing Type Mattersey Thorpe



The 2017 Strategic Housing Market Assessment (SHMA OAN Update) anticipates that by 2035 there will be a 51% increase in the number of residents aged over 65 in Bassetlaw.

The 2017 SHMA OAN Update identifies that '....based on the evidence, it is expected that the focus of new market housing provision will be on two- and three-bed properties.' The analysis for this neighbourhood plan shows that Mattersey Parish is well served by bungalow development compared to similar sized rural communities in Bassetlaw.³⁸

The household questionnaire identified support for smaller homes (2 bedroom) which would be suitable for people downsizing and for starter homes, and family homes (3-4 bedrooms).

The Housing Needs Assessment commissioned for this Neighbourhood Plan confirms that 'Future need for detached housing (other than smaller bungalows) may be limited due to the proportionally older population structure of the parish and the corresponding number of older people wishing to downsize from family homes and / or move to specialist accommodation. Although demand for flats or apartments is likely to remain low due to the rural nature of Mattersey, there may be an increased need for terraced houses and bungalows to accommodate those

³⁸ see East Markham Neighbourhood Plan, Misson Neighbourhood Plan

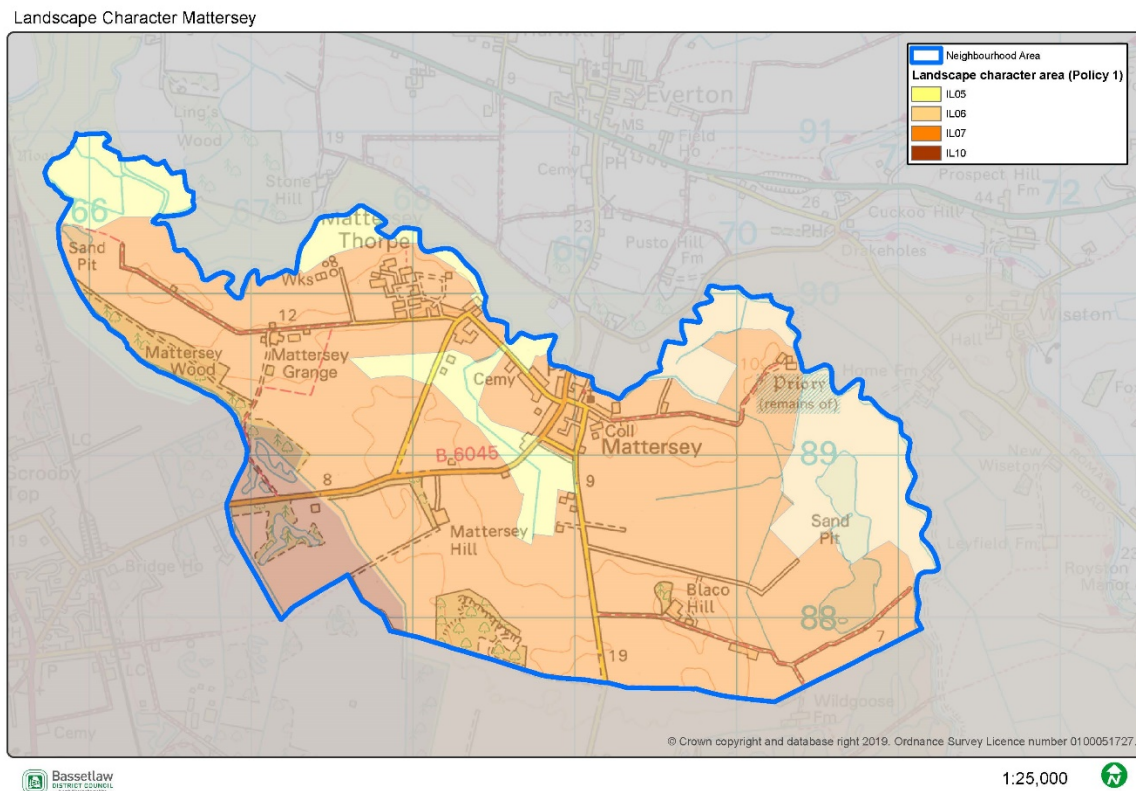
wishing to downsize from detached family homes.’³⁹

Landscape Character

The importance of protecting the District’s landscape character is recognised in District policy⁴⁰ and the NPPF⁴¹.

The Bassetlaw Landscape Character Assessment⁴² assesses the District in terms of landscape condition and sensitivity, identifying Policy Zones (based on recommended landscape actions). The Plan area is in the Idle Lowlands Character Area and there are 4 policy zones that cover the parish of Mattersey these are shown in Map 19.

Map 19: Landscape Character Mattersey



Most of the Plan area (and the sites allocated for development in this Neighbourhood Plan) is in IL06 which is described as having a relatively flat landform where arable farmland dominates. ‘Drainage ditches form the majority of field boundaries although hedgerows align some fields and the roads Willow and ash are dominant species along the river corridor. A number of mature oaks are scattered across the central farmland.’

³⁹ AECOM Housing Needs Assessment Report table ES2

⁴⁰ see BDC’s Core Strategy Development Management Policy DM9 and proposed Policy Approach: Landscape in the Initial Draft Bassetlaw Plan

⁴¹ see NPPF para 109 and 113

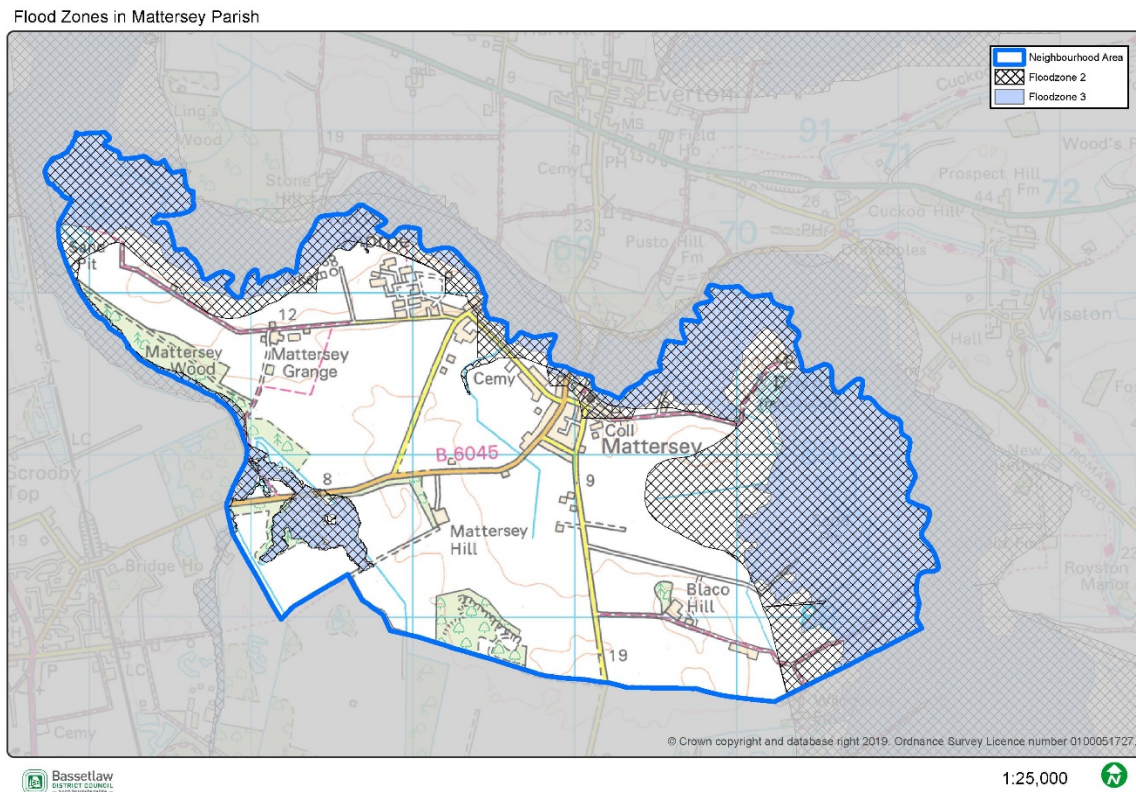
⁴² Copy of this study can be accessed from the planning pages of the Council’s website: www.bassetlaw.gov.uk

As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given for new build development. 'Conserve the traditional character of Lound, Mattersey and Mattersey Thorpe, reinforce the local vernacular in any new development. Conserve and reinforce the open rural character of the Policy Zone by concentrating new small-scale development around Lound, Mattersey and Mattersey Thorpe. Create woodland to contain and soften built development, preferably in advance of new development.'

Flooding

The flat, low lying nature of the parish with the River Idle running along the northern boundary and a main drain marking the western edge (including river washlands, ditches and dykes) is indicated in the area that is affected by flooding. Map 20 shows that the eastern part of the Parish is in flood zone 3 (land that has a 1 in 100 or greater annual probability of river flooding) and flood zone 2 (land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding).

Map 20: Flood Zones in Mattersey Parish



Any sites identified as part of this Neighbourhood Plan process that were within flood zone 2 or 3 were considered unsuitable for development. A full analysis of all the sites including an assessment of their suitability in relation to flooding is in the site assessment report.⁴³

⁴³ see <http://mandmtneighbourhoodplan.weebly.com/>

The Core Strategy DM12 requires that a site-specific Flood Risk Assessment is produced for all development in flood zones 2 and 3. It was considered that DM12 deals adequately with flood risk and there is no specific Neighbourhood Plan policy in that regard.

Recreation

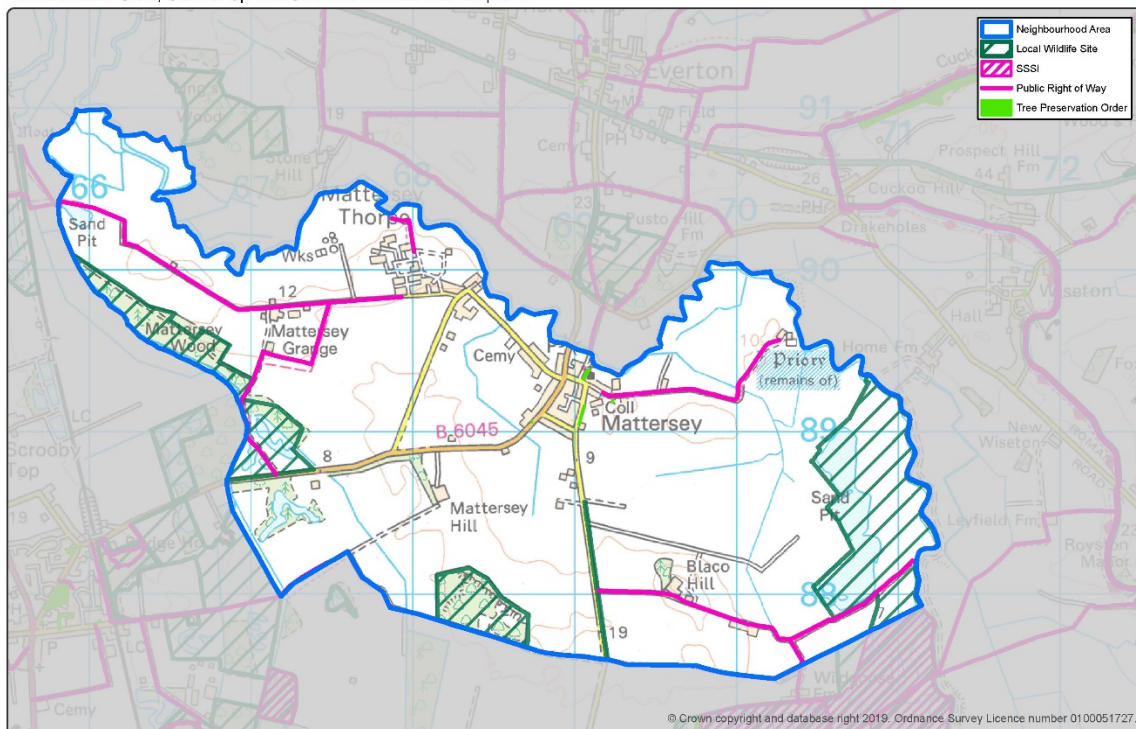
Recreation plays a big part in village life. The household questionnaire asked parishioners to rate how important they felt recreational facilities were to them. Local walking routes and footpaths and the River Idle ranked most highly. 92% of respondents considered walking routes and footpaths as important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

70.78% of respondents to the household survey considered that the footpaths could be improved. There are footpath routes through the village and out to the open countryside.

Map 21 shows the extent of these Local Wildlife Sites and the SSSIs and the footpaths across the Parish.

Map 21: Local Wildlife Sites, Sites of Special Scientific Interest and footpaths

Local Wildlife Sites, Sites of Special Scientific Interest and footpaths

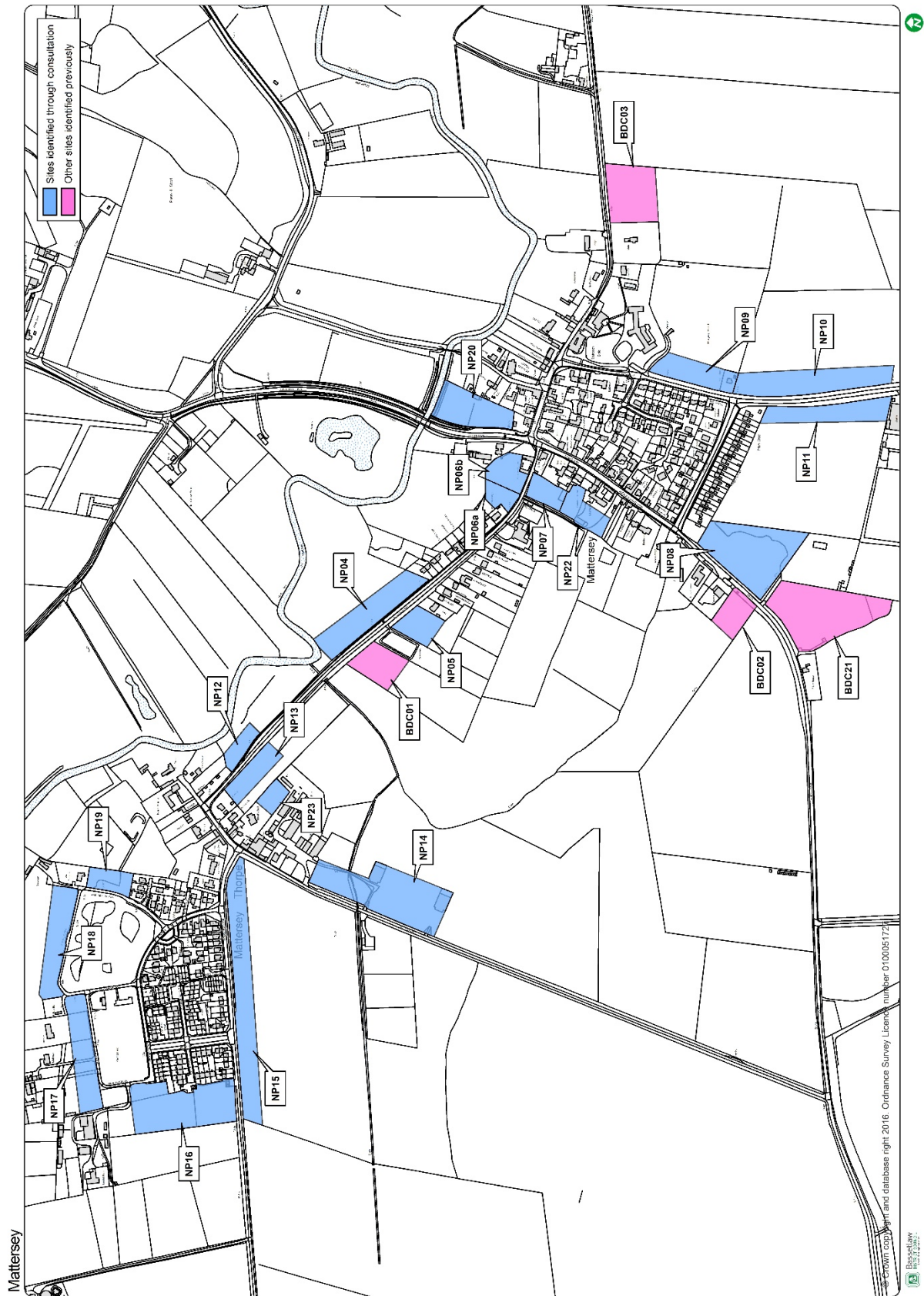


Getting Around

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

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

Appendix C: Map of All Sites Assessed



Appendix D: Site Assessment of All Sites

| Site ref | Site assessment | Landowner support | Community support | Neighbouring land uses | Agricultural land classification | Landscape character | Built character | Natural Environment | Heritage Assets | Infrastructure Impact | Comments for residential use |
|----------|-----------------|-------------------|-------------------|------------------------|----------------------------------|---------------------|-----------------|---------------------|-----------------|-----------------------|---|
| BDC01 | R | G | R | A | A | R | R | W | A | A | Site is not suitable for allocation - The site could not be supported as it is within the EA identified flood zone 2; the landowner has confirmed it could be made available for development; the site has not received community support; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; would detract from the current character of the locality and would be removed from the settlement separated by the cemetery and without NP05 to the east being developed out first; potential impact on heritage asset (cemetery) within the locality of the site; and developing the site would result in the footpath being extending. |
| BDC02 | A | G | G | A | G | R | G | W | A | A | May be suitable for allocation - The site could be supported for development based on the findings from the site assessment report; the site has received community support; the site is adjacent to a commercial operation; No impact on ALC; within a 'conserve and reinforce' landscape Policy Zone; and developing the site would result in the footpath being extending. |
| BDC03 | A | G | R | G | A | R | A | W | G | A | Site is not suitable for allocation - The site may be supported for development based on the findings from the site assessment report providing Abbey Road is widened; the landowner has confirmed it could be made available for development; the site has not received community support; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; the site would have to be developed sensitively as there is very low density development around the site; developing the site could result in the road being adopted. |
| NP04 | R | A | G | G | A | R | A | W | G | A | May be suitable for allocation - The western part of the site could not be supported within the EA identified flood zone 2 and the eastern part of the site may be supported as it is adjacent to the flood zone; the landowner has confirmed that the site could be available (although there is already a tenancy agreement on the site); the site has received community support; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; site should be low density roadside development to reflect existing built character; and developing the site would result in the footpath being extending. |
| NP05 | G | G | W | G | A | R | A | W | A | A | May be suitable for allocation - The site has recently received planning permission for residential development. |

| Site ref | Site assessment report | Landowner support | Community support | Neighbouring land uses | Agricultural land classification | Landscape character | Built character | Natural Environment | Heritage Assets | Infrastructure Impact | Comments for residential use |
|----------|------------------------|-------------------|-------------------|------------------------|----------------------------------|---------------------|-----------------|---------------------|-----------------|-----------------------|--|
| NP06 | R | G | A | G | A | R | A | W | R | A | Site is not suitable for allocation - The site would not be supported by Conservation for development based on the findings from the site assessment report providing the Conservation concerns can be addressed; the landowner has confirmed the site could be made available for development; <u>the site has received mixed community support</u> ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; site is between two built character areas; heritage constraints as the site is within the Conservation Area; and developing the site would result in the footpath being widened. |
| NP07 | R | G | G | G | A | R | A | W | R | A | Site is not suitable for allocation - The site would not be supported by Conservation for development based on the findings from the site assessment report providing the Conservation concerns can be addressed; the landowner has confirmed the site could be made available for development; <u>the site has received community support</u> ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; site is between two built character areas; heritage constraints as the site is within the Conservation Area; and there are no known infrastructure impacts. |
| NP08 | A | A | R | G | A | R | A | W | G | A | Site is not suitable for allocation - The site would not be supported for development based on the findings from the site assessment report; <u>the site has not received community support</u> ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; |
| NP09 | A | G | R | G | G | R | A | W | A | A | Site is not suitable for allocation - The site may be supported for development based on the findings from the site assessment report providing the Conservation constraints can be addressed; <u>the site has not received community support</u> ; No impact on ALC; within a 'conserve and reinforce' landscape Policy Zone; <u>heritage constraints as the site is within the Mattersey College grounds and within a Conservation Area</u> ; and developing the site would result in the footpath being extending. |
| NP10 | A | G | R | G | A | R | R | W | G | A | Site is not suitable for allocation - The site would not be considered suitable for development based on the findings from the site assessment report providing the site to the north is also brought forward; <u>the site has not received community support</u> ; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; would detract from the current character of the locality without NP09 to the north being developed out first; and developing the site would result in the footpath being extending. In addition, the site is located outside the existing built form of the village and any development here would lead to a significant alteration of local character and built form. |

| Site ref | Site assessment report | Landowner support | Community support | Neighbouring land uses | Agricultural land classification | Landscape character | Built character | Natural Environment | Heritage Assets | Infrastructure Impact | Comments for residential use |
|----------|------------------------|-------------------|-------------------|------------------------|----------------------------------|---------------------|-----------------|---------------------|-----------------|-----------------------|---|
| NP11 | A | G | A | G | A | R | A | W | A | A | Site is suitable for allocation - The site could be supported for development based on the findings from the site assessment report (although the whole site might require the land to east to come forward to be continue the built form of the village together); the site has received mixed community support; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; identified on the historic Environment Record; and developing the site would result in the footpath being extending. The development of his site would lead to significant impact on local character by extending the built form of the village. |
| NP12 | R | G | A | G | A | R | R | W | A | A | Site is not suitable for allocation - The site could not be supported as it is within the EA identified flood zone 2; the landowner has confirmed it could be made available for development; the site has received mixed levels of community support; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; and developing the site would result in the footpath being widen. Any development here would lead to a significant impact on the character of the local area. |
| NP13 | A R | G | A | G | G | R | A | W | A | A | Site (Part of) is suitable for allocation - The site could not be supported as it is within the EA identified flood zone 2; the site has received mixed levels of community support; No impact on ALC; within a 'conserve and reinforce' landscape Policy Zone; and developing the site would result in the footpath being widen. |
| NP14 | A | G | G | G | A | R | A | W | G | A | May be suitable for allocation - The site may be supported for development based on the findings from the site assessment report providing the highway concerns can be addressed; the site has received community support; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; within the setting of a non-designated heritage asset; and developing the site could result in the road being widen. |
| NP15 | A | G | R | G | A | R | G | W | A | A | Site is not suitable for allocation - The site could be supported for development based on the findings from the site assessment report; the site has not received community support; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; and developing the site could result in the road being widen. The development of this site would lead to a significant impact on existing local character of the area. |
| NP16 | A | G | R | G | A | R | A | W | G | A | Site is not suitable for allocation - The site could be supported for development based on the findings from the site assessment report; the landowner has confirmed it could be made available for development; the site has not received community support; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; and developing the site could result in the road being widen. |

| Site ref | Site assessment report | Landowner support | Community support | Neighbouring land uses | Agricultural land classification | Landscape character | Built character | Natural Environment | Heritage Assets | Infrastructure Impact | Comments for residential use |
|----------|------------------------|-------------------|-------------------|------------------------|----------------------------------|---------------------|-----------------|---------------------|-----------------|-----------------------|---|
| NP17 | R | G R G | R | G | G | R | R | W | G | A | Site is not suitable for allocation - The site may be supported for development based on the findings from the site assessment report providing the road can be adopted to the serve the site, two of the four landowners have confirmed that the site could be made available for development (one of the middle sites has stated the land will not be available); the site has not received community support; No impact on ALC; within a 'conserve and reinforce' landscape Policy Zone; site should be low density to reflect existing built character, and developing the site could result in the road being widened. |
| NP18 | A R | W | G | G | G | R | A | W | G | A | May be suitable for allocation - The majority of the site may be supported for development based on the findings from the site assessment report providing the road can be adopted to the serve the site (eastern corner is within flood zone 2); the site has received community support; No impact on ALC; within a 'conserve and reinforce' landscape Policy Zone; site should be low density to reflect existing built character, developing the site could result in the road being adopted and upgraded to NCC standards. |
| NP19 | R | G | A | G | A | R | A | W | G | R | Site is not suitable for allocation - The site could not be supported as it is within the EA identified flood zone 2; the landowner has confirmed it could be made available for development; the site has received mixed community support; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; developing the site could result in the road being adopted. Highways have stated that the road fronting the site is not an adopted road and therefore would lead to further construction works being undertaken before the adoption of this road can be considered. |
| NP20 | R | G | A | G | A | R | G | W | R | R | Site is not suitable for allocation - The site could not be supported as it is within the EA identified flood zone 3 and due to conservation constraints; the site has received mixed community support; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; within a potential area of archaeological interest; and developing the site would result in the footpath being extending. |
| BDC21 | A | G | R | G | A | R | R | W | A | A | Site is not suitable for allocation - The site may be supported for development based on the findings from the site assessment report providing the site to the north is also brought forward; the site has not received community support; Grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; would detract from the current character of the locality without NP08 to the east being developed out first; and developing the site would result in the footpath being extending. The site is detached from the existing built form of the village and would have an impact on the existing character of the area. |

| Site ref | Site assessment report | Landowner support | Community support | Neighbouring land uses | Agricultural land classification | Landscape character | Built character | Natural Environment | Heritage Assets | Infrastructure Impact | Comments for residential use |
|----------|------------------------|-------------------|-------------------|------------------------|----------------------------------|---------------------|-----------------|---------------------|-----------------|-----------------------|--|
| NP22 | A | G | G | G | G | R | A | W | A | W | Site is suitable for allocation - The site may be supported for development based on the findings from the site assessment report providing the Conservation concerns can be addressed through detailed design and a strict policy; the landowner has confirmed it could be made available for development; the site has received community support. No impact on ALC; within a 'conserve and reinforce' landscape Policy Zone; and there are no known infrastructure impacts. |
| NP23 | A | G | G | G | G | R | G | W | A | W | May be suitable for allocation - The site may be supported for development based on the findings from the site assessment report providing the site can be accessed adequately; the landowner has confirmed it could be made available for development; the site has received community support. No impact on ALC; within a 'conserve and reinforce' landscape Policy Zone; and there are no known infrastructure impacts. |

Appendix E: Extract from Conservation Area Designation 2010 Mattersey [Village]⁴⁴

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

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

At the north entrance to the village from Everton Road sit a former malting and the attractive mid 18 century Georgian house known as Mattersey House.

Mattersey House, Lyndhurst and Church Hall provide an attractive junction to Thorpe Road.

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

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

⁴⁴ see <http://www.bassetlaw.gov.uk/media/69163/CAMatterseyStatement.pdf>

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

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

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

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

Appendix G: Extract from Bassetlaw Landscape Character Assessment⁴⁵

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

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

Policy Zones where landscape needs to be conserved are the most sensitive to the

⁴⁵ copy of this study can be accessed from the planning pages of the Council's web site: www.bassetlaw.gov.uk

potential impacts of new development, whereas areas that need new landscape character creating are least sensitive (and may benefit from appropriately designed schemes that could introduce new or enhanced landscape character features). In Mattersey and Mattersey Thorpe, there are two policy zones (shown on map 19):

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

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

Annex 1: Mattersey Character Assessment

Details can be found at:

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

Annex 2: Site Assessments

Details can be found at:

<https://www.bassetlaw.gov.uk/media/4578/annex-2-site-assessments.pdf>

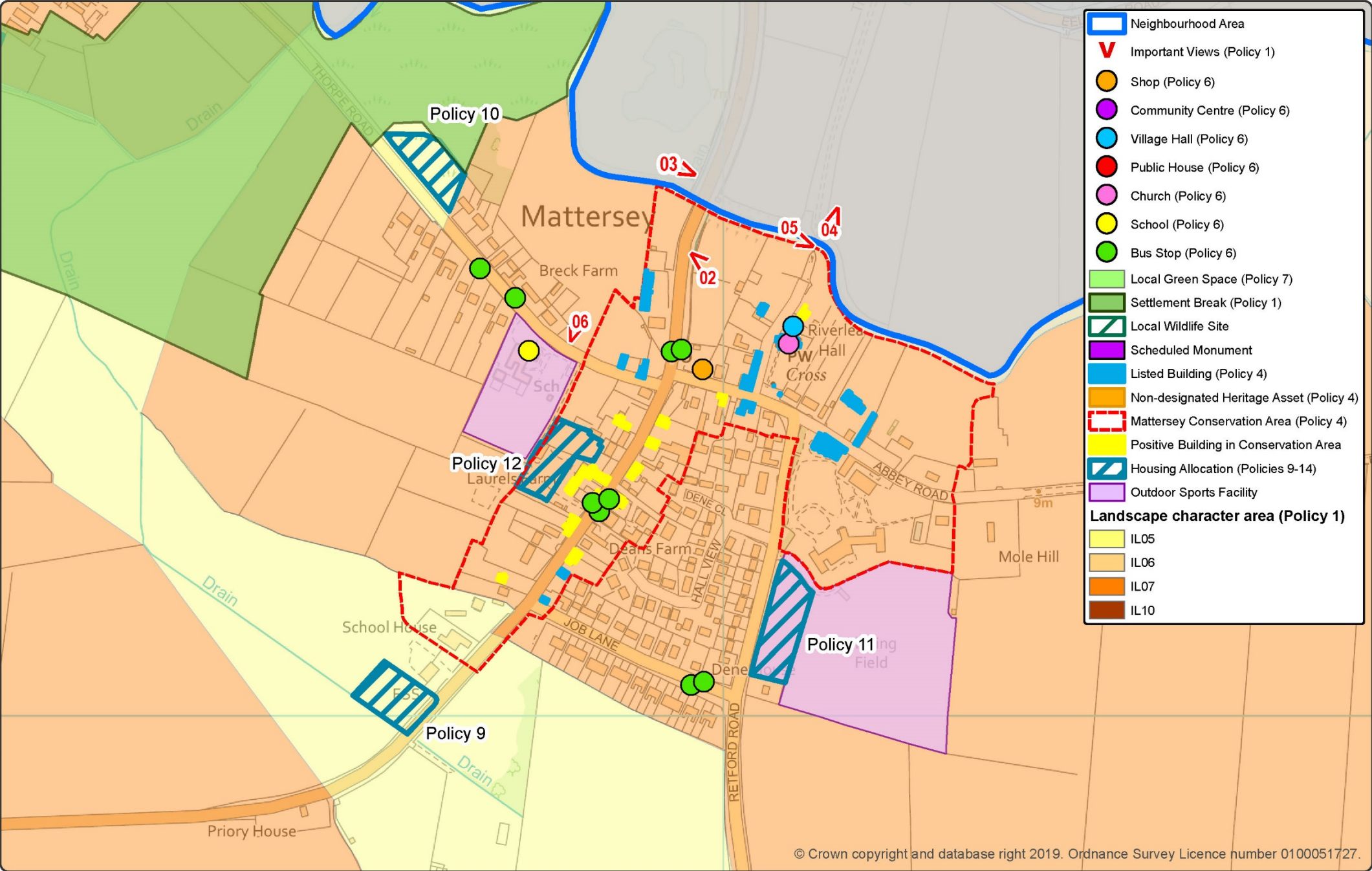
The map displays the Mattersey area, bounded by a blue line. It is divided into several landscape character areas (IL05, IL06, IL07, IL10) and policy zones (Policy 9, Policy 10, Policy 11, Policy 12, Policy 13, Policy 14). Key features include the Sand Pit, Playingfield, The Green, Mattersey Grange, Mattersey Hill, Blaco Hill, and the remains of a castle. The map also shows various landmarks such as the Village Hall, Public House, Church, School, Bus Stop, Shop, and Community Centre. The map is overlaid with a grid of numbers (1-14) and letters (A-D).

Legend:

- Neighbourhood Area (Blue outline)
- Important Views (Policy 1) (Red 'V' symbol)
- Landscape character area (Policy 1)
 - IL05 (Yellow)
 - IL06 (Orange)
 - IL07 (Dark Orange)
 - IL10 (Brown)
 - Settlement Break (Policy 1) (Green outline)
- Local Wildlife Site (Green outline)
- Mattersey Conservation Area (Policy 4) (Red dashed outline)
- Listed Building (Policy 4) (Blue outline)
- Scheduled Monument (Purple outline)
- Non-designated Heritage Asset (Policy 4) (Orange outline)
- Positive Building in Conservation Area (Yellow outline)
- Shop (Policy 6) (Orange circle)
- Community Centre (Policy 6) (Purple circle)
- Village Hall (Policy 6) (Blue circle)
- Public House (Policy 6) (Red circle)
- Church (Policy 6) (Pink circle)
- School (Policy 6) (Yellow circle)
- Bus Stop (Policy 6) (Green circle)
- Outdoor Sports Facility (Pink outline)
- Local Green Space (Policy 7) (Light Green outline)
- Housing Allocation (Policies 9-14) (Blue outline)

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Proposal Map (Mattersey)



Proposal Map (Mattersey Thorpe)

