#### **Fiskerton cum Morton Parish**

- **5.103** Within Fiskerton cum Morton Parish, 12 sites have been through the full Assessment process. 11 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- **5.104** 1 site may be considered suitable for development and could provide for approximately 66 dwelling units. For development of these sites to be considered suitable, changes to Planning Policy would need to be considered and implemented through the Local Development Framework. It should be noted that no decisions on changes to Planning Policy have yet been made and the inclusion of sites within this category should not be taken as an indication that changes will be made.
- **5.105** The following sites within the parish of Fiskerton cum Morton have been submitted to the Local Planning Authority, or have been identified through the Planning Officer led Desktop search exercise, and have been fully assessed:

### Sites not Considered Suitable

- 08\_0161
- 08\_0297
- 08\_0526
- 08 0527
- 08\_0528
- 08\_0529
- 08\_0530
- 08\_0531
- 08\_0532
- 08\_0533
- 08 0621

Sites which May be Considered Suitable

- 08\_0008
- **5.106** The following site has also been submitted, but is under the size threshold of 0.25 ha (paragraph 12 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers) and a full Assessment has therefore not been undertaken:
  - 08\_0023 Claypit Lane, adj to Lowtrek Fiskerton
- **5.107** However, the information provided will be used in developing the new detailed planning policies for this area.

Site Ref: Gra	Site Ref: Gravelly Lane, Fiskerton				
08_0008 Are	<b>a(ha):</b> 2.55	Parish: FISKERTON cu	m Morton	Proposed Yield :	66
Suitability Concu	Ilsion	The site may be suitable			
Availability Cond	lusions:	The site could be availab	ole in 5 - 10 years time	e	
Availability Com	ments:	As the site currently has	policy constraints it h	as been put in the 5-1	0 tranche.
Achievability Co	nclusion:	The site is economically	viable/acheivable for	housing	
Achievabilty Cor	nments:	Viable - Assessed at 30 make up 14% on site PC			
		Possible contamination issues in the locality would need to investigated and mitigated if necessary. Possible highway mitigation works required. Potential flooding issues identified. Further information would need to be provided to justify development in this location. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.			
Overall Final Co	nclusion:	Possible contamination issues in the locality would need to investigated and mitigated if necessary. Possible highway mitigation works required. Potential flooding issues identified. Further information would need to be provided to justify development in this location. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.			
Character Land Use Location The site may be suitable					
Location: Village	e (outside but a	djoining Boundary)	PDL/Greenfield:	Greenfield	
Area Character:	Countryside		Area Greenfield:	2.55	
Setting: Country					

**Proposed Use:** 

Current Use: Agriculture

#### Policy The site may be suitable

AllocatedSite: Countryside

Conflicting Issues Yes Outside Village Envelope

Access to Services The site is suitable

Within 800m or 10 mins walking

Primary school:NoBus stop:NoGP/ HealthNoCashYes

Centre: Machine/PO:

Store of Local Importance:

Proximity toOver 1km from a town centreTown centre:Southwell Town Centre 4678m

Other: NE1 Development in the Countryside

Within 30 mins travel by p	Within 30 mins travel by public transport			
Secondary school: Yes	Retail Area:	Yes		
Further Education: No	Hospital:	No		
Supermarket: Yes	Employment:	Yes		

ProximityWithin 1km of a major public transportTransport Node:node

GreenSpaceStandards: Within 800m of publicly accessible green space

GreenSpaceStrategy Comments: 719m

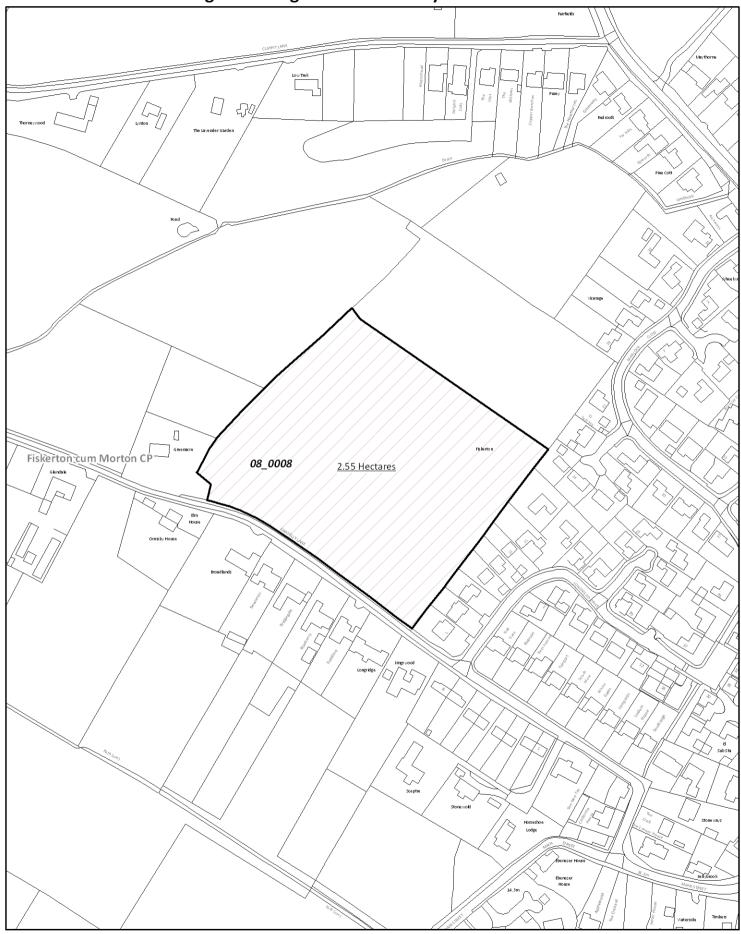
#### Physical Constraints The site may be suitable

**Highway Engineers Comments:** Visability and on site highway layout to be provided to standard. Offsite highway works and Traffic Assessment Required. Large site onto a narrow country lane that would need upgrading to accommodate the traffic generated from the site.

Site Ref: Gravelly Lane, Fiskerton				
08_0008 Area(ha): 2.55	Parish: FISKERTON cur	m Morton Proposed Yield : 66		
Topography No Flat land Constraints:	Access to Utilities? Y	es Contaminated Land?: Maybe As per submission form		
	Contamination Catego	bry: B-Potentially contaminative usage has been identified in close proximity to the site		
Agricultural Land Quality: Gra	ide 2 (Very good)	<b>Site Apparatus:</b> Pylons to the south west of the site		
Neighbour Issues: None		runnnig along border		
Identified in SFRA: No		Site within a flood zone?:In zone 2Approx 75% In Zone 2; 5% in Zone 3		
SFRA Comments: Not identified	d within SFRA			
Impact on Landscape Biodive	rsity The site is suitable			
Impact on views: No		Natural Features: No		
Impact on existing No Recreational Use:		Listed Bldg / Local Interest Bldg: No		
ProtectedSpecies/ No Habitats:		Tree Preservation Order: No Conservation Area: No		
Suitability Conclusion:	The site may be suitable			
Availability and Achievab	ility			
Availability Conclusions:	The site could be availab	ble in 5 - 10 years time		
Achievability Conclusion:	The site is economically	viable/acheivable for housing		
Availability Comments:	As the site currently has policy constraints it has been put in the 5-10 tranche.			
Achievabilty Comments:	Viable - Assessed at 30 DPH 5% site area reduction (flood zone 3) further 9% to make up 14% on site POS no POS commuted sum. Number of Dwellings 66.			
Ownership Constraints	Ownership Comments:			
Legal Issues:	Legal Comments:			
Timescale:	Availability Other Issues:			
Viability Comments: Viable - Assessed at 30 DPH 5% site area reduction (flood zone 3) further 9% to make up 14% on site POS no POS commuted sum. Number of Dwellings 66.				
Additional Comments: PC Comments: Land identified as being in a flood risk area. Development would impede the ability of the land to absorb rainfall and create flooding problems elsewhere in the village.				

ability of the land to absorb rainfall and create flooding problems elsewhere in the village. Overall the Parish Council feels that there is already problems with main and land drainage in the village and that current infrastructure could not support further large scale development.

Strategic Housing Land Availability Assessment 2010







08\_0008 - Gravelly Lane, Fiskerton, Fiskerton Cum Morton

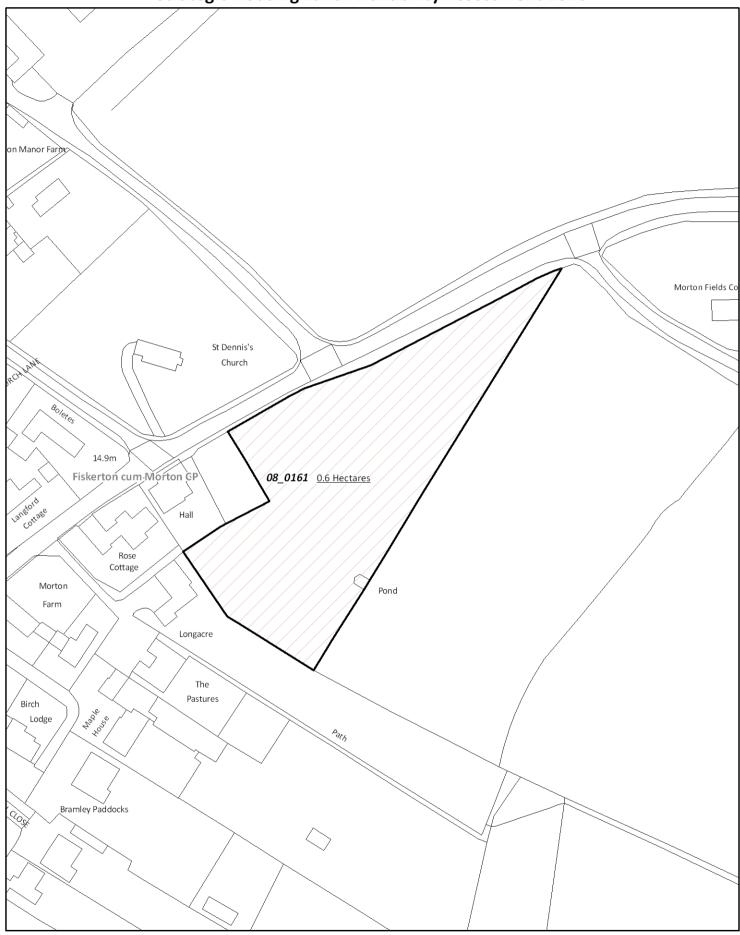
Date:	09/03/2010
Scale:	1:2,500

Site Ref: Land off Main Street				
<b>08_0161</b> Area(ha): 0.60	Parish: FISKERTON cum Morton Proposed Yield :			
	<b>_</b>			
Suitability Conculsion	The site is not suitable			
Availability Conclusions:	Information Overlind. A developent has above interact in this site. Available within			
Availability Comments:	Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form.			
Achievability Conclusion:				
Achievabilty Comments:				
Overall Draft Conclusion: Potential contamination issues in the locality would need to be invest and mitigated if necessary. Possible highway constraints in this locat lies within Environment Agency Flood Zone 3 where residential development should be resisted.				
Overall Final Conclusion:	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.			
Character Land Use Location	The site may be suitable			
Location: Village (outside but ac	djoining Boundary) PDL/Greenfield: Greenfield			
Area Character: CountrysideVil	lage Area Greenfield: 0.6			
Setting: Countryside Village	Area PDL:			
Current Use: HorticultureVacan	t Land Proposed Use:			
Policy The site may be suitab	le			
AllocatedSite: Countryside	<b>Other:</b> NE1- Development in the Countryside			
Conflicting Issues Yes Outsid	e Village Envelope			
Access to Services The site	may be suitable			
Within 800m or 10 mins walking	g Within 30 mins travel by public transport			
Primary school: No Bus sto	p: No Secondary school: Yes Retail Area: Yes			
GP/Health No Cash Centre: Machine	No Further Education: No Hospital: No			
	Supermarket: Yes Employment: Yes			
Store of Local Importance:       Proximity to       Over 1km from a town centre       Proximity       Within 1km of a major public transport         Town centre:       Southwell Town Centre 4667m       Proximity       Node       node				
GreenSpaceStandards: Within 400m of publicly accessible green space GreenSpaceStrategy Comments: 99m				
Physical Constraints The site is not suitable				
Highway Engineers Comments: Vilsibility and on site highway layout required to standard. Traffic Statement required. Site located on the derestricted section of Main St/Wilson Lane . Therefore, provision of adequate visibility may be an issue. Residential development would also result in pedestrians walking on the carriageway in this vicinity as there is no footway. Concerns are raised as to highway safety for this site.				
Topography No Flat land	Access to Utilities? Yes Contaminated Land?: Maybe			
Constraints:	<b>Contamination Category:</b> B-Potentially contaminative usage has been identified in close proximity to the site			

Site Ref: Land o	ff Main Street			
08_0161 Area(ha	): 0.60 Parish: FISKERTON	cum Morton Proposed Yield :		
Agricultural Land Qu Neighbour Issues:	ality: Grade 2 (Very good) None	Site Apparatus: None Site within a flood In zone 3 Also in Zone 2		
Identified in SFRA: N	10	Site within a flood In zone 3 Also in Zone 2 zone?:		
SFRA Comments:				
Impact on Landscape	e Biodiversity The site may be s	suitable		
set Ch op co co ca	s The impact of these sites on the ting of the Grade II* listed St Denis urch posite will need to be carefully nsidered in terms of whether they n be veloped.			
Impact on existing	No	Listed Bldg / Local Interest Bldg: No		
Recreational Use: ProtectedSpecies/	lo	Tree Preservation Order: No		
Habitats:		Conservation Area: Yes		
Suitability Conclusion	n: The site is not suitable			
Availability and A	chievability			
Availability Conclusion	ons:			
Achievability Conclus	sion:			
Availability Comments: Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form.				
Achievabilty Commen	nts:			
Ownership Constrain	<b>Its</b> owner constraints 6-10 years currently held under an agricultural tenancy agreement	Ownership Comments: currently held under an agricultural tenancy agreement		
Legal Issues: No		Legal Comments:		
Timescale: No other	constraints 0-5 years	Availability Other Issues: No other constraints 0-5 years		
Viability Comments:				
Additional Comments	where rainwater is absorbed. Th times of rain. Development on th	proposed. not be developed because it floods naturally and is an area ere is a dew pond in the middle and ditches all around fill in he piece would damage the ability of water in the area to drain it feals that there is already problems with main and lead		

away. Overall the Parish Council feels that there is already problems with main and land drainage in the village and that current infrastructure could not support further large scale development.

Strategic Housing Land Availability Assessment 2010







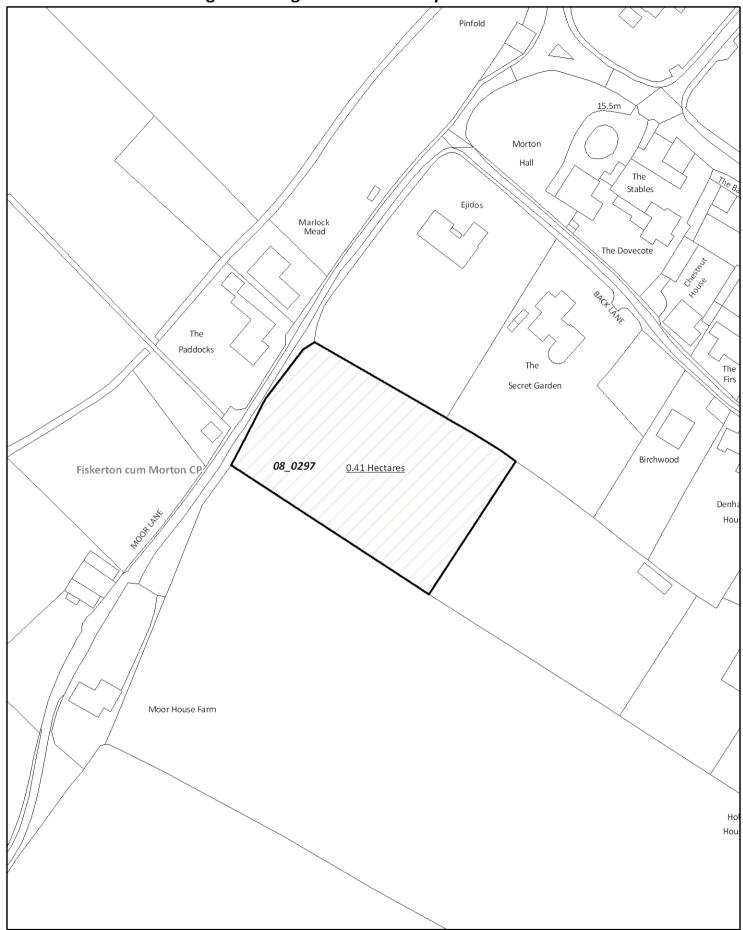
08\_0161 - Land Off Main Street, Fiskerton Cum Morton

Date:	09/03/2010
Scale:	1:1,250

Site Ref: Land adjacent Trent Vale House, Main Street					
08_0297 Area(ha): 0.41	Parish: FISKERTON cu	m Morton Proposed Yield :			
Suitability Conculsion	The site is not suitable				
Availability Conclusions:					
Availability Comments:	Information provided: Devinvested in site. Site avail	veloper has shown an interest in the site. Developer has able within 5 years.			
Achievability Conclusion:					
Achievabilty Comments:					
Overall Draft Conclusion:         Possible highway constraints in this location, in conjunctio considerations, make this site unsuitable for development.					
Overall Final Conclusion:		traints in this location, in conjunction with other nis site unsuitable for development.			
Character Land Use Location	The site may be suitable				
Location: Village (outside but a	djoining Boundary)	PDL/Greenfield: Greenfield			
Area Character: CountrysideVi	llage	Area Greenfield: 0.41			
Setting: Countryside Village		Area PDL:			
Current Use: Vacant Land		Proposed Use:			
Policy The site may be suita	ble				
	cheduled Ancient 74: Immediatley South of	Other: NE1- Development in the Countryside; C22 Scheduled Ancient Monuments			
Conflicting Issues Yes Outsic	le Village Envelope. Adjace	ent to Scheduled Ancient Monument (SAM)			
Access to Services The site	e may be suitable				
Within 800m or 10 mins walkin	g	Within 30 mins travel by public transport			
Primary school: No Bus sto	pp: No	Secondary school: No Retail Area: Ye			
GP/ Health No Cash	No	Further Education: No Hospital: No			
Centre: Machin	e/PO:	Supermarket: Yes Employment: Ye			
Store of Local Importance:					
Proximity to Town centre:Over 1km from a town centre Southwell Town Centre 4458mProximity Transport Node:Over 1km from a major public transport node					
GreenSpaceStandards: Within 800m of publicly accessible green space GreenSpaceStrategy Comments: 422m					
Physical Constraints The site is not suitable					
Highway Engineers Comments: Moor Lane is a private road. There is no connection to the public highway and is therefore unsatisfactory.					
Highway Engineers Comments					
Topography No Flat land					
	therefore unsatisfactory.	No Contaminated Land?: No			
Topography No Flat land	therefore unsatisfactory. Access to Utilities? N Contamination Catego	No Contaminated Land?: No bry: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas			
Topography No Flat land Constraints:	therefore unsatisfactory. Access to Utilities? N Contamination Catego	No Contaminated Land?: No bry: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas Site Apparatus: Pylons run along Northwest bounda			
Topography No Flat land Constraints: Agricultural Land Quality: Gra	therefore unsatisfactory. Access to Utilities? N Contamination Catego	No Contaminated Land?: No bry: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas			

Site Ref: Land adjacent Trent Vale House, Main Street					
<b>08_0297</b> Area(ha): 0.41 Parish: FISKERTON of	cum Morton Proposed Yield :				
Impact on Landscape Biodiversity The site may be suitable         Impact on views: Yes See English Heritage comments below.         Impact on existing Recreational Use:         No         Listed Bldg / Local Interest Bldg: Yes         Tree Preservation Order: No					
ProtectedSpecies/ No Habitats:	Conservation Area: No				
Suitability Conclusion: The site is not suitable					
Availability and Achievability         Availability Conclusions:         Achievability Conclusion:         Availability Comments:         Information provided: Developer has shown an interest in the site. Developer has invested in site. Site available within 5 years.					
Achievabilty Comments:					
Ownership Constraints No ownership constraints 0-5 Ownership Comments: years					
Legal Issues: No	Legal Comments:				
Timescale:         No other constraints 0-5 years         Availability Other Issues:         No other constraints 0-5 years					
Viability Comments:					
Additional Comments: PC Comments: Piece could not be developed as the ownership of a private unadopted road is in the hands of another owner and there is no alternative access. Overall the Parish Council feels that there is already problems with main and land drainage in the village and that current infrastructure could not support further large scale development. The site adjoins a scheduled ancient monument (SAM) to the south, which contains a Roman settlement. Given the current open nature of land, there is likely to be a significant impact on the setting of the SAM which may affect how this site is developed (if at all). There is also a high potential for further archaeological remains to be found within the SHLAA site itself (given its proximity to the SAM), requiring further investigation at the earliest opportunity. (EH)					

Strategic Housing Land Availability Assessment 2010





08\_0297 - Land Adjacent Trent Vale House, Main Street, Fiskerton Cum Morton

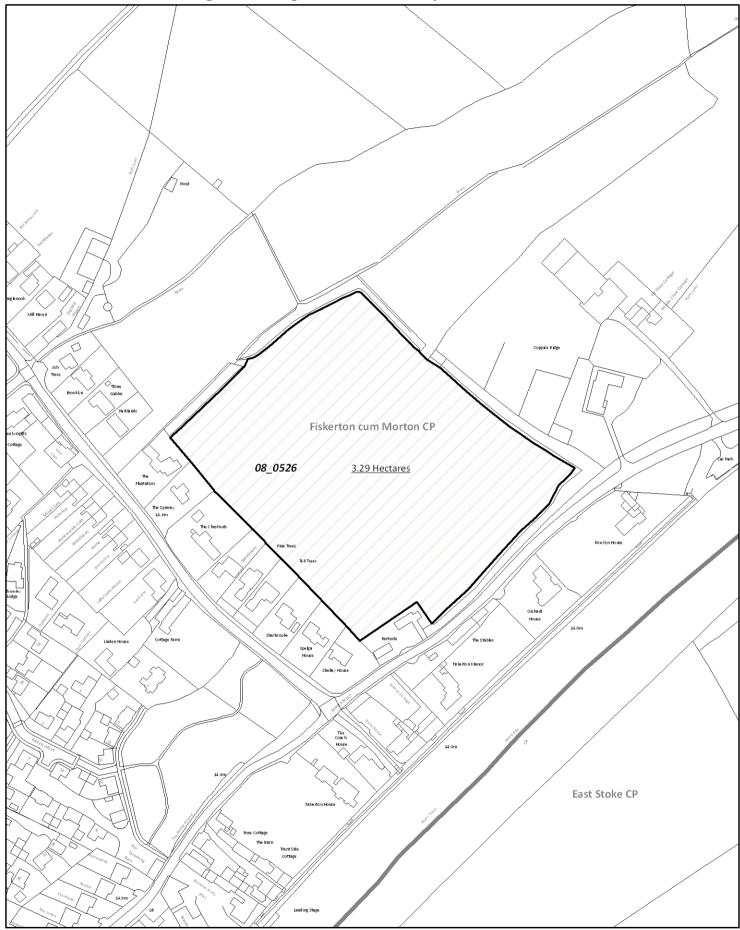
Date:	09/03/2010
Scale:	1:1,250

Site Ref: Land North o					
	f Main Street				
<b>08_0526</b> Area(ha): 3.29	Parish: FISKERTON	I cum Morton	Proposed	Yield :	
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion: Achievability Comments:	The site is not suitable	e			
Overall Draft Conclusion: Not suitable due to environmental constraints - the site is a Site of Intere Nature Conservation. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.					
Overall Final Conclusion:	Not suitable due to environmental constraints - the site is a Site of Interest for Nature Conservation. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.				
Character Land Use Locatior	۲ The site may be suitab	ble			
Location: Village (outside but	adjoining Boundary)	PDL/Greenfield:	Greenfield		
Area Character: MixedCount	ryside, Residential	Area Greenfield:		3.29	
Setting: Other Countryside,	Residential	Area PDL:			
Current Use: PaddockAgricul	lture	Proposed Use:			
AllocatedSite: Countryside		Other: NE1 Develp C12, C15-C		vation Areas	00,
Conflicting Issues Yes Outs Access to Services The s	side the Village Envelope ite is suitable				
	ite is suitable	Within 30 mins	travel by p	ublic transport	
Access to Services The s	ite is suitable	Within 30 mins Secondary sch		ublic transport Retail Area:	Yes
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash	ite is suitable ing stop: No Yes		ool: Yes	-	Yes No
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Mach	ite is suitable ing stop: No	Secondary sch	ool: Yes	Retail Area:	
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Mach Store of Local Importance:	ite is suitable ing stop: No Yes	Secondary sch Further Educat Supermarket:	ool: Yes ion: No Yes	Retail Area: Hospital:	No Yes
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Machi Store of Local Importance: Proximity to Over 1km fr	ite is suitable ing stop: No Yes ine/PO:	Secondary sch Further Educat Supermarket:	ool: Yes ion: No Yes r 1km from	Retail Area: Hospital: Employment:	No Yes
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Machi Store of Local Importance: Proximity to Over 1km fr	ite is suitable ing stop: No Yes ine/PO: rom a town centre fown Centre 4820m	Secondary sch Further Educat Supermarket: Proximity Ove Transport Node: nod	ool: Yes ion: No Yes r 1km from	Retail Area: Hospital: Employment:	No Yes
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Mach Store of Local Importance: Proximity to Over 1km fr Town centre: Southwell T	ite is suitable ing stop: No Yes ine/PO: rom a town centre fown Centre 4820m in 800m of publicly access	Secondary sch Further Educat Supermarket: Proximity Ove Transport Node: nod	ool: Yes ion: No Yes r 1km from	Retail Area: Hospital: Employment:	No Yes
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Mach Store of Local Importance: Proximity to Over 1km fr Town centre: Southwell T GreenSpaceStandards: With GreenSpaceStrategy Comme	ite is suitable ing stop: No Yes ine/PO: rom a town centre fown Centre 4820m in 800m of publicly access	Secondary sch Further Educat Supermarket: Proximity Ove Transport Node: nod	ool: Yes ion: No Yes r 1km from	Retail Area: Hospital: Employment:	No Yes
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Mach Store of Local Importance: Proximity to Over 1km fr Town centre: Southwell T GreenSpaceStandards: With GreenSpaceStrategy Comme	ite is suitable ing stop: No Yes ine/PO: rom a town centre rown Centre 4820m in 800m of publicly access ents: 607m site is not suitable nts: Visibility and on site h works required. Traff	Secondary sch Further Educat Supermarket: Proximity Ove Transport Node: nod sible green space	ool: Yes ion: No Yes r 1km from e	Retail Area: Hospital: Employment: a major public tran	No Yes sport way Main
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Mach Store of Local Importance: Proximity to Over 1km fr Town centre: Southwell T GreenSpaceStandards: With GreenSpaceStrategy Comme Physical Constraints The s Highway Engineers Commen	ite is suitable ing stop: No Yes ine/PO: rom a town centre rown Centre 4820m in 800m of publicly access ents: 607m site is not suitable nts: Visibility and on site h works required. Traff St in a position where	Secondary sch Further Educat Supermarket: Proximity Ove Transport Node: nod sible green space	ool: Yes ion: No Yes r 1km from e	Retail Area: Hospital: Employment: a major public tran	No Yes sport
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Mach Store of Local Importance: Proximity to Over 1km fr Town centre: Southwell T GreenSpaceStandards: With GreenSpaceStrategy Comme Physical Constraints The s Highway Engineers Commen	ite is suitable ing stop: No Yes ine/PO: rom a town centre rown Centre 4820m in 800m of publicly access ents: 607m site is not suitable nts: Visibility and on site h works required. Traff St in a position where would be required for	Secondary sch Further Educat Supermarket: Proximity Ove Transport Node: nod sible green space highway layout to be prov fic assessment required. a adequate visibility can be r a pedestrian link. ? Unknown Conta	ool: Yes ion: No Yes r 1km from e vided to star Access wo be achieved minated La ontaminative	Retail Area: Hospital: Employment: a major public tran	No Yes sport way Main vorks
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Mach Store of Local Importance: Proximity to Over 1km fr Town centre: Southwell T GreenSpaceStandards: With GreenSpaceStrategy Comme Physical Constraints The s Highway Engineers Commen	ite is suitable ing stop: No Yes ine/PO: rom a town centre Town Centre 4820m in 800m of publicly access ents: 607m site is not suitable nts: Visibility and on site f works required. Traff St in a position where would be required for Access to Utilities' Contamination Cat	Secondary sch Further Educat Supermarket: Proximity Ove Transport Node: nod sible green space highway layout to be prov fic assessment required. a adequate visibility can be a adequate visibility can be a a pedestrian link. ? Unknown Conta tegory: C-Potentially c identified at the	ool: Yes ion: No Yes r 1km from e vided to star Access wo be achieved minated La ontaminative e site or surr	Retail Area: Hospital: Employment: a major public tran	No Yes sport way Main vorks
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Machi Store of Local Importance: Proximity to Over 1km fr Town centre: Southwell T GreenSpaceStandards: With GreenSpaceStrategy Comme Physical Constraints The s Highway Engineers Commen Topography No Constraints:	ite is suitable ing stop: No Yes ine/PO: rom a town centre rown Centre 4820m in 800m of publicly access ents: 607m site is not suitable nts: Visibility and on site f works required. Traff St in a position where would be required for Access to Utilities Contamination Cat Grade 2 (Very good)	Secondary sch Further Educat Supermarket: Proximity Ove Transport Node: nod sible green space highway layout to be prov fic assessment required. a adequate visibility can be a adequate visibility can be a a pedestrian link. ? Unknown Conta tegory: C-Potentially c identified at the	ool: Yes ion: No Yes r 1km from e vided to star Access wo be achieved minated La ontaminative e site or surr Telepgraph	Retail Area: Hospital: Employment: a major public tran	No Yes sport way Main vorks

Site Ref: Land North of Main Street					
08_0526 Area(ha): 3.29 Parish: FISKERTON of	cum Morton Proposed Yield :				
SFRA Comments:					
Impact on Landscape Biodiversity The site is not su	itable				
Impact on views: No	Natural Features: No				
Impact on existingYesFiskerton cum MortonRecreational Use:FP19	Listed Bldg / Local Interest Bldg: No				
Protocted Species / Vos. Coincides with Sins	Tree Preservation Order: No				
ProtectedSpecies/ Habitats:YesCoincides with Sinc5/2172 - Trentland Grassland Fiskerton. Direct impacts can be expected. Also adjoins SINC to north west of site	Conservation Area: Yes				
Suitability Conclusion: The site is not suitable					
Availability and Achievability					
Availability Conclusions:					
Achievability Conclusion:					
Availability Comments:					
Achievabilty Comments:					
Ownership Constraints owner constraints 11-15 years	Ownership Comments:				
Legal Issues:	Legal Comments:				
Timescale:	Availability Other Issues:				
Viability Comments:					

Additional Comments: SHLAA Site 08\_0527 adjoins the site

Strategic Housing Land Availability Assessment 2010







08\_0526 - Land To North Of Main Street, Fiskerton Cum Morton

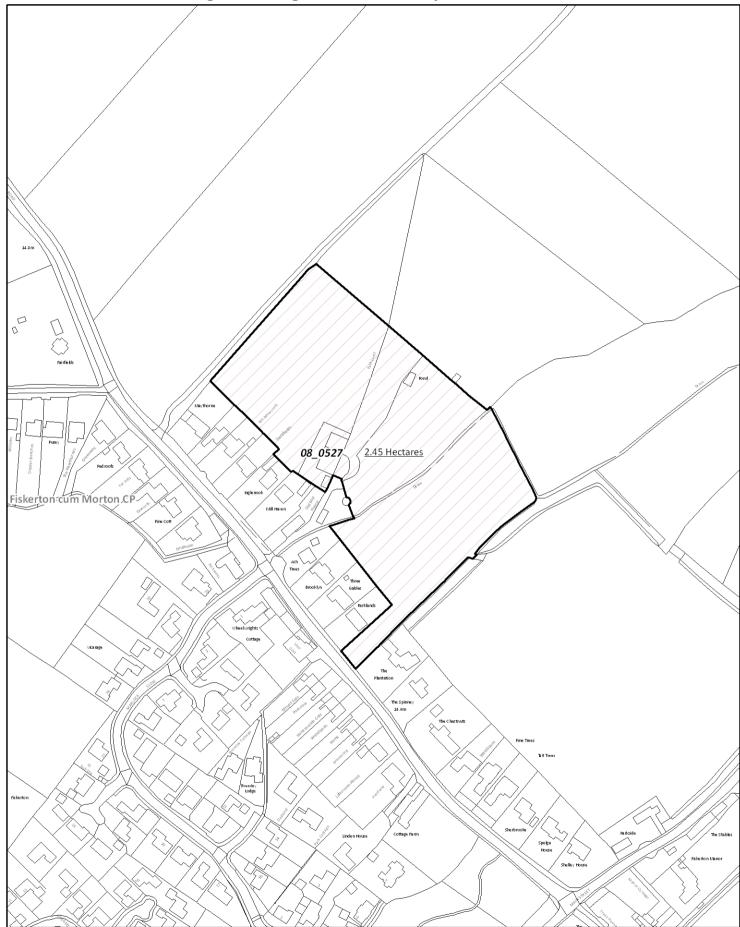
Date:	09/03/2010
Scale:	1:2,500

Site Ref: North of Stat	ion Dood				
<b>08_0527</b> Area(ha): 2.45	Parish: FISKERTON	cum Morton <b>Propose</b>	ed Yield :		
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion: Achievability Comments:	The site is not suitable				
Overall Draft Conclusion:	Nature Conservation	Not suitable due to environmental constraints - the site is a Site of Interest for Nature Conservation. Site lies within Environment Agency Flood Zone 3			
Overall Final Conclusion:	Not suitable due to e for Nature Conservat	where residential development should be resisted. Not suitable due to environmental constraints - the site is a Site of Interest for Nature Conservation. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.			
Character Land Use Location	n The site may be suitab	le			
Location: Village (outside but	t adjoining Boundary)	PDL/Greenfield: Greenfield	I		
Area Character: MixedCount	tryside, Residential	Area Greenfield:	2.45		
Setting: Other Countyside, I	Residential	Area PDL:			
Current Use: Agriculture		Proposed Use:			
Policy The site may be suit AllocatedSite: Countryside Conflicting Issues Yes Out Access to Services The s		<b>Other:</b> NE1 Develpoment in	the Countryside,		
Within 800m or 10 mins walk	kina	Within 30 mins travel by	public transport		
Primary school: No Bus s	-	Secondary school: Yes			
GP/ Health No Cash	-	Further Education: No	Hospital: No		
Store of Local Importance:	inten O.	Supermarket: Yes	Employment: Yes		
Proximity to Over 1km fi		Proximity Within 1km of Transport Node: node	a major public transport		
GreenSpaceStandards: With GreenSpaceStrategy Comme		ible green space			
Physical Constraints The	site is not suitable				
Highway Engineers Commer	works required. Traffi	ighway layout to be provided to st c assessment required. The site e adequate visibility onto Station I d.	has only a narrow frontage		
Topography No	Access to Utilities?	Unknown Contaminated	Land?: No		
Constraints:	Contamination Cate	egory: C-Potentially contaminat identified at the site or si			
Agricultural Land Quality: G	Grade 2 (Very good)	Site Apparatus: None	-		
Neighbour Issues: None	9				
Identified in SFRA: No		Site within a flood In zone?:	zone 3 Also RZ2		
SFRA Comments:					

Site Ref: North of Station Road		
08_0527 Area(ha): 2.45 Parish: FISKERTON of	cum Morton Proposed Yield :	
Impact on Landscape Biodiversity The site is not su	itable	
Impact on views: No	Natural Features: Yes Drain runs accross the site, mounding to north	
Impact on existingYesFiskerton cum MortonRecreational Use:FP19	Listed Bldg / Local Interest Bldg: No	
ProtectedSpecies/ Habitats: Yes Substantially coincides with Sinc 5/2172 - Trentland Grassland Fiskerton. Direct impacts can be expected.	Tree Preservation Order: No Conservation Area: No	
Suitability Conclusion: The site is not suitable		
Availability and Achievability		
Availability Conclusions:		
Achievability Conclusion:		
Availability Comments:		
Achievabilty Comments:		
Ownership Constraints owner constraints 11-15 years	Ownership Comments:	
Legal Issues:	Legal Comments:	
Timescale:	Availability Other Issues:	
Viability Comments:		

Additional Comments: Internal Drainage Board; SHLAA Site 08\_0526 adjoins the site

Strategic Housing Land Availability Assessment 2010







08\_0527 - North Of Station Road, Fiskerton Cum Morton

Date:	09/03/2010
Scale:	1:2,500

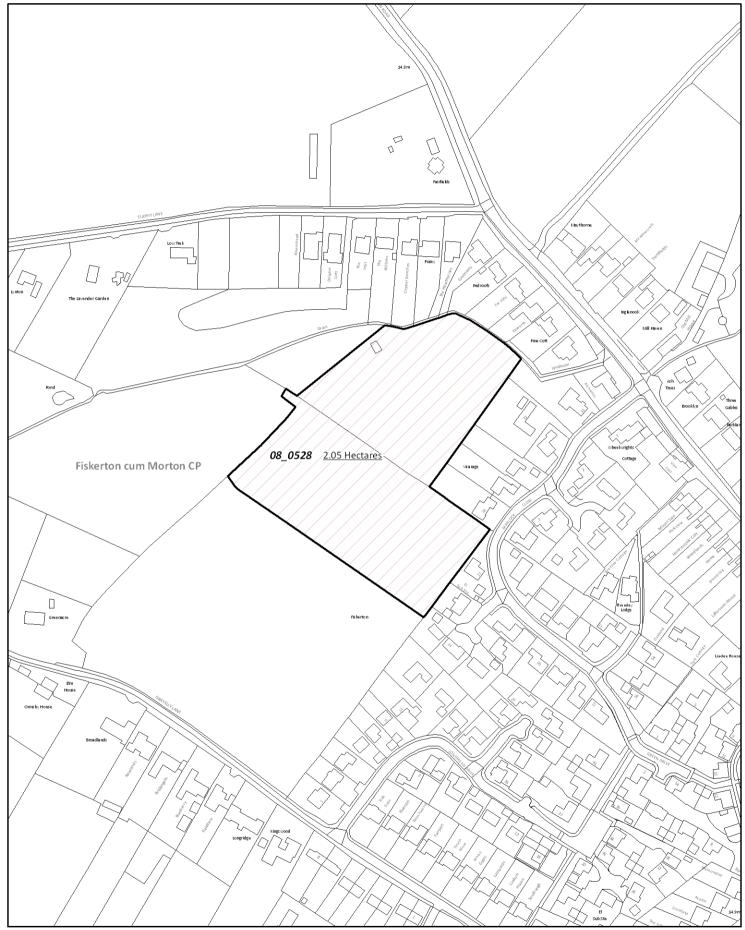
Site Ref: West of Marlo	ock Close		
08_0528 Area(ha): 2.05	Parish: FISKERTO	N cum Morton Propose	ed Yield :
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion: Achievability Comments:	The site is not suitab	le	
Overall Draft Conclusion:	Site lies within Envi development shoul	ronment Agency Flood Zone 3 w d be resisted.	here residential
Overall Final Conclusion:	Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.		
Character Land Use Location	The site may be suita	ble	
Location: Village (outside but	adjoining Boundary)	PDL/Greenfield: Greenfield	I
Area Character: MixedCount	ryside, residential	Area Greenfield:	2.05
Setting: Other Countryside,	Residential	Area PDL:	
Current Use: Agriculture		Proposed Use:	
AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The s	side Village Envelope ite is suitable	Other: NE1 Devel;opment in	the Countryside
Within 800m or 10 mins walk	ing	Within 30 mins travel by	public transport
Primary school: No Bus s	-	Secondary school: Yes	
GP/Health No Cash	Yes ine/PO:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
	rom a town centre Town Centre 4569m	Proximity Within 1km of Transport Node: node	f a major public transport
GreenSpaceStandards: With	in 1500m of publicly acco	essible green space	
GreenSpaceStrategy Comme	ents: 817m		
Physical Constraints The s	site is not suitable		
Highway Engineers Commen	assessment required further development	highway layout to be provided to st d. Access to this site is off an exist would be limited to the maximum r is could satisfactorily service.	ing cul-de-sac therefore
Topography No	Access to Utilities	Contaminated	Land?: Maybe
Constraints:	Contamination Ca	tegory: B-Potentially contaminat identified in close proxim	
Agricultural Land Quality: G	rade 2 (Very good)	Site Apparatus: None	
Neighbour Issues: None			
Identified in SFRA: No		Site within a flood In zone?:	zone 3 Also Zone 2
SFRA Comments:			

Impact on Landscape Biodiversity The site is suitable

Site Ref: West of Marlock Close	
08_0528 Area(ha): 2.05 Parish: FISKERTON	cum Morton Proposed Yield :
Impact on views: No	Natural Features: No
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No
ProtectedSpecies/ No Habitats:	Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments:	
Achievabilty Comments:	
Ownership Constraints owner constraints 11-15 years	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

Additional Comments: Internal Drainage Board; Adjoins SHLAA Site 08\_0008

Strategic Housing Land Availability Assessment 2010







08\_0528 - West Of Marlock Close, Fiskerton Cum Morton

Date:	09/03/2010
Scale:	1:2,500

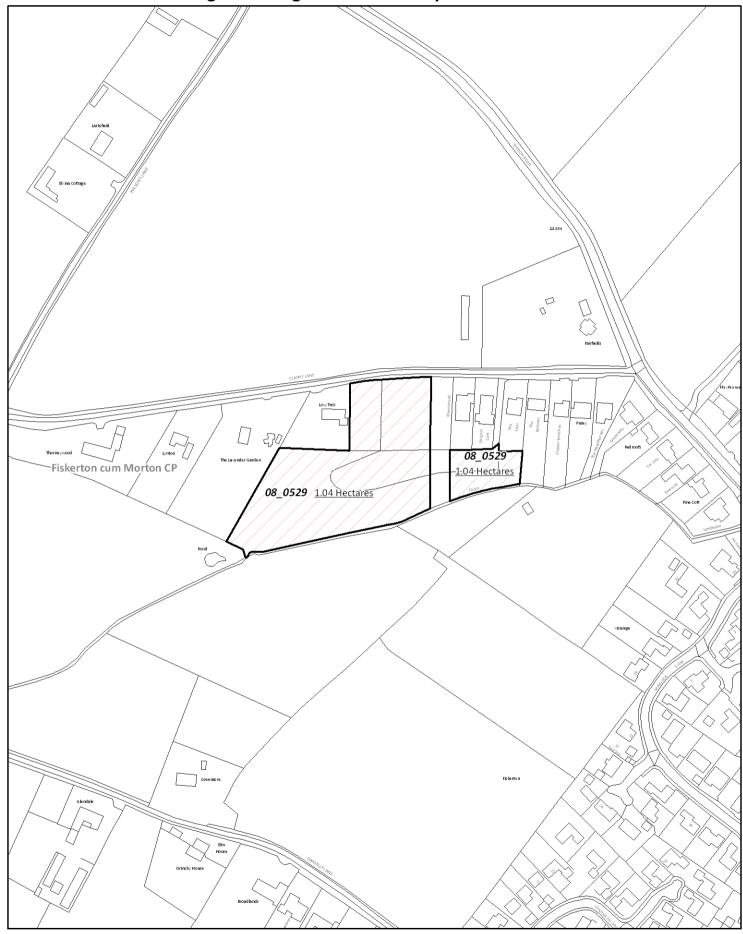
Site Ref:	South o	of Claypit La	ane					
08_0529	Area(ha)	: 1.04 Par	Parish:         FISKERTON cum Morton         Proposed Yield :					
Suitability Co Availability C Availability C Achievability Achievability	Conclusic Comment Conclus	ons: s: sion:	e site is not suita	ble				
Overall Draft		ion: Not gre	at majority of tl	able due to level of sep he site lies within Envir pment should be resist	onmer		-	
Overall Final	Conclus	The	great majority	able due to level of sep of the site lies within I development should be	Enviror	nment /		
Character La	nd Use L	ocation The	site is not suital	ble				
Location: Se	eperated f	rom urban/villa	ge boundary	PDL/Greenfield:	Gree	nfield		
Area Charact	t <b>er:</b> Mixe	edCountyryside	, Residential	Area Greenfield:			1.04	
Setting: Oth	er Coun	tryside, Reside	ntial	Area PDL:				
Current Use:	Agricult	ure		Proposed Use:				
AllocatedSite Conflicting Is Access to Se	ssues Ye	•	nt in the Country	Other: NE1 Dev yside	elopme	ent in the	e Countryside	
Within 800m	or 10 mii	ns walking		Within 30 mi	ns trav	el by p	ublic transport	
Primary scho	ol: No	Bus stop:	No	Secondary se	chool:	Yes	Retail Area:	Yes
GP/ Health Centre:	No	Cash Machine/PO	Yes :	Further Educ Supermarket		No es	Hospital: Employment:	No Yes
Store of Loca	al Importa	ance:		oupermarket	• •	63	Employment	103
Proximity to Town centre:		er 1km from a to thwell Town Ce		-	/ithin 11 ode	km of a	major public trans	port
•		s: Within 800n Comments: 6		essible green space				
Physical Con	straints	The site is r	not suitable					
Highway Eng	jineers C			ow country In with no pe herefore be discouraged				pment
Topography No		А	ccess to Utilitie	es? Unknown Con	tamina	ated La	nd?: Maybe	
Constraints:		С	ontamination C	Category: B-Potentially identified in a			e usage has been v to the site	
Agricultural I	Land Qua	ality: Grade 2	(Very good)	Site Apparatus:		-		
Neighbour Is	sues:	None						
Identified in §	SFRA: N	lo		Site within a floo zone?:	DC	in zo	ne 3 Also FZ2	
SFRA Comm	ents:							

Impact on Landscape Biodiversity The site may be suitable

Site Ref: South of Claypit Lane	
08_0529 Area(ha): 1.04 Parish: FISKERTON	cum Morton Proposed Yield :
Impact on views: No	Natural Features: Yes Drain on southern boundary
Impact on existing Recreational Use:NoProtectedSpecies/ Habitats:Yes Vilson's Lane Meadow, Fiskerton. Indirect impacts might occur.	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability Availability Conclusions: Achievability Conclusion: Availability Comments: Achievabilty Comments:	
Ownership Constraints owner constraints 11-15 years	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

Additional Comments: Internal Drainage Board; Part of and adjoins SHLAA Site 08\_0023

Strategic Housing Land Availability Assessment 2010







08\_0529 - South Of Claypit Lane, Fiskerton Cum Morton

Date:	09/03/2010
Scale:	1:2,500

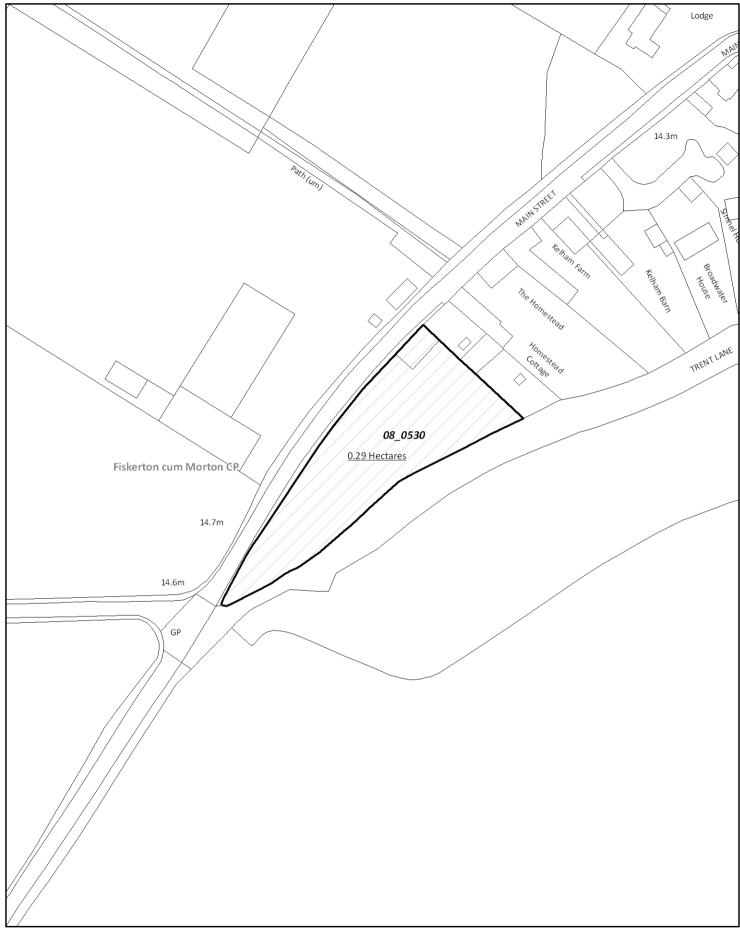
Site Ref: North of Trent	Lane		
<b>08_0530</b> Area(ha): 0.29	Parish: FISKERTON cu	m Morton Propos	ed Yield :
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion: Achievability Comments:	The site is not suitable		
Overall Draft Conclusion:	Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.		
Overall Final Conclusion:	Site lies within Environ development should be	ment Agency Flood Zone 3 v e resisted.	vhere residential
Character Land Use Location	The site may be suitable		
Location: Village (outside but a	adjoining Boundary)	PDL/Greenfield: Greenfield	d
Area Character: MixedCountry	vside, Residential	Area Greenfield:	0.29
Setting: Other Countryside, R	Residential	Area PDL:	
Current Use: Agriculture		Proposed Use:	
AllocatedSite: Heritage Conse Conflicting Issues Yes Outsin Access to Services The sit	-	Other: C1-C5, C12, C15-C1 Development in the 0	
Within 800m or 10 mins walkir		Within 30 mins travel by	v public transport
Primary school: No Bus ste	-	Secondary school: Ye	
GP/Health No Cash Centre: Machir	Yes	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
		oximity Over 1km fro ansport Node: node	m a major public transport
GreenSpaceStandards: Within	1800m of publicly accessibl	e green space	
GreenSpaceStrategy Commen	<b>its:</b> 707m		
Physical Constraints The si	te is not suitable		
Highway Engineers Comments		provide for adequate visibility vestigation would be required.	and safe pedestrian route
Topography No	Access to Utilities?	Jnknown Contaminated	Land?: No
Constraints:	Contamination Catego	ory: C-Potentially contamina identified at the site or s	
Agricultural Land Quality: Gra	ade 2 (Very good)	Site Apparatus: None	
Neighbour Issues:NoneIdentified in SFRA:No			zone 3 Also FZ2

Impact on Landscape Biodiversity The site is suitable

Site Ref: North of Trent Lane				
08_0530 Area(ha): 0.29 Parish: FISKERTON	cum Morton Proposed Yield :			
Impact on views: No	Natural Features: No			
Impact on existingYesFiskerton cum MortonRecreational Use:FP28	Listed Bldg / Local Interest Bldg: No			
ProtectedSpecies/ No Habitats:	Tree Preservation Order: No Conservation Area: Yes			
Suitability Conclusion: The site is not suitable				
Availability and Achievability				
Availability Conclusions:				
Achievability Conclusion:				
Availability Comments:				
Achievabilty Comments:				
Ownership Constraints owner constraints 11-15 years	Ownership Comments:			
Legal Issues:	Legal Comments:			
Timescale:	Availability Other Issues:			
Viability Comments:				

Additional Comments:

Strategic Housing Land Availability Assessment 2010







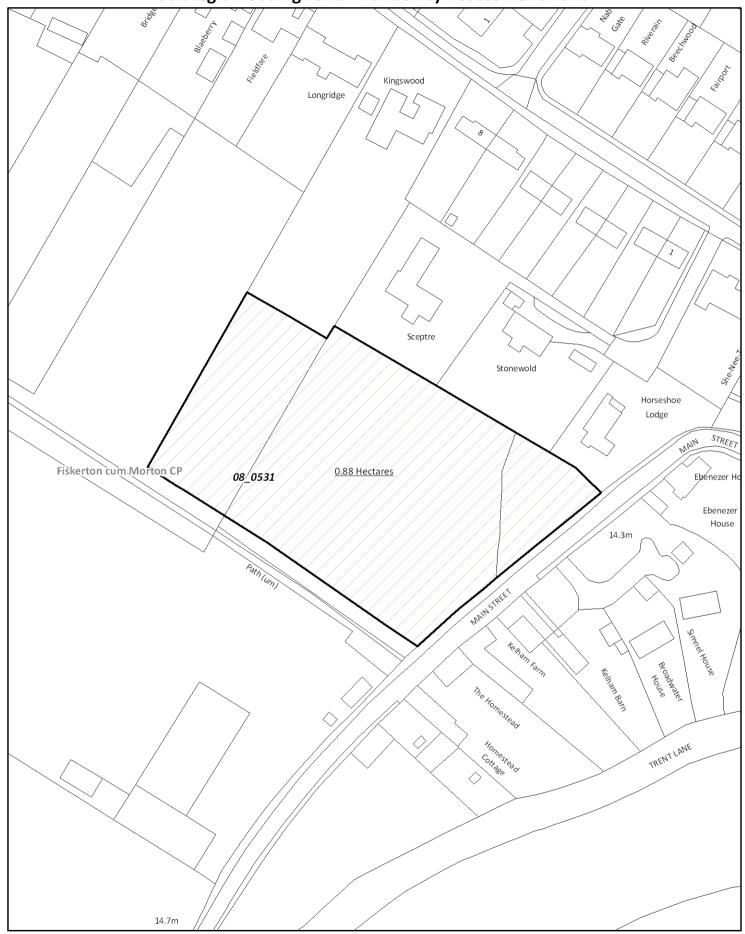
08\_0530 - North Of Trent Lane, Fiskerton Cum Morton

Date:	09/03/2010
Scale:	1:1,250

Site Ref: Rear of Stone	wald					
<b>08_0531</b> Area(ha): 0.88	Parish: FISKERTON	cum Morton	Proposed	Yield :		
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion: Achievabilty Comments:	The site is not suitable					
Overall Draft Conclusion:	Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.					
Overall Final Conclusion:	Site lies within Enviro development should	onment Agency Flood be resisted.	Zone 3 who	ere residential		
Character Land Use Location	The site may be suitab	le				
Location: Village (outside but a	adjoining Boundary)	PDL/Greenfield:	Greenfield			
Area Character: MixedCountry	yside, Residential	Area Greenfield:		0.88		
Setting: Other Countryside, F	Residential	Area PDL:				
Current Use: PaddockAgricult	ure	Proposed Use:				
Policy The site may be suita	able					
AllocatedSite: Countryside		Other: NE1 Devel C12, C15-0	opment in th C18 Conserv		C5,	
Conflicting Issues Yes Outsi	ide Village Envelope.					
Access to Services The sit	te is suitable					
Within 800m or 10 mins walking	ng	Within 30 mins	s travel by p	ublic transport		
Primary school: No Bus st	op: No	Secondary sch	nool: Yes	Retail Area:	Yes	
GP/ Health No Cash Centre: Machin	Yes ne/PO:	Further Educa Supermarket:		Hospital: Employment:	No Yes	
Store of Local Importance:		Supermarket.	Yes	Employment.	165	
		Proximity Ove Transport Node: noc		a major public tran	sport	
GreenSpaceStandards: Within	n 800m of publicly access	sible green space				
GreenSpaceStrategy Commer	nts: 707m					
Physical Constraints The si	ite is not suitable					
Highway Engineers Comment	Traffic Statement requ	uired. Site may be able ed to demonstrate a sat	to provide fo	r adequate visibility	y onto	
Topography No	Access to Utilities?	? Unknown Conta	minated La	nd?: No		
Constraints:	Contamination Cate			e usage is yet to be ounding areas	e	
Agricultural Land Quality: Gr	ade 2 (Very good)	Site Apparatus:		-	rn nart	
Neighbour Issues: None			of site		μαιι	
Identified in SFRA: No		Site within a flood zone?:	l In zo	ne 3 Also in FZ2		
SFRA Comments:						

Site Ref: Rear of Stonewald							
08_0531 Area(ha): 0.88 Parish: FISKERTON of	cum Morton Proposed Yield :						
Impact on Landscape Biodiversity The site is suitable							
Impact on views: No	Natural Features: No						
Impact on existingNoRight of way adjacent toRecreational Use:site	Listed Bldg / Local Interest Bldg: No						
Beste de 10e este (. No	Tree Preservation Order: No						
ProtectedSpecies/ No Habitats:	Conservation Area: Yes						
Suitability Conclusion: The site is not suitable							
Availability and Achievability							
Availability Conclusions:							
Achievability Conclusion:							
Availability Comments:							
Achievabilty Comments:							
Ownership Constraints owner constraints 11-15 years	Ownership Comments:						
Legal Issues:	Legal Comments:						
Timescale:	Availability Other Issues:						
Viability Comments:							
Additional Comments:							

# Strategic Housing Land Availability Assessment 2010







08\_0531 - Rear Of Stonewald, Fiskerton Cum Morton

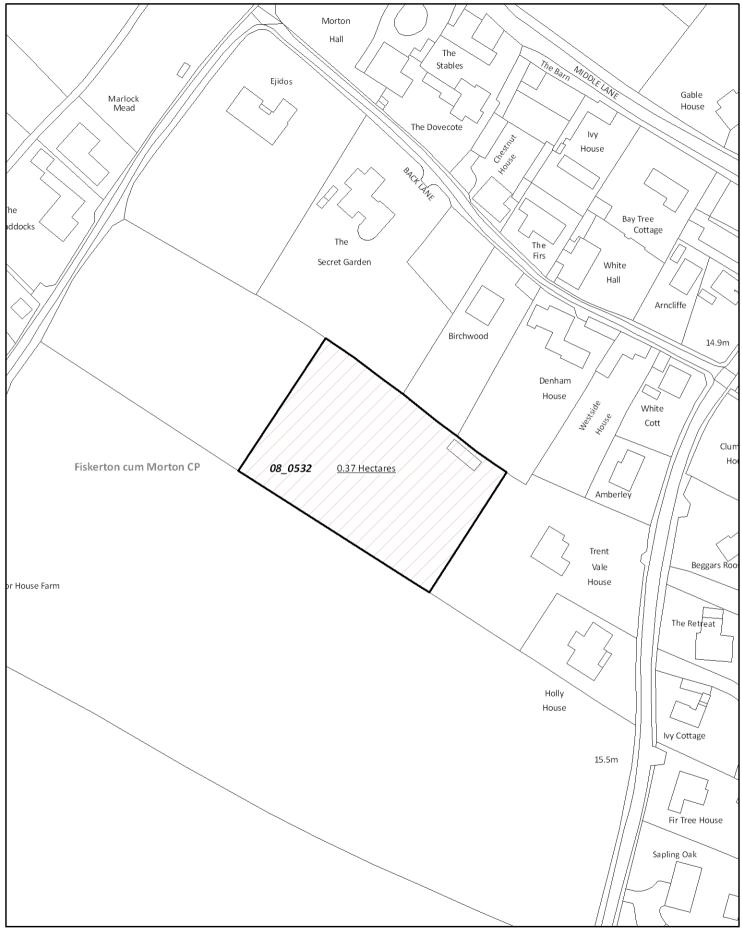
Date:	09/03/2010
Scale:	1:1,250

	Lane						
08_0532 Area(ha): 0.37	Parish: FISKERTON cu	m Morton Propose	ed Yield :				
Suitability Conculsion	The site is not suitable						
Availability Conclusions:							
Availability Comments:							
Achievability Conclusion:							
Achievabilty Comments:							
Overall Draft Conclusion:	t Conclusion: Highway access constraints in this location make this site unsuitable for development.						
Overall Final Conclusion:	Highway access constructed development.	aints in this location make th	is site unsuitable for				
Character Land Use Location	The site may be suitable						
Location: Village (outside but	adjoining Boundary)	PDL/Greenfield: Greenfield					
Area Character: MixedCountr	ryside, Residential	Area Greenfield:	0.37				
Setting: Other Countryside,	Residential	Area PDL:					
Current Use: PaddockAgricul	ture	Proposed Use:					
Policy The site may be suit	able						
	C22 refers to AM Site and	Other: NE1 Development in t	the Countryside, C22				
	ection of setting	Scheduled Ancient M					
Conflicting Issues Yes Outs	side Village Envelope						
Access to Services The si	ite may be suitable						
Within 800m or 10 mins walki	ing	Within 30 mins travel by	public transport				
	•	Within 30 mins travel by Secondary school: No					
Primary school: No Bus s GP/ Health No Cash	top: No No	-					
Primary school: No Bus s GP/ Health No Cash Centre: Machi	top: No	Secondary school: No	Retail Area: Yes				
Primary school: No Bus s GP/ Health No Cash Centre: Machi	top: No No	Secondary school: No Further Education: No	Retail Area: Yes Hospital: No				
GP/ Health No Cash Centre: Machi Store of Local Importance: Proximity to Over 1km fro	top: No No ine/PO: om a town centre Pro	Secondary school: No Further Education: No Supermarket: Yes	Retail Area: Yes Hospital: No				
Primary school:NoBus sGP/ HealthNoCashCentre:MachiStore of Local Importance:Proximity toOver 1km frown centre:Southwell To	top: No No ine/PO: om a town centre Pro own Centre 4507m Tra	Secondary school: No Further Education: No Supermarket: Yes oximity Over 1km from ansport Node: node	Retail Area:YesHospital:NoEmployment:Yes				
Primary school:NoBus sGP/ HealthNoCashCentre:MachiStore of Local Importance:Proximity toOver 1km froTown centre:Southwell ToGreenSpaceStandards:Withi	top: No No ine/PO: om a town centre Pro own Centre 4507m Tra in 400m of publicly accessible	Secondary school: No Further Education: No Supermarket: Yes oximity Over 1km from ansport Node: node	Retail Area:YesHospital:NoEmployment:Yes				
Primary school:       No       Bus start         GP/ Health       No       Cash         Centre:       Machi         Store of Local Importance:         Proximity to       Over 1km fraction         Town centre:       Southwell Transform         GreenSpaceStandards:       Withit         GreenSpaceStrategy Comme       Southwell Transform	top: No No ine/PO: om a town centre Pro own Centre 4507m Tra in 400m of publicly accessible	Secondary school: No Further Education: No Supermarket: Yes oximity Over 1km from ansport Node: node	Retail Area:YesHospital:NoEmployment:Yes				
Primary school:NoBus sGP/ HealthNoCashCentre:MachiStore of Local Importance:Proximity toOver 1km fromTown centre:Southwell ToGreenSpaceStandards:WithiGreenSpaceStrategy CommePhysical ConstraintsThe s	top: No No ine/PO: om a town centre Pro own Centre 4507m Tra in 400m of publicly accessible nts: 369m site is not suitable ts: The site has no connecti	Secondary school: No Further Education: No Supermarket: Yes oximity Over 1km from ansport Node: node e green space	Retail Area:       Yes         Hospital:       No         Employment:       Yes         n a major public transport         is therefore unsatisfactory				
Primary school:       No       Bus s         GP/ Health       No       Cash         Centre:       Machi         Store of Local Importance:       Machi         Proximity to       Over 1km from         Fown centre:       Southwell To         GreenSpaceStandards:       Withit         GreenSpaceStrategy Comme       Physical Constraints       The statement         Fighway Engineers Commen       Fopography       No	top: No No ine/PO: om a town centre Pro own Centre 4507m Tra in 400m of publicly accessible nts: 369m site is not suitable ts: The site has no connecti	Secondary school: No Further Education: No Supermarket: Yes oximity Over 1km from ansport Node: node e green space	Retail Area:       Yes         Hospital:       No         Employment:       Yes         n a major public transport         is therefore unsatisfactory adopted highway.				
Primary school:       No       Bus s         GP/ Health       No       Cash         Centre:       Machi         Store of Local Importance:       Machi         Proximity to       Over 1km from         Fown centre:       Southwell To         GreenSpaceStandards:       Withit         GreenSpaceStrategy Comme       Physical Constraints       The statement         Fighway Engineers Commen       Fopography       No	top: No No ine/PO: om a town centre Pro own Centre 4507m Tra in 400m of publicly accessible nts: 369m site is not suitable ts: The site has no connecti Abuts site 08_0297 but the	Secondary school: No Further Education: No Supermarket: Yes oximity Over 1km from ansport Node: node e green space on to the adopted highway and his also does not connect to the Unknown Contaminated L	Retail Area:       Yes         Hospital:       No         Employment:       Yes         n a major public transport         is therefore unsatisfactory         adopted highway.         and?:       No         ive usage is yet to be				
Primary school:       No       Bus s         GP/ Health       No       Cash         Centre:       Machi         Store of Local Importance:       Machi         Proximity to       Over 1km fm         Town centre:       Southwell To         GreenSpaceStandards:       Withi         GreenSpaceStrategy Comme       Physical Constraints       The s         Highway Engineers Commen       Topography       No         Constraints:       No       Constraints:	top: No No ine/PO: om a town centre Pre own Centre 4507m Tra in 400m of publicly accessible nts: 369m site is not suitable ts: The site has no connecti Abuts site 08_0297 but the Access to Utilities? La Contamination Catego	Secondary school: No Further Education: No Supermarket: Yes oximity Over 1km from ansport Node: node e green space on to the adopted highway and his also does not connect to the Jnknown Contaminated L ory: C-Potentially contamination	Retail Area:       Yes         Hospital:       No         Employment:       Yes         n a major public transport         is therefore unsatisfactory         adopted highway.         and?:       No         ive usage is yet to be				
Primary school:       No       Bus state         GP/ Health       No       Cash         Centre:       Machi         Store of Local Importance:       Machi         Proximity to       Over 1km fraction         Town centre:       Southwell Tage         GreenSpaceStandards:       Withi         GreenSpaceStrategy Comme       Physical Constraints       The state         Highway Engineers Commen       Topography       No         Constraints:       No       Constraints:	top: No No ine/PO: om a town centre Pre own Centre 4507m Tra in 400m of publicly accessible nts: 369m site is not suitable ts: The site has no connecti Abuts site 08_0297 but the Access to Utilities? La Contamination Catego	Secondary school: No Further Education: No Supermarket: Yes oximity Over 1km from ansport Node: node e green space on to the adopted highway and his also does not connect to the Jnknown Contaminated L ory: C-Potentially contaminati identified at the site or su Site Apparatus: None	Retail Area:       Yes         Hospital:       No         Employment:       Yes         n a major public transport         is therefore unsatisfactory         adopted highway.         and?:       No         ive usage is yet to be         irrounding areas				
Primary school:       No       Bus state         GP/ Health       No       Cash         Centre:       Machi         Store of Local Importance:         Proximity to       Over 1km fraction         Town centre:       Southwell Tage         GreenSpaceStandards:       Withit         GreenSpaceStrategy Comme       Physical Constraints       The state         Highway Engineers Commen       Topography       No         Constraints:       No       Constraints:	top: No No ine/PO: om a town centre Pre own Centre 4507m Tra in 400m of publicly accessible nts: 369m site is not suitable ts: The site has no connecti Abuts site 08_0297 but th Access to Utilities? U Contamination Catego rade 2 (Very good)	Secondary school: No Further Education: No Supermarket: Yes oximity Over 1km from ansport Node: node e green space on to the adopted highway and his also does not connect to the Jnknown Contaminated L ory: C-Potentially contaminati identified at the site or su Site Apparatus: None	Retail Area:       Yes         Hospital:       No         Employment:       Yes         n a major public transport         is therefore unsatisfactory         adopted highway.         and?:       No         ive usage is yet to be				

Site Ref: Rear of Back Lane						
08_0532 Area(ha): 0.37 Parish: FISKERTON	cum Morton Proposed Yield :					
Impact on views: No	Natural Features: No					
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No					
ProtectedSpecies/ No Habitats:	Conservation Area: No					
Suitability Conclusion: The site is not suitable						
Availability and Achievability						
Availability Conclusions:						
Achievability Conclusion:						
Availability Comments:						
Achievabilty Comments:						
Ownership Constraints owner constraints 11-15 years	Ownership Comments:					
Legal Issues:	Legal Comments:					
Timescale:	Availability Other Issues:					
Viability Comments:						

Additional Comments: Site landlocked and could not be accessed at time of site visit; Adjoins SHLAA Site 08\_0297

# Strategic Housing Land Availability Assessment 2010





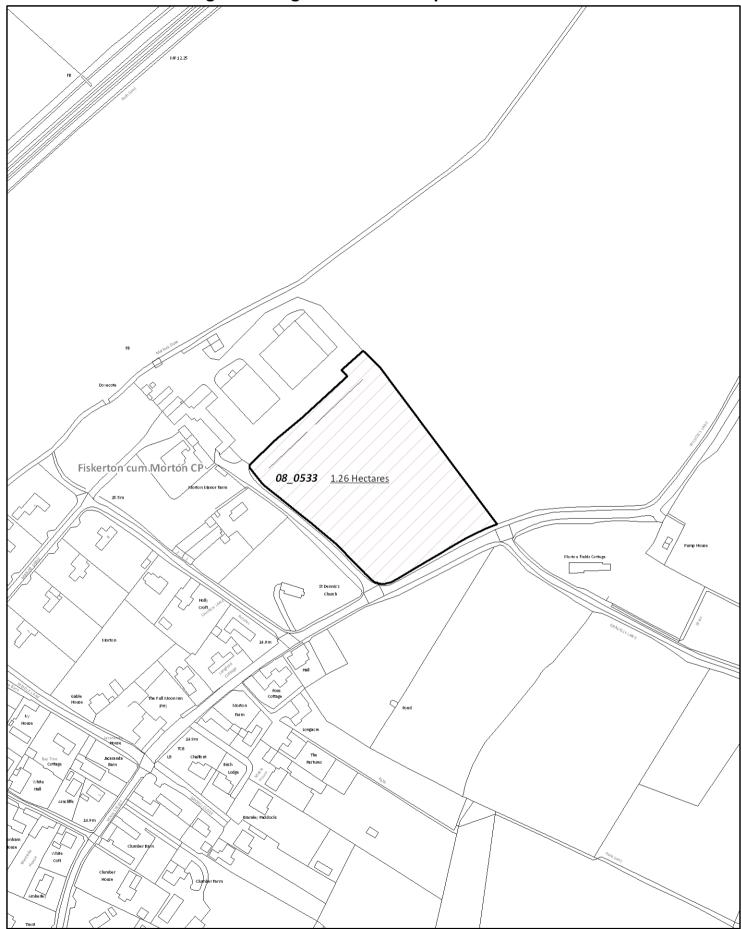


08\_0532 - Rear Of Back Lane, Fiskerton Cum Morton

Date:	09/03/2010
Scale:	1:1,250

Site Ref:	East o	of Morton	Mano	r Farm							
08_0533	Area(ha	<b>a):</b> 1.26	Parish	n: FISKERTON o	cum M	orton		Propose	d Yield	:	
Suitability Co Availability C Availability C Availability C Achievability	Conclusi Commer y Conclu	ions: nts: ısion:	The si	te is not suitable							
Achievabilty			Defer								
Overall Draft	t Conciu	sion:	justify location for de	tial flooding isso v development ir on, in conjunctio velopment. Not ng settlement.	n this on wit	location. h other c	Possibl onsider	le highwa ations, m	y cons <sup>.</sup> ake thi	traints in thi s site unsui	S
Overall Final	l Conclu	ision:	Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Not presently suitable due to level of separation from existing settlement.					S			
Character La	and Use	Location T	he site	e is not suitable							
Location: Se	eperated	from urban/	/village	boundary	PD	L/Green	field: G	Greenfield			
Area Charac	ter: Co	untrysideCo	untrysio	de	Are	ea Green	field:		1.26	5	
Setting: Co	untryside	9			Are	ea PDL:					
Current Use:	: Agricu	lture			Pro	oposed L	Jse:				
AllocatedSite	e: Cour ssues	res Develo	pment	in the countryside		ner: NE <sup>-</sup>	1 Develo	pment in t	he Cou	ntryside	
Access to Se			•	e suitable							
Within 800m		-						-	-	transport	
Primary scho		•	<b>)</b> :	No			•	ool: Yes	Ret	ail Area:	Yes
GP/ Health Centre:	No	Cash Machine	/PO:	No				on: No		spital:	No
Store of Loca	al Impor					Superm	arket:	Yes	Emj	ployment:	Yes
Proximity to Town centre	٥v	ver 1km from outhwell Tow			Proxin Transp	nity bort Node			a major	public trans	oort
GreenSpace	Standar	<b>ds:</b> Within 4	100m o	f publicly accessi	ble gr	een spac	е				
GreenSpace					U	•					
Physical Cor	nstraints	s The site	may b	e suitable							
Highway Eng	gineers	Comments:	60mp	ite is located on a h and which has St is doubtful as i	no pe	destrian f	acility. A	dequate v	isibility	from the site	
Topography			Acc	ess to Utilities?	Unkr	iown	Contar	ninated L	and?:	Maybe	
Constraints:			Con	tamination Cate	gory:			ontaminati se proximi		e has been site	

Site Ref: East of Morton Manor Farm					
<b>08_0533</b> Area(ha): 1.26 Parish: FISKERTO	ON cum Morton Proposed Yield :				
Agricultural Land Quality: Grade 2 (Very good) Neighbour Issues: None Identified in SFRA: No SFRA Comments:	Site Apparatus:NoneSite within a flood zone?:In zone 3Zone 3 on part of site remainder in FZ2				
Impact on Landscape Biodiversity The site is sui	itable				
Impact on views: No	Natural Features: No				
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No				
ProtectedSpecies/ No Habitats:	Conservation Area: No				
Suitability Conclusion: The site is not suitable	e				
Availability and Achievability					
Availability Conclusions:					
Achievability Conclusion:					
Availability Comments:					
Achievabilty Comments:					
Ownership Constraints owner constraints 11-15 year	ars Ownership Comments:				
Legal Issues:	Legal Comments:				
Timescale:	Availability Other Issues:				
Viability Comments:					
Additional Comments:					





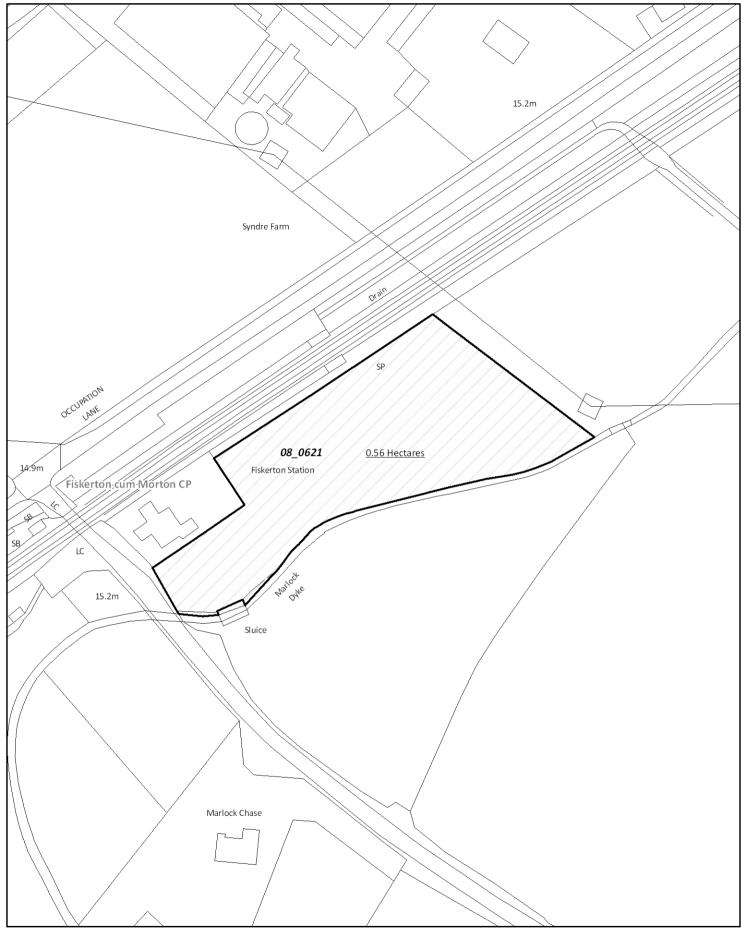
08\_0533 - East Of Morton Manor Farm, Fiskerton Cum Morton

Date:	09/03/2010
Scale:	1:2,500

Site Ref: Adjecent	to Fiskerton Railway	Station				
08_0621 Area(ha): 0	.56 Parish: FISKERT	ON cum Morton	Proposed	Yield :		
Suitability Conculsion	The site is not suit	table				
Availability Conclusions:	, 					
Availability Comments:						
Achievability Conclusion						
Achievabilty Comments:						
Overall Draft Conclusion	mitigated if nece presently suitabl lies within Enviro	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.				
Overall Final Conclusion	mitigated if nece presently suitabl lies within Enviro	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.				
Character Land Use Loca	ation The site is not suit	able				
Location: Seperated from	າ urban/village boundary	PDL/Greenfield:	Greenfield			
Area Character: Country	side	Area Greenfield	:	0.56		
Setting: Countryside		Area PDL:				
Current Use: Countrysid	е	Proposed Use:				
Policy The site is not s AllocatedSite: Countrys Conflicting Issues Yes	ide	<b>Other:</b> NE1 - De	evelopment in t	the Countryside		
Access to Services T	he site may be suitable					
Within 800m or 10 mins v	walking	Within 30 mi	ns travel by p	ublic transport		
Primary school: No B	us stop: No	Secondary s	chool: Yes	Retail Area:	Yes	
	ash No Iachine/PO:	Further Educ	cation: No	Hospital:	No	
Store of Local Importanc		Supermarke	t: Yes	Employment:	Yes	
Proximity to Over 1	km from a town centre vell Town Centre 3824m	_ /	Vithin 400m of ode	a major public trar	isport	
GreenSpaceStandards:	Within 1500m of publicly a	ccessible green space				
GreenSpaceStrategy Cor	nments: 907m					
Physical Constraints 1	The site is not suitable					
Highway Engineers Com	site onto Station I level crossing . A	ite highway layout to be p Rd is liable to be an issue dvice should be sought fro cess in relation to the cros	as would the o om the Rail Au	close proximity of t	he	
Topography No	Access to Utilit	ies? Unknown Cor	ntaminated La	nd?: Yes		
Constraints:	Contamination	Category: A-Potentially identified at		e usage has been		

Site Ref: Adj	ecent to Fis	skerton Railwa	y Station					
08_0621 Area	<b>a(ha):</b> 0.56	Parish: FISKER	TON cum Morto	on	Proposed Yield :			
Agricultural Land Neighbour Issues	-	de 3 (Good-moder Railway line	ate) Site A	Apparatus:	Power lines run through north eastern part of site			
Identified in SFRA: No				Site within a floodIn zone 3Wholly withinzone?:zones 2 & 3				
SFRA Comments	:							
Impact on Landso	cape Biodive	rsity The site ma	y be suitable					
Impact on views:	No		Natur	al Features	: Yes Sluice adjacent Station Road			
Impact on existing No Recreational Use:				Listed Bldg / Local Interest Bldg: No				
ProtectedSpecies Habitats:	Sinc 2/598	Ily conincides with - Fiskerton Station - Direct impacts ected.	•	Tree Preservation Order: No Conservation Area: No				
Suitability Conclu	ision:	The site is not suita	ble					
Availability and	d Achievab	ility						
Availability Concl	lusions:							
Achievability Con	clusion:							
Availability Comn	nents:							
Achievabilty Com	ments:							
Ownership Constraints C				Ownership Comments:				
Legal Issues: L				Legal Comments:				
Timescale:			Availabi	lity Other Is	sues:			
Viability Commen	its:							
Additional Comm	ents: IDB							

# Strategic Housing Land Availability Assessment 2010







08\_0621 - Adjacent To Fiskerton Railway Station, Fiskerton Cum Morton

Date:	09/03/2010
Scale:	1:1,250

## FISKERTON – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0023	Claypit Lane Adj to Lowtrek Fiskerton	Fiskerton cum Morton	Site below 0.25ha. Not included in study.

Strategic Housing Land Availability Assessment 2010









Date:	07/05/2010	
Scale:	1:1,250	