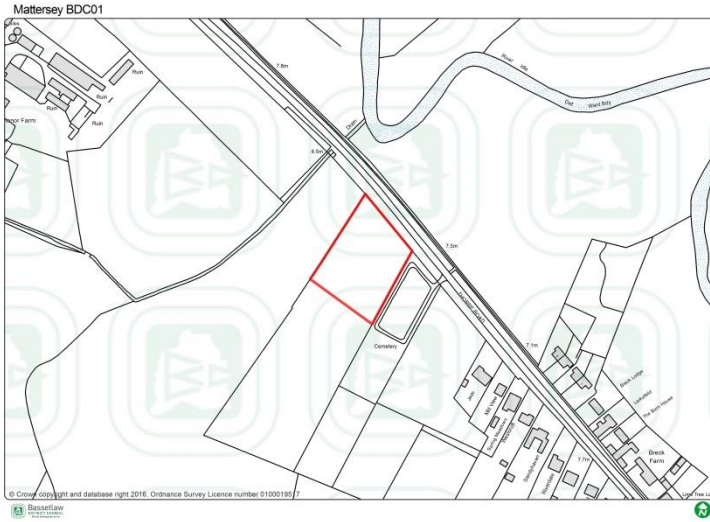


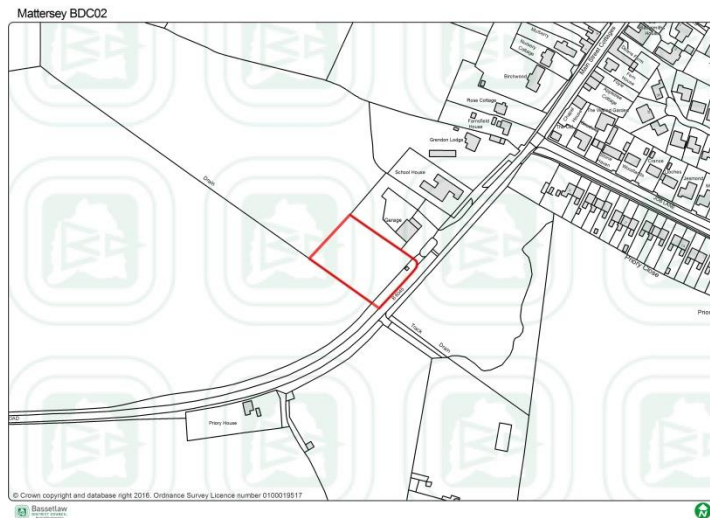
BDC01: Land south of Thorpe Road, Mattersey (Housing)



Things to consider:

- Adjacent to cemetery (non-designated heritage asset)
- Extension to the footpath required
- Close to the flood zone
- Currently not adjacent to the build form

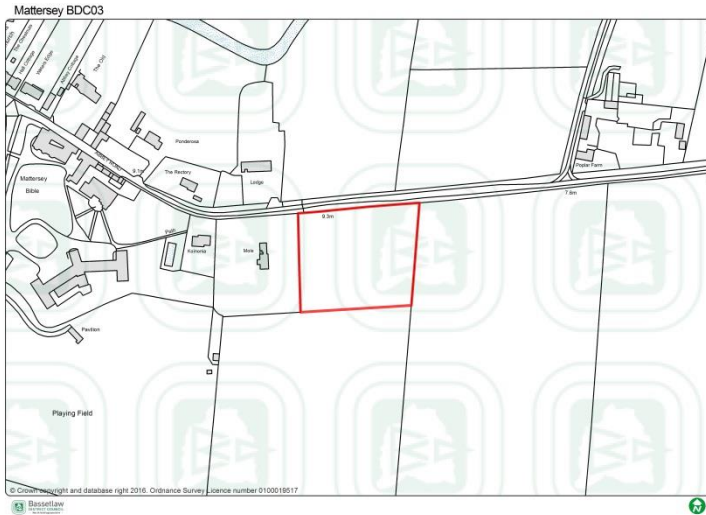
BDC02: Land west of Main Street, Mattersey (Housing/workshops/live work units)



Things to consider:

- Extension to the footpath required
- Adjacent to a commercial operation

BDC03: Land south of Abbey Road, Mattersey (Housing)



Things to consider:

- Abbey Road is not of sufficient standard to serve a development
- Will development be in-keeping with the character of the nearby properties (large properties in large gardens)?

NP04: Land north of Thorpe Road, Mattersey (Housing)



Things to consider:

- Adjacent to a potential flood area
- Extension to the footpath required

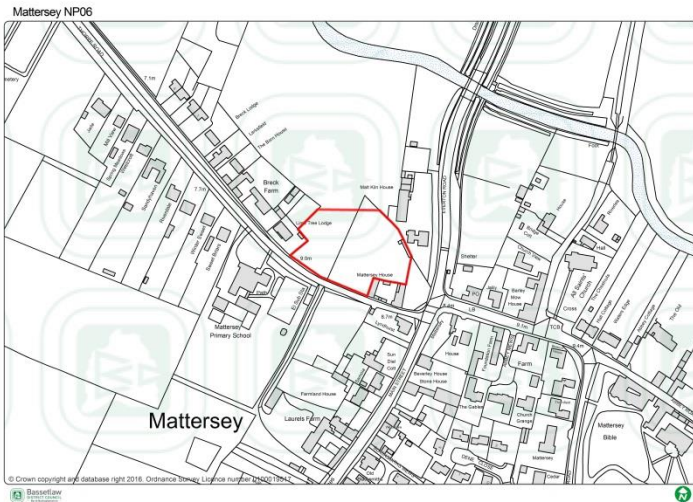
NP05: Land south of Thorpe Road, Mattersey (Housing)



Things to consider:

- Adjacent to cemetery (non-designated heritage asset)
- Extension to the footpath required

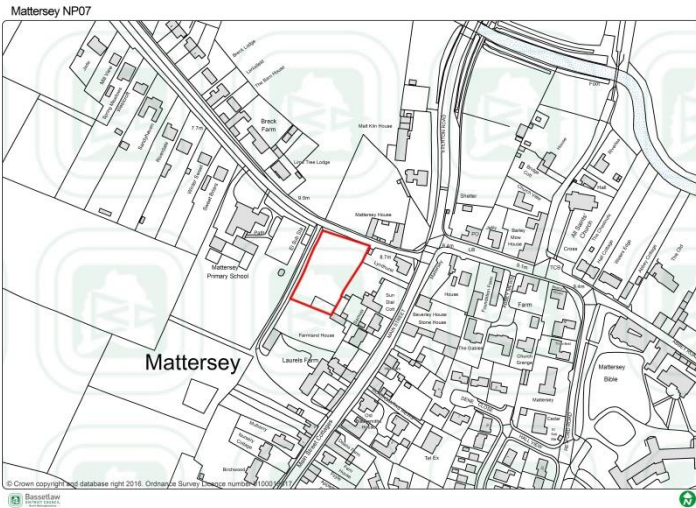
NP06: Land north of Thorpe Road, Mattersey (Housing)



Things to consider:

- Within the Conservation Area
- Adjacent to a potential flood area
- Access to the site needs to be improved
- Footpath will need to be widened

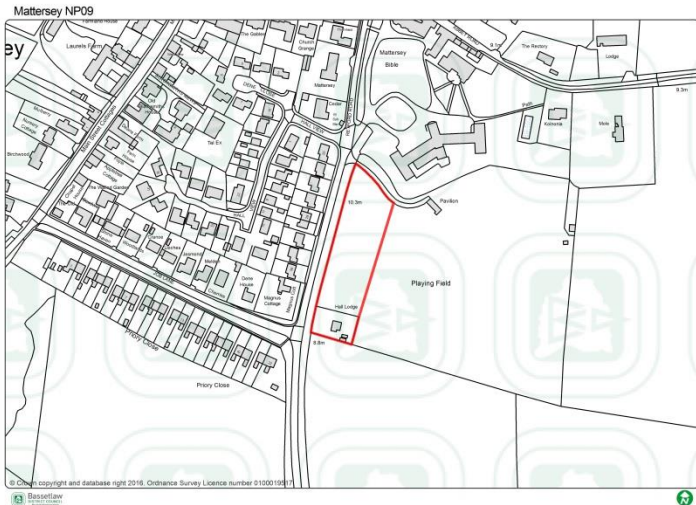
NP07: Land south of Thorpe Road, Mattersey (Housing)



Things to consider:

- Within the Conservation Area
- Could the track to the west be upgraded?
- Extension to the footpath required

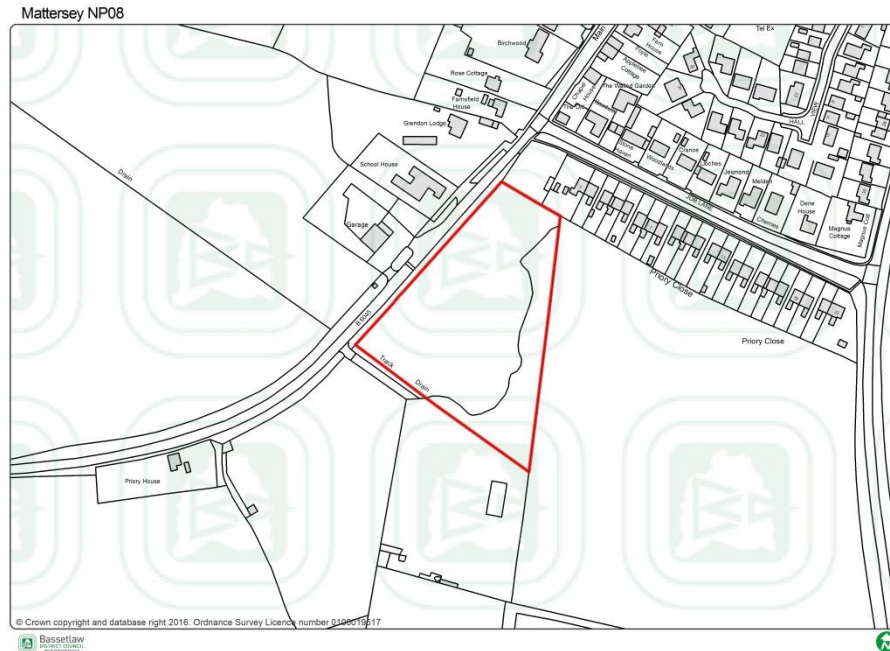
NP09: Land east of Retford Road, Mattersey (Housing)



Things to consider:

- Impact on the Grade II Mattersey Hall College grounds
- Within setting of the Conservation Area
- Extension to the footpath required

NP08: Millennium Green (Housing development?)



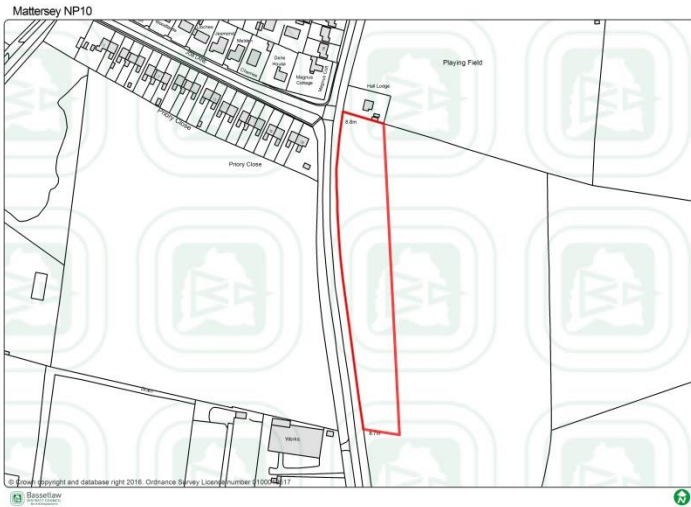
Things to consider:

- Current use as a recreational and play area – this will need to be relocated before the site could be considered suitable for development
- Extension to the footpath required

SHOULD THIS SITE STAY AS THE MILLENNIUM GREEN?

- What would you change about the current site?
- Where could this be relocated to?

NP10: Land east of Retford Road, Mattersey (Housing)



Things to consider:

- Not currently adjacent to the built form
- Extension to the footpath required

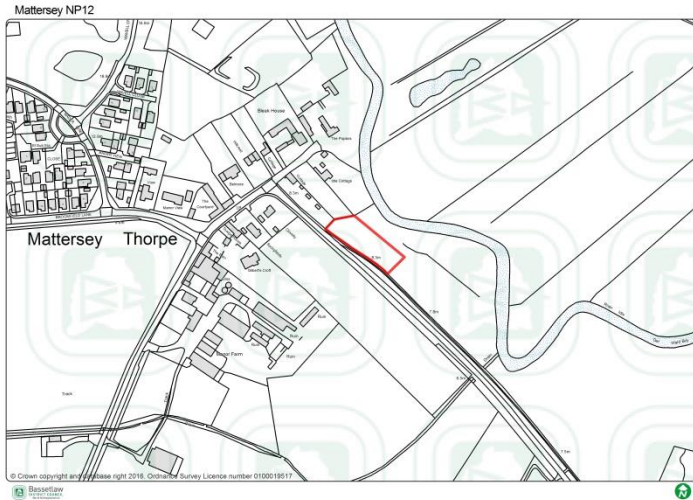
NP11: Land west of Retford Road, Mattersey (Housing/workshops/live work units)



Things to consider:

- Identified on the Historic Environment Record
- Extension to the footpath required
- Existing speed limit would have to be extended

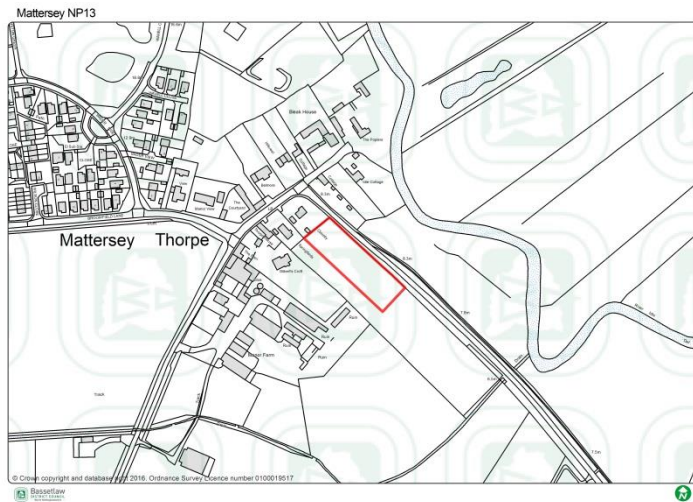
NP12: Land north of Thorpe Road, Mattersey Thorpe (Housing)



Things to consider:

- Potential flooding issues
- Existing footpath to be widened

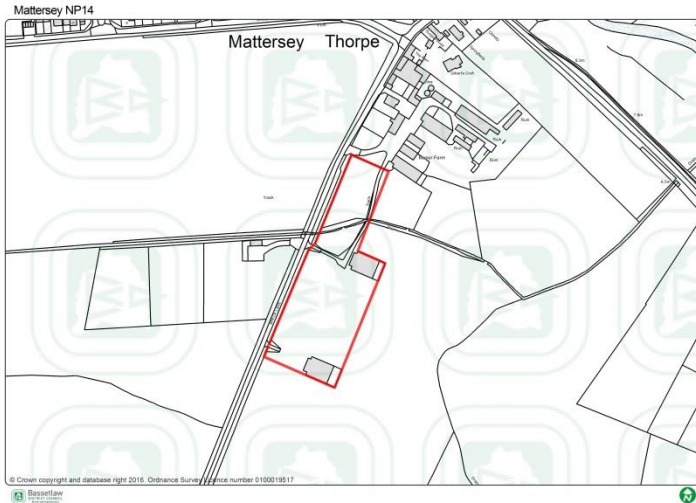
NP13: Land south of Thorpe Road, Mattersey Thorpe (Housing)



Things to consider:

- Potential flooding issues
- Existing footpath to be widened

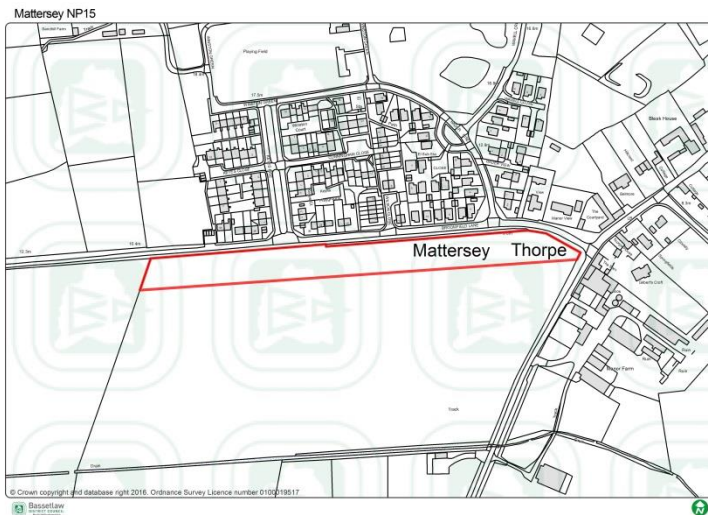
NP14: Land east of Breck Lane, Mattersey Thorpe (Housing/workshops/live work units)



Things to consider:

- Breck Lane is not of sufficient standard to serve a development
- Setting of non-designated heritage assets

NP15: Land at Broomfield Lane, Mattersey Thorpe (Housing/workshops/live work)units



Things to consider:

- Extension to the footpath required
- Broomfield Lane becomes a bridleway to the west – not of sufficient standard to serve a development

NP16: Land west of Keys Court, Mattersey Thorpe (Housing)



Things to consider:

- Broomfield Lane becomes a bridleway to the west – not of sufficient standard to serve a development
- Access from Keyes Close or Winston Green instead?

NP17: Land north of Plantation Drive, Mattersey Thorpe (Housing)



Things to consider:

- Need for co-operation between the different landowners
- Roads are not adopted and therefore are not sufficient standard to serve a development

NP18: Land north of Newall Drive, Mattersey Thorpe (Housing)

Mattersey NP18



Things to consider:

- Potential flooding issues
- Roads are not adopted and therefore are not sufficient standard to serve a development

NP19: Land east of Wavell Close, Mattersey Thorpe (Housing)

Mattersey NP19

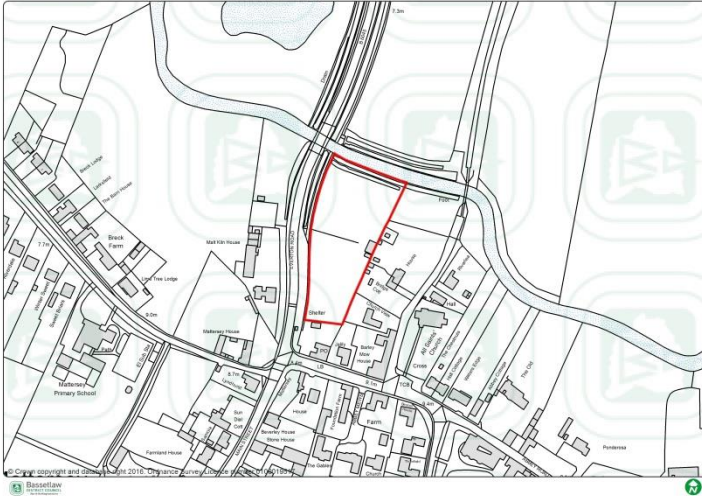


Things to consider:

- Potential flooding issues
- Roads are not adopted and therefore are not sufficient standard to serve a development

NP20: Land east of Everton Road, Mattersey (Housing)

Mattersey NP20

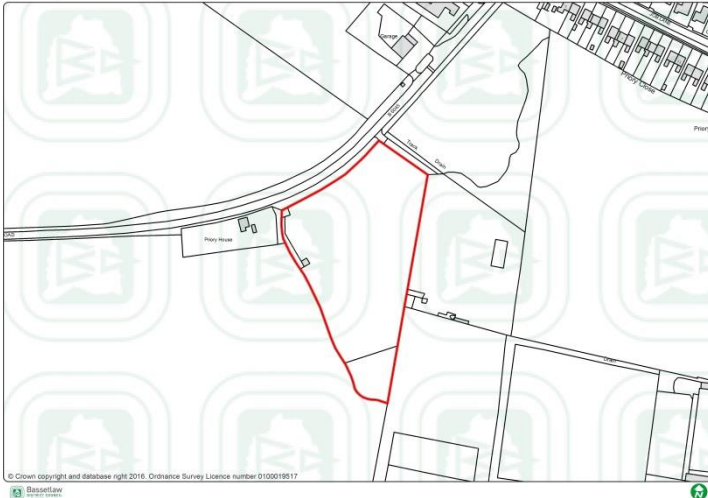


Things to consider:

- Potential flooding issues
- Area of potential archaeological interest
- Extension to the footpath required
- Existing speed limit would have to be extended

BDC21: Land south of Main Street, Mattersey (Housing)

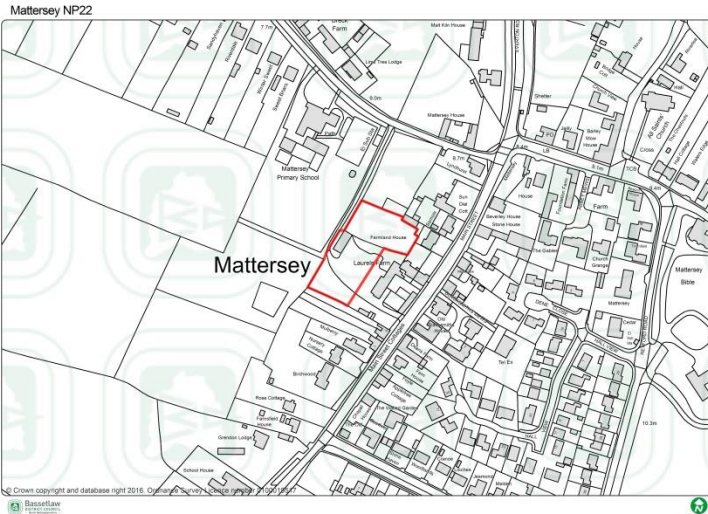
Mattersey BDC21



Things to consider:

- Not currently adjacent to the built form
- Extension to the footpath required
- Existing speed limit would have to be extended

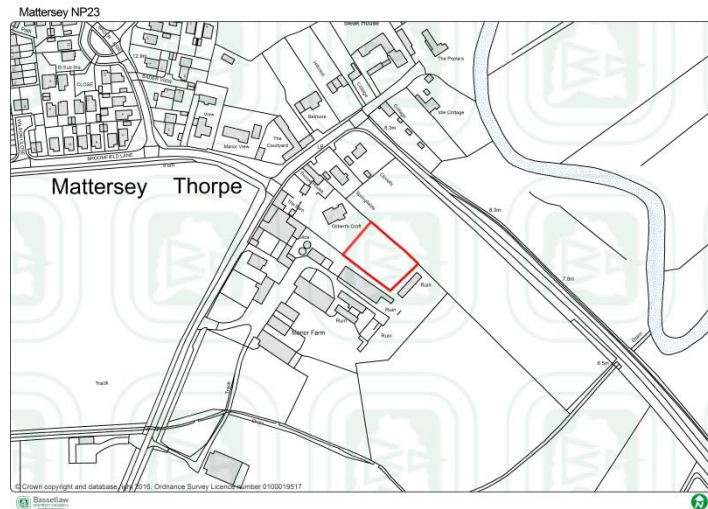
NP22: Land at the rear of Laurels Farm, Man Street, Mattersey (Housing)



Things to consider:

- Area of potential archaeological interest
- Within the Conservation Area
- Setting of positive building in a Conservation Area

NP23: Land at the rear of Gilbert's Croft, Breck Lane, Mattersey Thorpe (Housing)



Things to consider:

- How the site will be accessed?
- Within setting of non-designated heritage assets

Types of development

Lower density



Higher density



Roadside development



Cul-de-sac development

