

MATTERSEY PARISH



MATTERSEY THORPE

**NEIGHBOURHOOD PLAN
REFERENDUM VERSION**

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 70 pages and over 15,000 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.

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.

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 (2-3 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 be harmful to the openness or special character of these green spaces will not be acceptable except in very special circumstances.

Policy 8 Conservation / Enhancement of Non-vehicular Routes :

Development which is 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 BDC02 : Proposal to develop land West of Main Street Mattersey adjacent to Priory Garage with up to 6 houses.

Policy 10 NP04 : Proposal to develop the land north of Thorpe Road Mattersey adjacent to the single-person flats with up to 4 dwellings. Outline planning permission given.

Policy 11 NP09 : Proposal to develop land east of Retford Road adjacent to the Bible College with up to 7 dwellings. Outline planning permission given.

Policy 12 NP22 : Proposal to develop land west of Main Street Mattersey on the Laurel Farm site with up to 5 dwellings. Full planning permission given.

Policy 13 NP14 : Proposal to develop land south of Breck Lane Mattersey Thorpe on the Manor Farm site for between 20 to 25 dwellings.

Policy 14 NP23 : Proposal to develop land to the rear of Gilbert's Croft with up to 5 dwellings. Outline planning permission given.

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 Referendum 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 will be made available from both of Mattersey Post Office or Mattersey Thorpe Community House, or from 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. However, please be aware that it does extend to 70 pages, so using the web-based version as an alternative would help to reduce the quantity of printed paper and our costs !

What Happens Next? .. **OUR PARISH REFERENDUM**

Bassetlaw District Council on 27th June 2019 approved the plan to go forward to a Parish Referendum on Thursday 5th September 2019, where a majority count of those **VOTING ON THAT DAY** would either APPROVE or REJECT the Neighbourhood Plan.

THURSDAY 5th SEPTEMBER 2019 **PARISH PLAN REFERENDUM DAY**

If the plan were to be **APPROVED** by our Parish, then it would remain in force for the next 15 years and be a legal planning document against which ALL proposed developments in our Parish would be judged.

The referendum is organised and administered by Bassetlaw District Council in exactly the same way as for Council Elections.

Nearer to Polling Day, BDC will post Voting Cards and Polling Station details to the registered addresses of all electors held on the Parish Electoral Roll.

There will also be plenty of reminders between now and Polling Day on village noticeboards, in IdleTalk and dropping through your letter box nearer to Polling Day.

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.

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