

# Mattersey and Mattersey Thorpe Parish

## Neighbourhood Plan

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

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

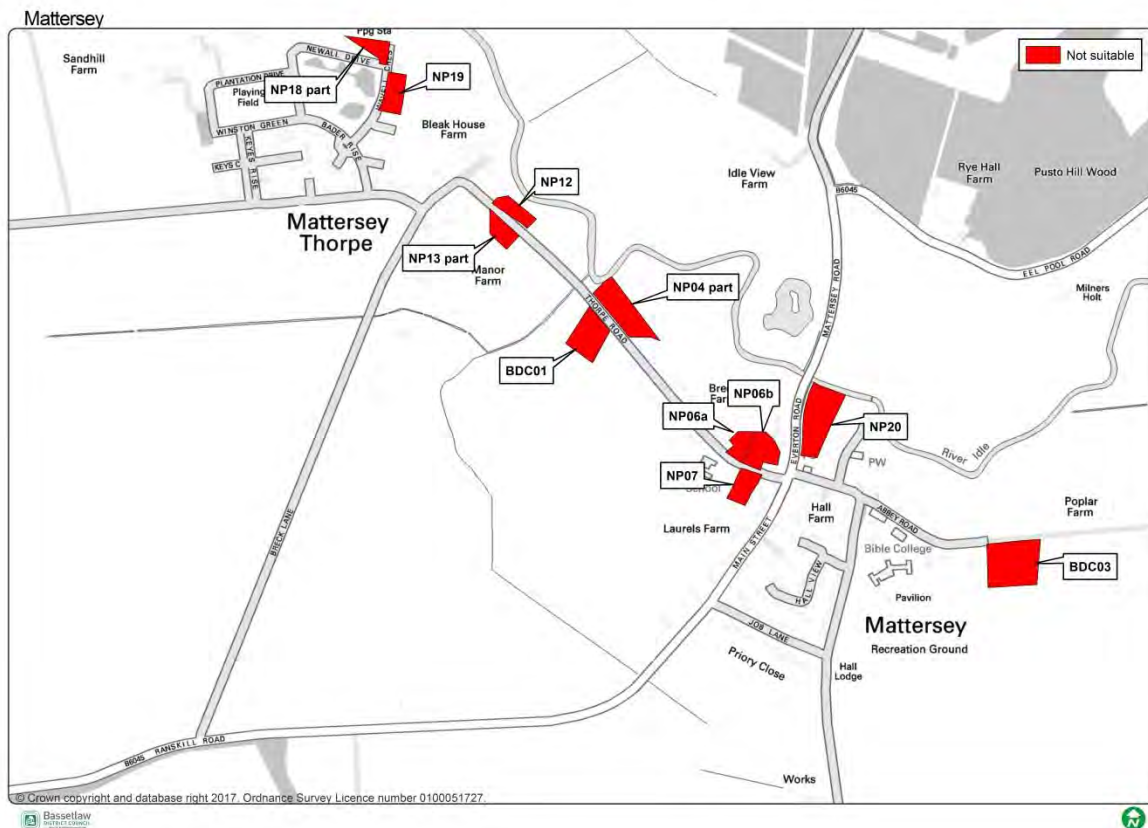
A Neighbourhood Plan, once adopted, will help us steer where future development could go in the parish. The A3 map on the centre pages shows the sites that we are currently considering for housing and commercial/live work units. We are consulting on the suitability of these sites and we would welcome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

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

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

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

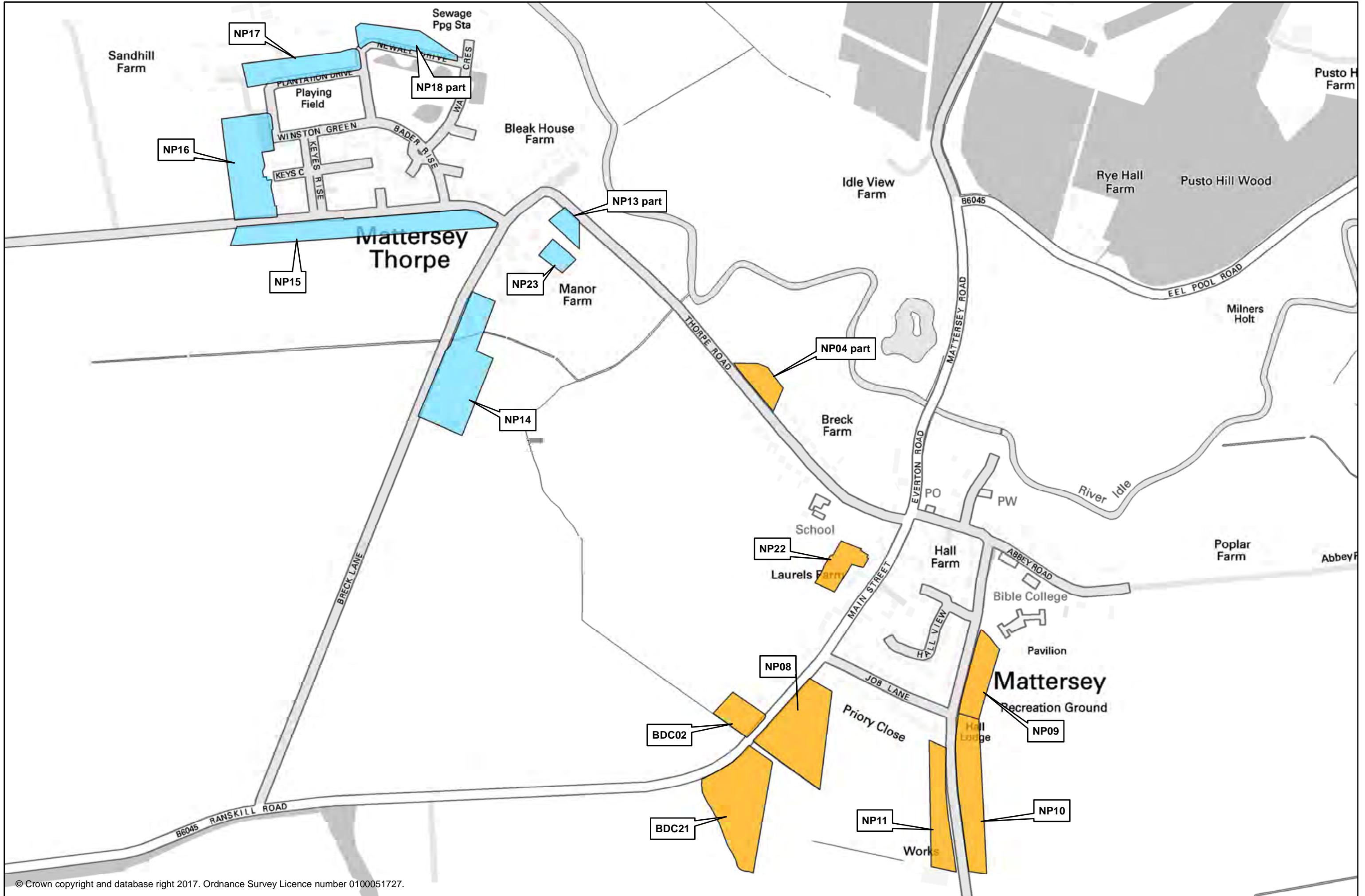
There have been a number of sites already ruled out of the process, due to constraints such as the sites being identified on the Environment Agency's flood maps, conservation constraints and highway issues. The sites that are classed as not suitable are coloured in red below:



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

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





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

**POST CODE: DN10 5**.....

**HOUSE NUMBER: (optional)** .....

**Housing developments**

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

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

**Mattersey (orange sites on the map)**

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

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

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

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 .....

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

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

**Mathersey Thorpe (blue sites on the map)**

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

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

# Millennium Green



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

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

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

**Preferred Option** (BDC01, NP04 or NP09) .....

**Why?**.....  
 .....  
 .....

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

Email address: .....

Name: (optional) .....

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

Thank you for your time.