

# MATTERSEY PARISH



MATTERSEY THORPE

**DRAFT NEIGHBOURHOOD  
DEVELOPMENT PLAN**

**2018-2033**

**KEY FACTS SUMMARY**

• AND MATTERSEY •



## Welcome

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

*Neighbourhood Plan Steering Group*

## What is a Neighbourhood Plan

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

## The Purpose of this Summary

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

## The Vision of the Neighbourhood Plan

This is the overall aim of the Neighbourhood Plan:

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

## The Objectives of the Neighbourhood Plan

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

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

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

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

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

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

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

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

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

## Neighbourhood Plan Policies

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

**Policy 1 Protecting the landscape character of Mattersey Parish :**  
Developments are required to demonstrate that they do not represent a visual intrusion into the landscape setting and will not have a significantly adverse impact upon publicly accessible views. The settlement break between Mattersey and Mattersey Thorpe is a key open space. Developments are required to demonstrate that they would not create coalescence between the two settlements.

**Policy 2 Housing Design Principles :**  
Proposals for residential development should demonstrate a high design quality that enhances the distinctiveness and quality of Mattersey and Mattersey Thorpe and contribute to their rural character.

**Policy 3 Infill and Redevelopments in Mattersey Parish :**  
Applications for residential developments on infill and redevelopment sites will only be supported where the proposals are of a high design quality; are in keeping with the character of the area and do not detract from the setting of listed buildings, the Conservation Area or non-designated heritage assets. Proposals that include smaller dwellings on infill sites within a safe walking distance of local amenities will be encouraged.

**Policy 4 Developments Affecting Heritage Assets :**  
Applications for development will only be supported within the Conservation Area where the proposals maintain or enhance the heritage attributes, are of a high quality and are in keeping with the historic development patterns, plot sizes and materials.

Policy 5 Mix of Housing types :

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

Policy 6 Enhancing Facilities within the Parish :

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

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

Policy 8 Conservation / Enhancement of Non-vehicular Routes :

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

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

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

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

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

**Policy 11** : Proposal to develop land east of Retford Road

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

**Policy 13** : Proposal to develop land east of Main Street

**Policy 14** : Proposal to develop land north of Newall Drive,

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

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

### **Where to get further Information**

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

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

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

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

## What Happens Next?

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

**This will run for 8 weeks from 17<sup>th</sup> March 2018 to 5pm 12<sup>th</sup> May 2018**

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

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

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

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

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

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

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

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

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

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

## Contacts and Further Information

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

Bob Kendall	01777 - 817072	<a href="mailto:bobkendall@matterseypc.co.uk">bobkendall@matterseypc.co.uk</a>
Marilyn Brogden	07710 - 512317	<a href="mailto:j.brogden@btinternet.com">j.brogden@btinternet.com</a>

## DRAFT Plan Consultation Events

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

**17<sup>th</sup> March 2018 - Mattersey Primary School 12:00 noon – 4pm**

**28<sup>th</sup> April 2018 - Mattersey Primary School 12:00 noon – 4pm**