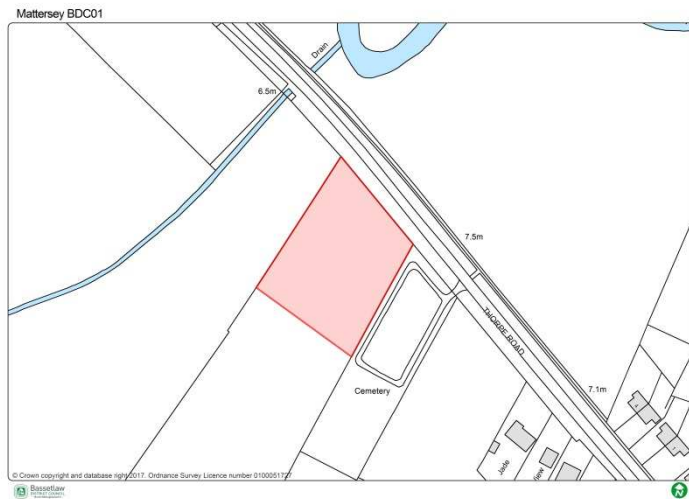


# Sites assessed as **not being suitable** for development

## BDC01: Land south of Thorpe Road, Mattersey



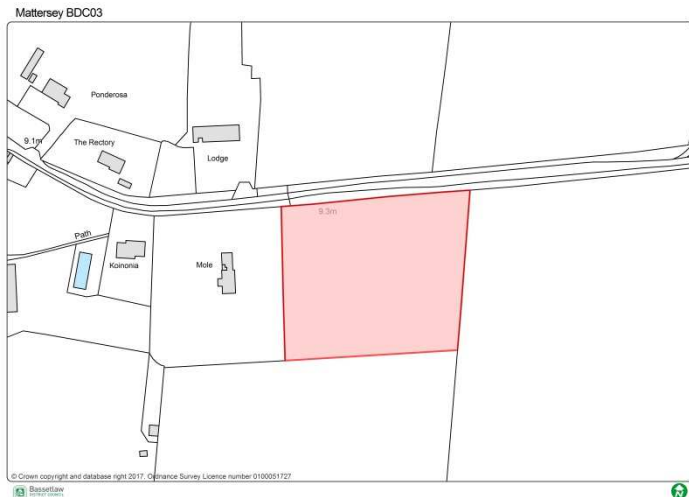
Site is not suitable as:

- Within the Environment Agency's identified Flood Zone

Other matters to be considered:

- Adjacent to cemetery (non-designated heritage asset)
- Currently not adjacent to the build form
- May still be suitable for Millennium Gardens

## BDC03: Land south of Abbey Road, Mattersey



Site is not suitable as:

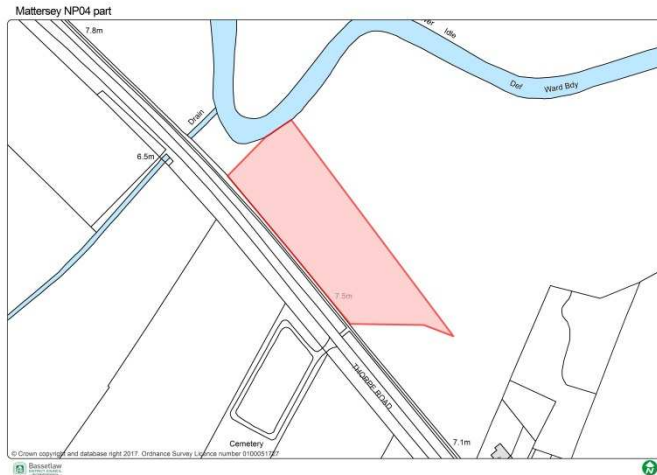
- Highways objections based on road access

Other matters to be considered:

- Rural in nature and may impact on character

# Sites assessed as **not being suitable** for development

## NP04: Land north of Thorpe Road, Mattersey (PART)



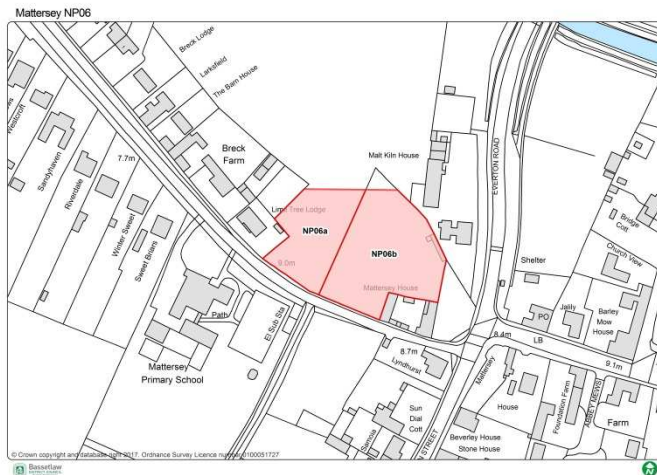
Site is not suitable as:

- Within the Environment Agency's identified Flood Zone

Other matters to be considered:

- Opposite the cemetery (non-designated heritage asset)
- Agricultural land tenancy agreement

## NP06: Land north of Thorpe Road, Mattersey



Site is not suitable as:

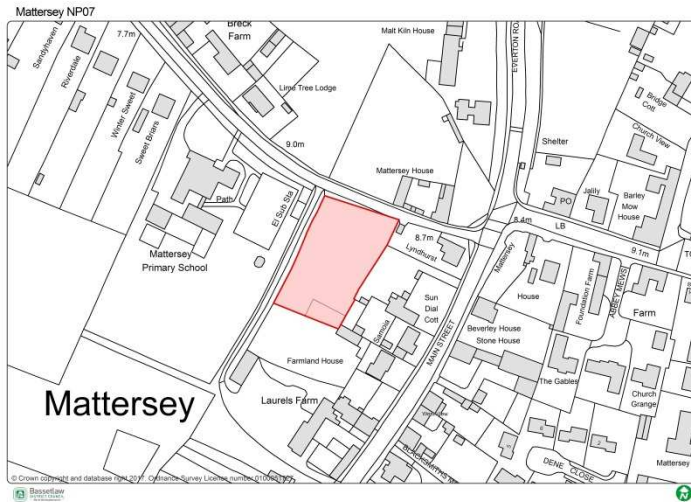
- Objections from the Conservation Officer due to the impact on the setting of Listed Buildings and the Conservation Area

Other matters to be considered:

- Adjacent to a potential flood area

# Sites assessed as **not being suitable** for development

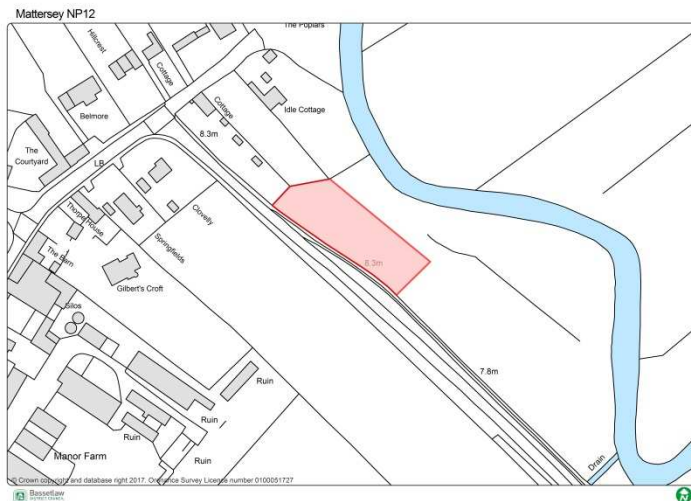
## NP07: Land south of Thorpe Road, Mattersey



Site is not suitable as:

- Objections from the Conservation Officer due to the impact on the setting of the Listed Buildings and the Conservation Area

## NP12: Land north of Thorpe Road, Mattersey Thorpe



Site is not suitable as:

- Within the Environment Agency's identified Flood Zone

# Sites assessed as **not being suitable** for development

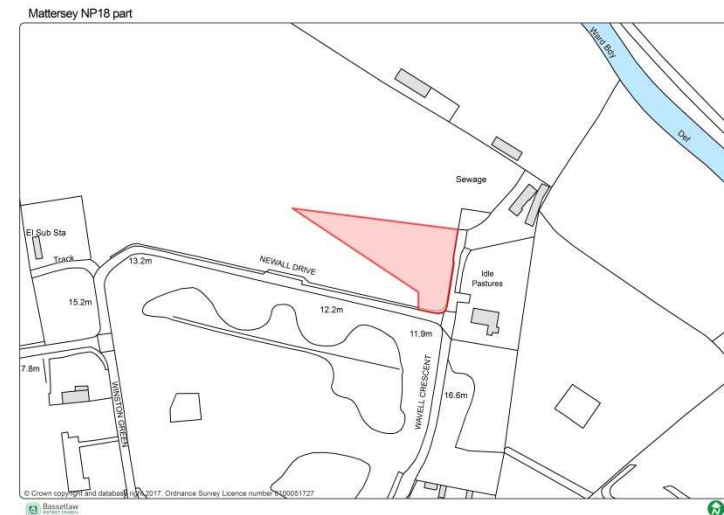
## NP13: Land south of Thorpe Road, Mattersey Thorpe (PART)



Site is not suitable as:

- Part of the site is within the Environment Agency's identified Flood Zone

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



Site is not suitable as:

- Part of the site is within the Environment Agency's identified Flood Zone

Other matters to be considered:

- Roads are not adopted and therefore will need to be brought up to standard

## Sites assessed as **not being suitable** for development

### NP19: Land east of Wavell Close, Mattersey Thorpe



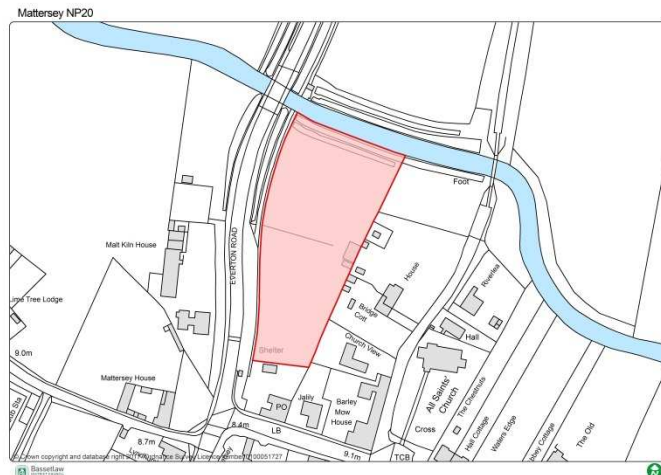
Site is not suitable as:

- Within the Environment Agency's identified Flood Zone

Other matters to be considered:

- Roads are not adopted and therefore will need to be brought up to standard

### NP20: Land east of Everton Road, Mattersey



Site is not suitable as:

- Objections from the Conservation Officer due to the impact on the setting of the Listed Buildings and the Conservation Area
- Area of potential archaeological interest



# Environment Agency Flood Maps



Enter a postcode or place name:

Mattersey, Nottinghamshire



Other topics for this area...

Flood Warning Areas

Flood Map for Planning (Rivers and Sea)

**Map legend**

- Flood Map for Planning (Rivers and Sea) ⓘ
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown\*)
- Areas benefiting from flood defences (Not all may be shown\*)
- Main River ⓘ
- Other national environmental organisations ⓘ
- Natural Resources Wales Area of responsibility
- Scottish Environment Protection Agency Area of responsibility

Mattersey, Nottinghamshire at scale 1:20,000

Other maps ⓘ Data search ⓘ Text only version ⓘ



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## Potential **allocations** in Mattersey

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



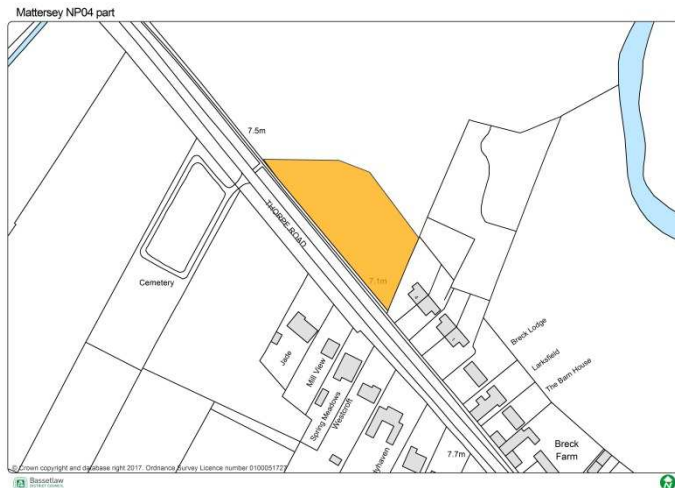
Site capacity (0.32ha site):

- Low density: 3 houses on the roadside
- High density: 6 houses on the roadside

Other matters to be considered:

- Adjacent to a commercial operation

### **NP04: Land north of Thorpe Road, Mattersey (housing or Millennium Green site) (PART)**



Site capacity (0.28ha site):

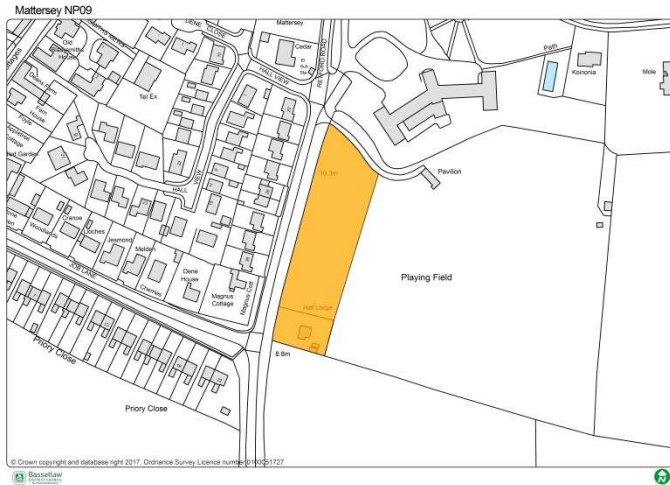
- Low density: 5 houses on the roadside
- High density: 10 houses on the roadside

Other matters to be considered:

- Opposite the cemetery (non-designated heritage asset)
- Adjacent to a flood zone
- Agricultural land tenancy agreement

# Potential **allocations** in Mattersey

## **NP09: Land east of Retford Road, Mattersey (Housing or Millennium Green site)**



Site capacity (0.50ha site):

- Low density: 7 houses on the roadside
- High density: 14 houses on the roadside

Other matters to be considered:

- Impact on the Grade II Mattersey Hall College grounds
- Within setting of the Conservation Area

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



Site capacity (0.96ha site):

- Low density: 16 houses on the roadside
- High density: 31 houses on the roadside

Other matters to be considered:

- Not currently adjacent to the built form



# Potential **allocations** in Mattersey

## **NP11: Land west of Retford Road, Mattersey (Housing)**



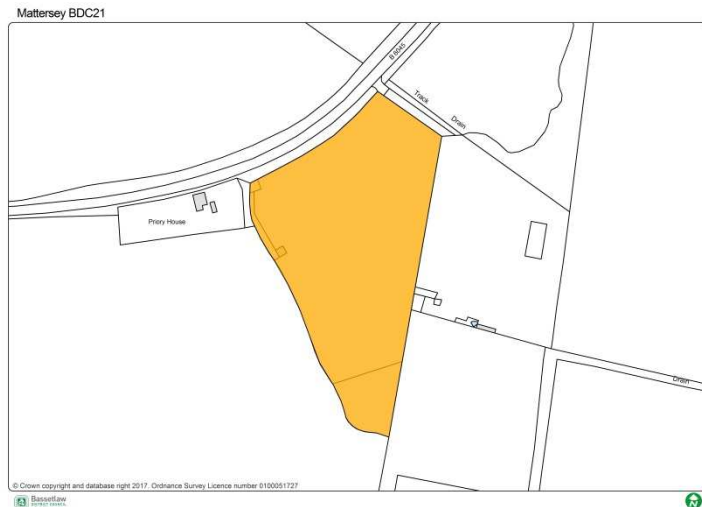
Site capacity (0.62ha site):

- Low density: 12 houses on the roadside
- High density: 24 houses on the roadside

Other matters to be considered:

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

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



Site capacity (1.39ha site):

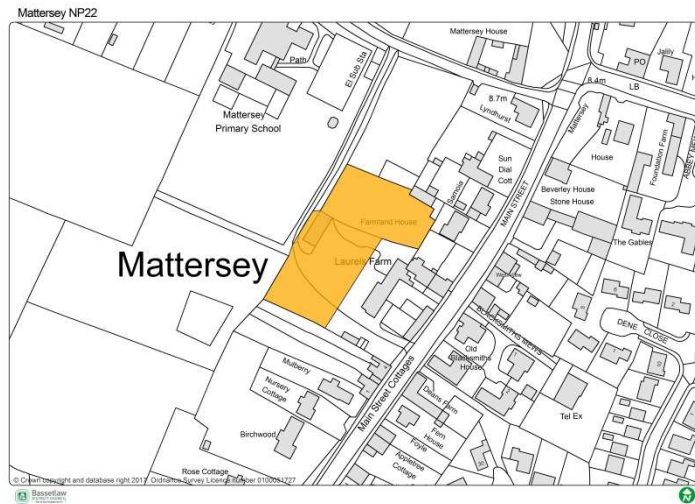
- Low density: 6 houses on the roadside ONLY
- High density: 10 houses on the roadside ONLY

Other matters to be considered:

- Not currently adjacent to the built form, need site NP08 to come forward beforehand.
- Road side development would only be suitable.

# Potential **allocations** in Mattersey

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



Site capacity (0.33ha site):

- Around 5 houses design to be part of the farm complex

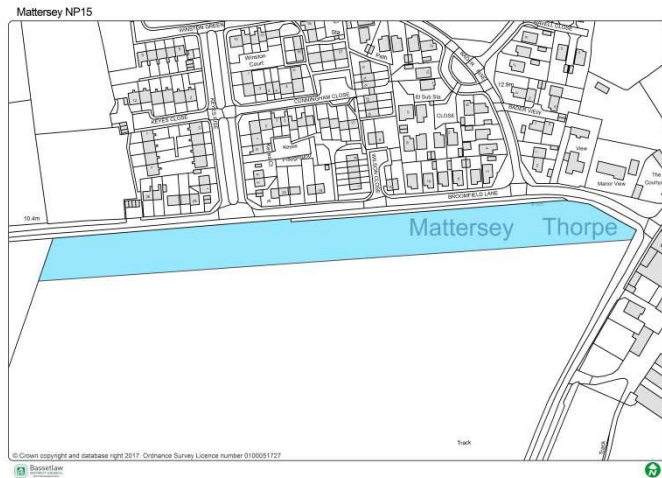
Other matters to be considered:

- Careful design would need to be considered as the site is within the Conservation Area and in the setting of positive building



# Potential allocations in Mattersey Thorpe

## NP15: Land at Broomfield Lane, Mattersey Thorpe (Housing)



Site capacity (2.16ha site):

- Low density: 16 houses on the roadside
- High density: 32 houses on the roadside

Other matters to be considered:

- Broomfield Lane may need some improvements

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



Site capacity (0.7ha site):

- Low density: 25 houses on the roadside
- High density: 35 houses on the roadside

Other matters to be considered:

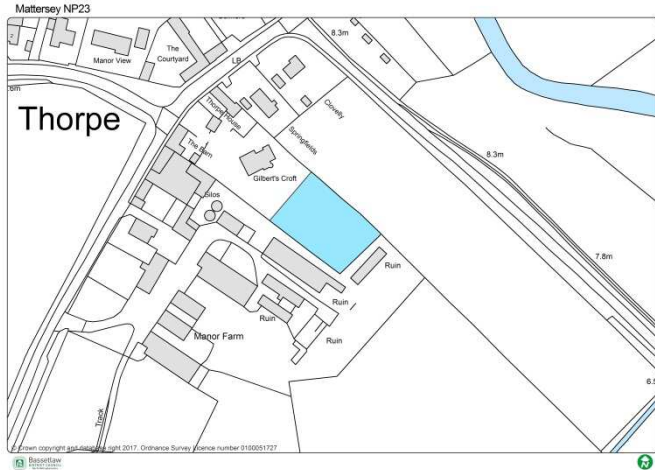
- Adjacent to a flood zone
- Southern parcel of land – unknown landowner
- Access to the site and the need for some potential road improvements





# Potential allocations in Mattersey Thorpe

## NP23: Land at Gilbert's Croft, Mattersey Thorpe (Housing)



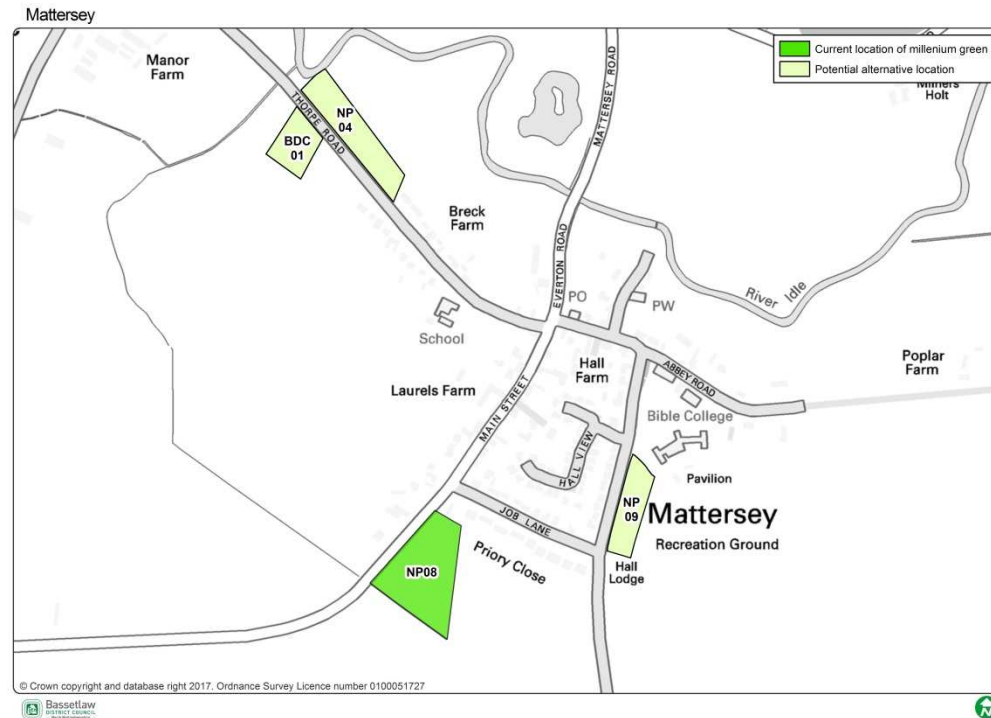
Site capacity (0.16ha site):

- No more than 2 dwellings

Other matters to be considered:

- How the site will be accessed?

## NP08: Millennium Green (Housing development?)

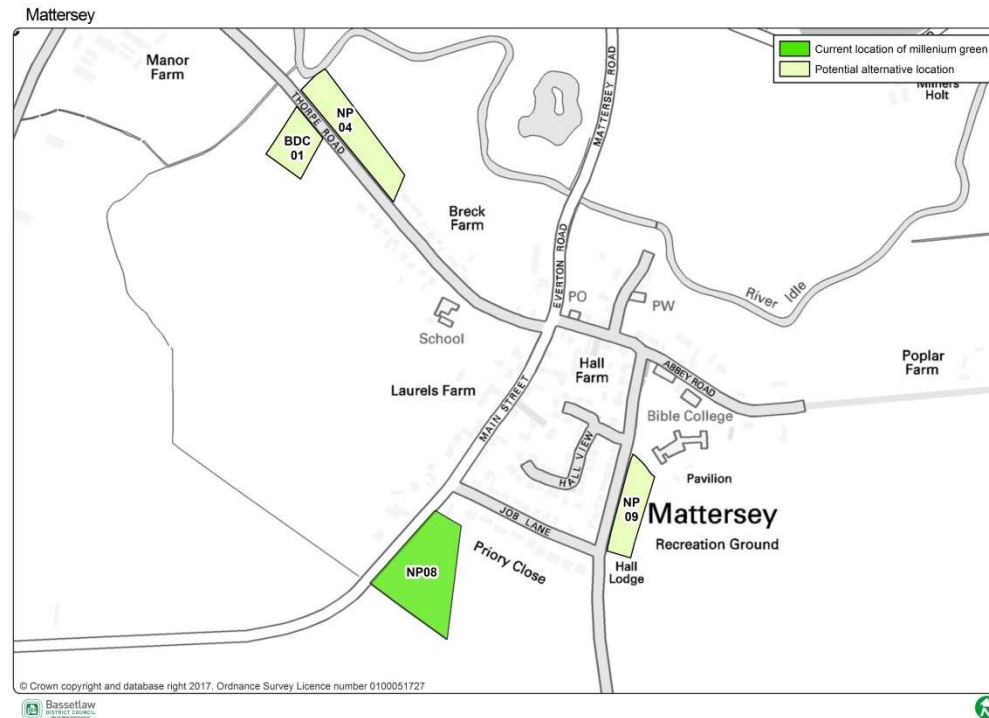


Feedback from the last consultation showed that there were two main options:

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

If the Millennium Green was to be relocated, there were two main options proposed: BDC01, NP04 or NP09. (NP04 may have some restrictions due to the tenancy agreement which will need to be further explored.)

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# Types of development

Lower density



Higher density



Roadside development



Cul-de-sac development



# Types of development

Lower density



Higher density



Roadside development



Cul-de-sac development

