

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: Gravelly Lane, Fiskerton**08_0008****Area(ha): 2.55****Parish: FISKERTON cum Morton****Proposed Yield : 66****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

As the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability 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.

Overall Draft Conclusion:

Possible contamination issues in the locality would need to be 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 Conclusion:

Possible contamination issues in the locality would need to be 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 (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 2.55**Setting:** Countryside Adjoining village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** No**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 4678m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 719m**Physical Constraints The site may be suitable**

Highway Engineers Comments: Visibility 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 cum Morton**Proposed Yield :** 66**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** Maybe As per submission form**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** Pylons to the south west of the site running along border**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In zone 2 Approx 75% In Zone 2; 5% in Zone 3**SFRA Comments:** Not identified within SFRA**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**Protected Species/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/achievable for housing**Availability Comments:** As the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability 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. 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.

[illegible]

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

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Site Ref: Land off Main Street**08_0161****Area(ha):** 0.60**Parish:** FISKERTON cum Morton**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**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:**Achievability Comments:****Overall Draft 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.

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 adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 0.6**Setting:** Countryside Village**Area PDL:****Current Use:** HorticultureVacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 4667m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 99m**Physical Constraints The site is not suitable**

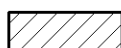
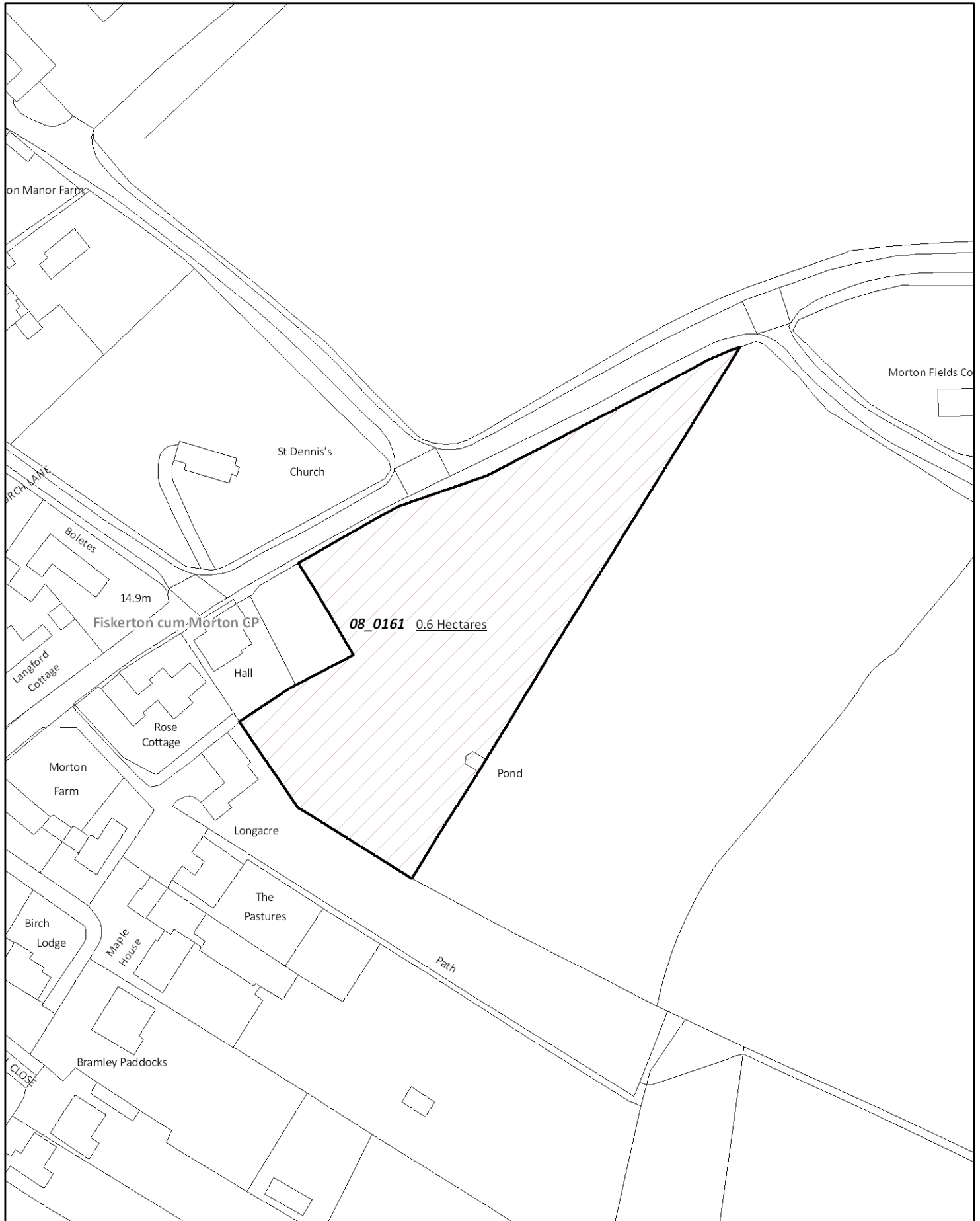
Highway Engineers Comments: Visibility and on site highway layout required to standard. Traffic Statement required. Site located on the derestricted section of Main St/Wilson Lane . Therefore, provision of adequate visibility may be an issue. Residential development would also result in pedestrians walking on the carriageway in this vicinity as there is no footway. Concerns are raised as to highway safety for this site.

Topography Constraints: No Flat land**Access to Utilities?** Yes **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

Site Ref: Land off Main Street**08_0161****Area(ha):** 0.60**Parish:** FISKERTON cum Morton**Proposed Yield :****Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Also in Zone 2**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** Yes The impact of these sites on the setting of the Grade II* listed St Denis' Church opposite will need to be carefully considered in terms of whether they can be developed.**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form.**Achievability Comments:****Ownership Constraints** 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:** Residential or employment use proposed.

PC Comments: The land could not be developed because it floods naturally and is an area where rainwater is absorbed. There is a dew pond in the middle and ditches all around fill in times of rain. Development on the piece would damage the ability of water in the area to drain 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



Site Ref: Land adjacent Trent Vale House, Main Street

08_0297

Area(ha): 0.41

Parish: FISKERTON cum Morton

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:

Availability Comments:

Information provided: Developer has shown an interest in the site. Developer has invested in site. Site available within 5 years.

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Overall Final Conclusion:

Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Character Land Use Location The site may be suitable

Location: Village (outside but adjoining Boundary)

PDL/Greenfield: Greenfield

Area Character: CountrysideVillage

Area Greenfield: 0.41

Setting: Countryside Village

Area PDL:

Current Use: Vacant Land

Proposed Use:

Policy The site may be suitable

AllocatedSite: Countryside Scheduled Ancient Monument AM174: Immediatley South of site

Other: NE1- Development in the Countryside; C22 Scheduled Ancient Monuments

Conflicting Issues Yes Outside Village Envelope. Adjacent to Scheduled Ancient Monument (SAM)

Access to Services The site may be suitable

Within 800m or 10 mins walking

Primary school: No **Bus stop:** No

GP/ Health Centre: No **Cash Machine/PO:** No

Store of Local Importance:

Within 30 mins travel by public transport

Secondary school: No **Retail Area:** Yes

Further Education: No **Hospital:** No

Supermarket: Yes **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre Southwell Town Centre 4458m

Proximity 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.

Topography Constraints: No Flat land

Access to Utilities? No

Contaminated Land?: No

Contamination Category: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural Land Quality: Grade 2 (Very good)

Site Apparatus: Pylons run along Northwest boundary

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Site Ref: Land adjacent Trent Vale House, Main Street

08_0297

Area(ha): 0.41

Parish: FISKERTON cum Morton

Proposed Yield :

Impact on Landscape Biodiversity The site may be suitable

Impact on views: Yes See English Heritage comments below.

Natural Features: Yes Hedgerows surround site

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: Yes

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

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.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

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



Site Ref: Land North of Main Street**08_0526****Area(ha):** 3.29**Parish:** FISKERTON cum Morton**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft 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.

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 Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside, Residential**Area Greenfield:** 3.29**Setting:** Other Countryside, Residential**Area PDL:****Current Use:** PaddockAgriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, C1-C5, C12, C15-C18, Conservation Areas**Conflicting Issues** Yes Outside the Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 4820m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 607m**Physical Constraints The site is not suitable**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic assessment required. Access would need to be off Main St in a position where adequate visibility can be achieved. Off site highway works would be required for a pedestrian link.

Topography Constraints: No**Access to Utilities?** Unknown**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** Telegraph wires run across site**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Also in FZ2**Identified in SFRA:** No

Site Ref: Land North of Main Street

08_0526

Area(ha): 3.29

Parish: FISKERTON cum Morton

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is not suitable

Impact on views: No

Natural Features: No

Impact on existing Yes Fiskerton cum Morton
Recreational Use: FP19

Listed Bldg / Local Interest Bldg: No

**ProtectedSpecies/
Habitats:** Yes Coincides with Sinc
5/2172 - Trentland Grassland
Fiskerton. Direct impacts can
be expected. Also adjoins
SINC to north west of site

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability 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

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Site Ref: North of Station Road**08_0527****Area(ha): 2.45****Parish: FISKERTON cum Morton****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft 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.****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 Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside, Residential**Area Greenfield:** 2.45**Setting:** Other Countryside, Residential**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Countryside**Other:** NE1 Development in the Countryside,**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 4597m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 767m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic assessment required. The site has only a narrow frontage to Station Rd therefore adequate visibility onto Station Rd is questionable and may require third party land.**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Also RZ2**Identified in SFRA:** No**SFRA Comments:**

Site Ref: North of Station Road**08_0527****Area(ha):** 2.45**Parish:** FISKERTON cum Morton**Proposed Yield :****Impact on Landscape Biodiversity** The site is not suitable**Impact on views:** No**Natural Features:** Yes Drain runs accross the site, mounding to north**Impact on existing Recreational Use:** Yes Fiskerton cum Morton 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:****Achievability 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

[illegible]

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Site Ref: West of Marlock Close**08_0528****Area(ha):** 2.05**Parish:** FISKERTON cum Morton**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

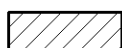
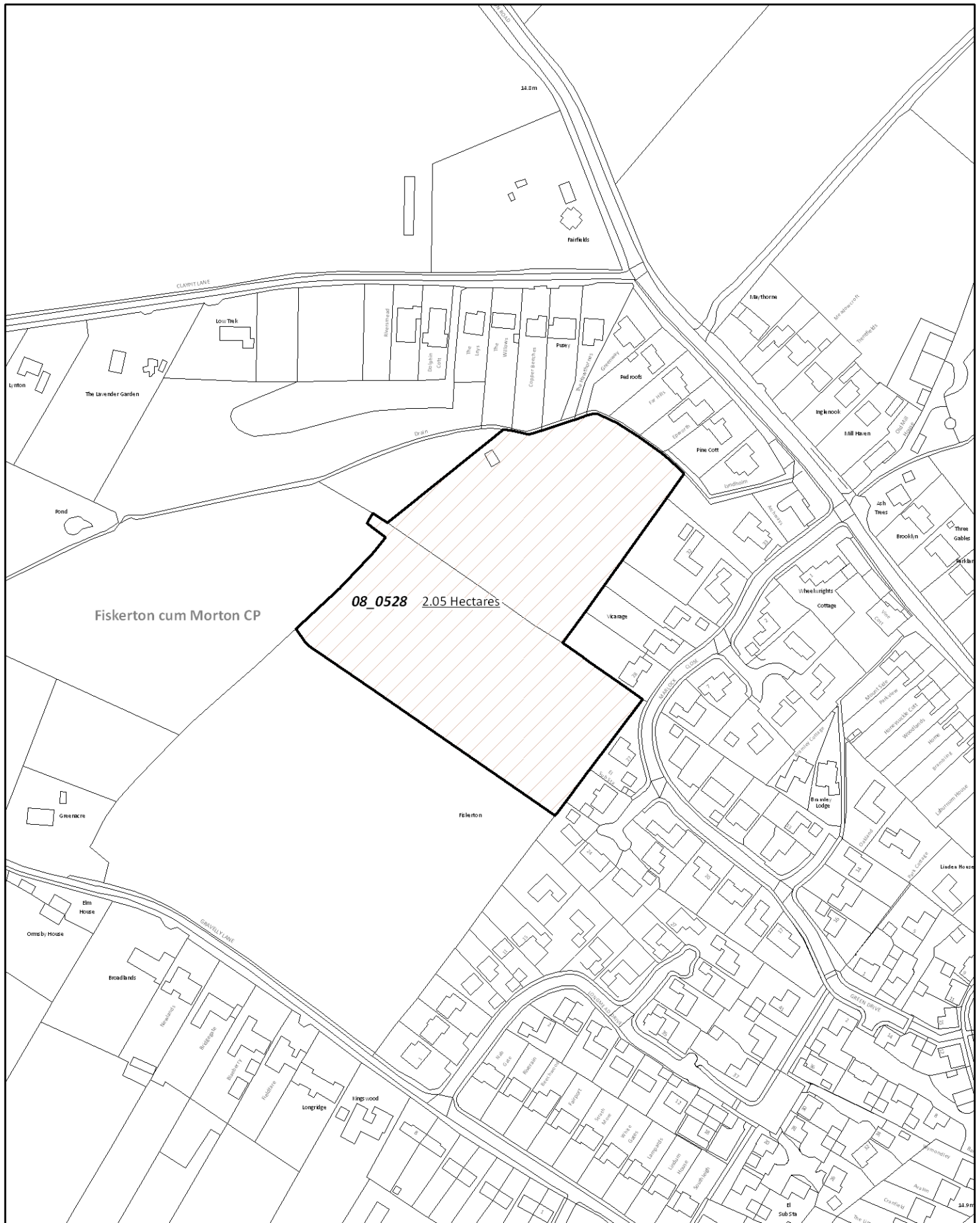
Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside, residential**Area Greenfield:** 2.05**Setting:** Other Countryside, Residential**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 4569m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpace Standards:** Within 1500m of publicly accessible green space**GreenSpace Strategy Comments:** 817m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. Access to this site is off an existing cul-de-sac therefore further development would be limited to the maximum number of units that a single point of access could satisfactorily service.**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In 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
Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/
Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability 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 of Claypit Lane**08_0529****Area(ha):** 1.04**Parish:** FISKERTON cum Morton**Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Not presently suitable due to level of separation from existing settlement. The great majority of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Overall Final Conclusion:****Not presently suitable due to level of separation from existing settlement. The great majority of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside, Residential**Area Greenfield:** 1.04**Setting:** Other Countryside, Residential**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is not suitable**Allocated Site:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** No**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 4421m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 687m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Claypit Ln is a narrow country Ln with no pedestrian facility. Intensive development of this site should therefore be discouraged for highway safety reasons.**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Also FZ2**Identified in SFRA:** No**SFRA Comments:****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:** No

Listed Bldg / Local Interest Bldg: No

**ProtectedSpecies/
Habitats:** Yes Abuts Sinc 2/762 -
Wilson's Lane Meadow,
Fiskerton. Indirect impacts
might occur.

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability 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

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Site Ref: North of Trent Lane**08_0530****Area(ha):** 0.29**Parish:** FISKERTON cum Morton**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

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 suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside, Residential**Area Greenfield:** 0.29**Setting:** Other Countryside, Residential**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Heritage Conservation designation**Other:** C1-C5, C12, C15-C18 Conservation Areas, NE1 Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 5381m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 707m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** The site may struggle to provide for adequate visibility and safe pedestrian route from the site. Further investigation would be required.**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Also FZ2**Identified in SFRA:** No**SFRA Comments:****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 existing
Recreational Use:** Yes Fiskerton cum Morton
FP28

Listed Bldg / Local Interest Bldg: No

**ProtectedSpecies/
Habitats:** No

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints owner constraints 11-15 years **Ownership Comments:**

Legal Issues:

Legal Comments:

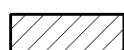
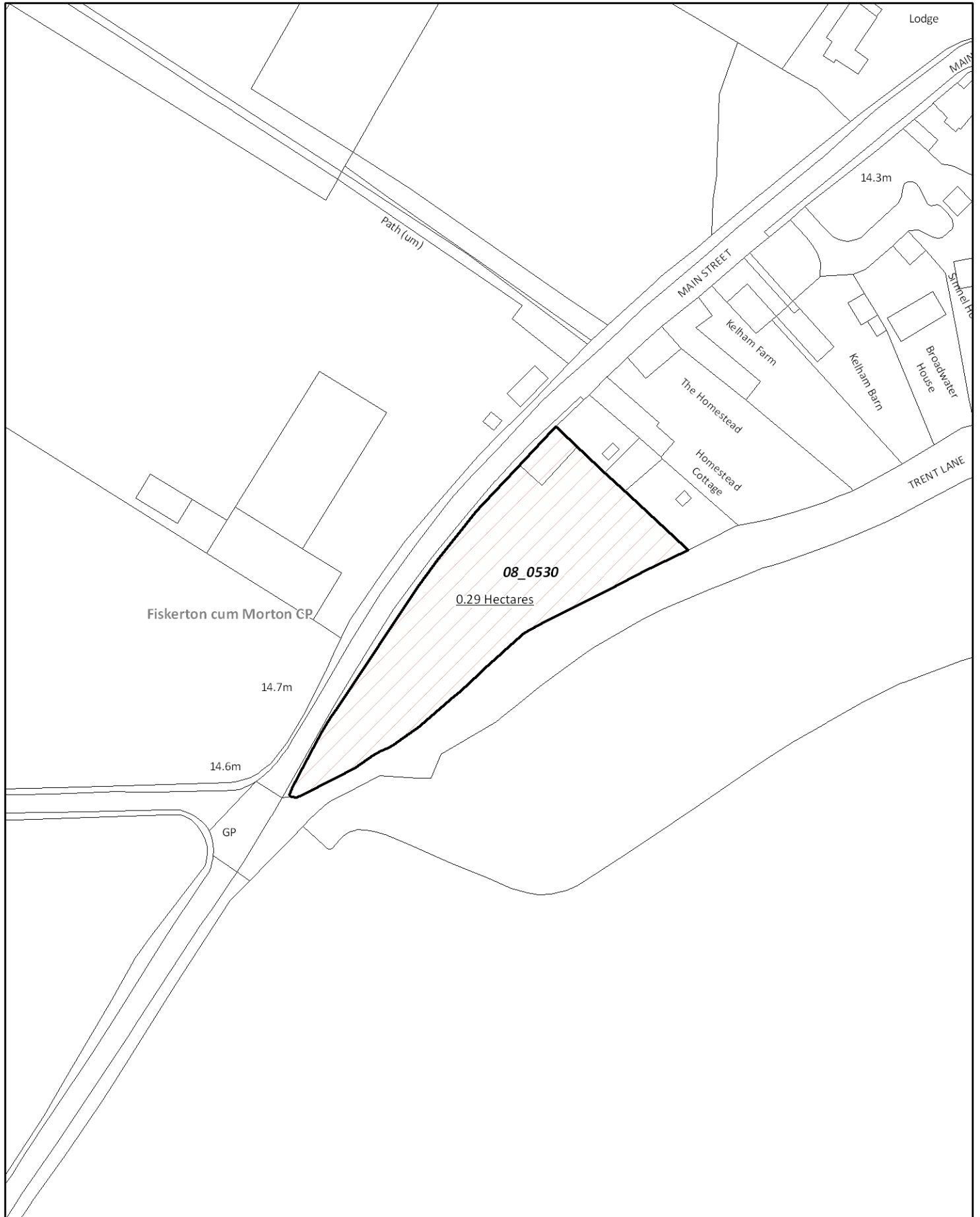
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments:

Strategic Housing Land Availability Assessment 2010



Site Ref: Rear of Stonewald**08_0531****Area(ha):** 0.88**Parish:** FISKERTON cum Morton**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

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 suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside, Residential**Area Greenfield:** 0.88**Setting:** Other Countryside, Residential**Area PDL:****Current Use:** Paddock Agriculture**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Countryside**Other:** NE1 Development in the Countryside, C1-C5, C12, C15-C18 Conservation Areas**Conflicting Issues** Yes Outside Village Envelope.**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 5058m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 707m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site high layout required to standard. Off site highway works and Traffic Statement required. Site may be able to provide for adequate visibility onto Main St but would need to demonstrate a satisfactory standard of pedestrian connection to the village.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** Power Line runs across northern part of site**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In zone 3 Also in FZ2**SFRA Comments:**

Site Ref: Rear of Stonewald**08_0531****Area(ha):** 0.88**Parish:** FISKERTON cum Morton**Proposed Yield :****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing** No Right of way adjacent to
Recreational Use: site**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:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years**Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

Additional Comments:

The map displays a rural landscape with a central plot of 0.88 Hectares, identified by the code 08_0531. This plot is highlighted with diagonal hatching. To the west of the plot is a 'Path (um)' and to the south is 'TRENT LANE'. The area is bounded by 'MAIN STREET' to the east and south. Various buildings and structures are labeled, including 'Kingswood', 'Sceptre', 'Stonewold', 'Horseshoe Lodge', 'Ebenezer House', 'Simnel House', 'Broadwater House', 'Kelham Barn', 'Kelham Farm', 'The Homestead', and 'Homestead Cottage'. The plot is situated near 'Fiskerton cum Morton CP'. Dimensions of 14.3m and 14.7m are marked on the map.



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

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Site Ref: Rear of Back Lane**08_0532****Area(ha):** 0.37**Parish:** FISKERTON cum Morton**Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Highway access constraints in this location make this site unsuitable for development.

Overall Final Conclusion:

Highway access constraints in this location make this site unsuitable for development.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside, Residential**Area Greenfield:** 0.37**Setting:** Other Countryside, Residential**Area PDL:****Current Use:** Paddock Agriculture**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Countryside C22 refers to AM Site and includes protection of setting**Other:** NE1 Development in the Countryside, C22 Scheduled Ancient Monuments**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site may be suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** No**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 4507m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 369m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** The site has no connection to the adopted highway and is therefore unsatisfactory. Abuts site 08_0297 but this also does not connect to the adopted highway.**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** Adjoins a Ancient Monument Site**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable

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
Recreational Use:** No

Listed Bldg / Local Interest Bldg: No

**ProtectedSpecies/
Habitats:** No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints owner constraints 11-15 years **Ownership Comments:**

Legal Issues:

Legal Comments:

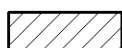
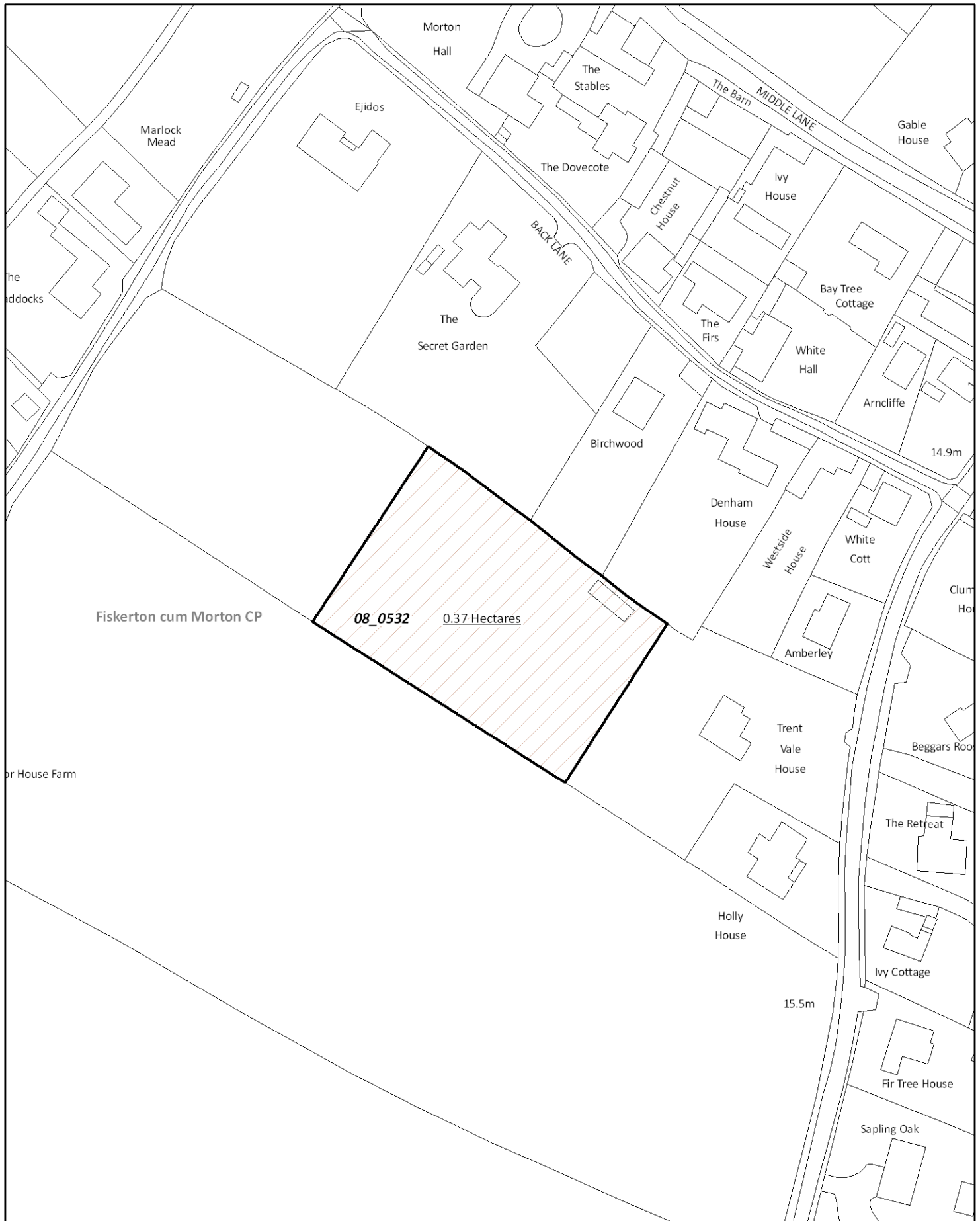
Timescale:

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 of Morton Manor Farm**08_0533****Area(ha):** 1.26**Parish:** FISKERTON cum Morton**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

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.

Overall Final Conclusion:

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.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** CountrysideCountryside**Area Greenfield:** 1.26**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Development in the countryside**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 4437m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 100m**Physical Constraints The site may be suitable**

Highway Engineers Comments: The site is located on a stretch of road that is subject to the nation speed limit of 60mph and which has no pedestrian facility. Adequate visibility from the site onto Main St is doubtful as is the provision of a pedestrian route to the village.

Topography Constraints: No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

Site Ref: East of Morton Manor Farm

08_0533

Area(ha): 1.26

Parish: FISKERTON cum Morton

Proposed Yield :

Agricultural Land Quality: Grade 2 (Very good)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: In zone 3 Zone 3 on part of site remainder in FZ2

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints owner constraints 11-15 years **Ownership Comments:**

Legal Issues:

Legal Comments:

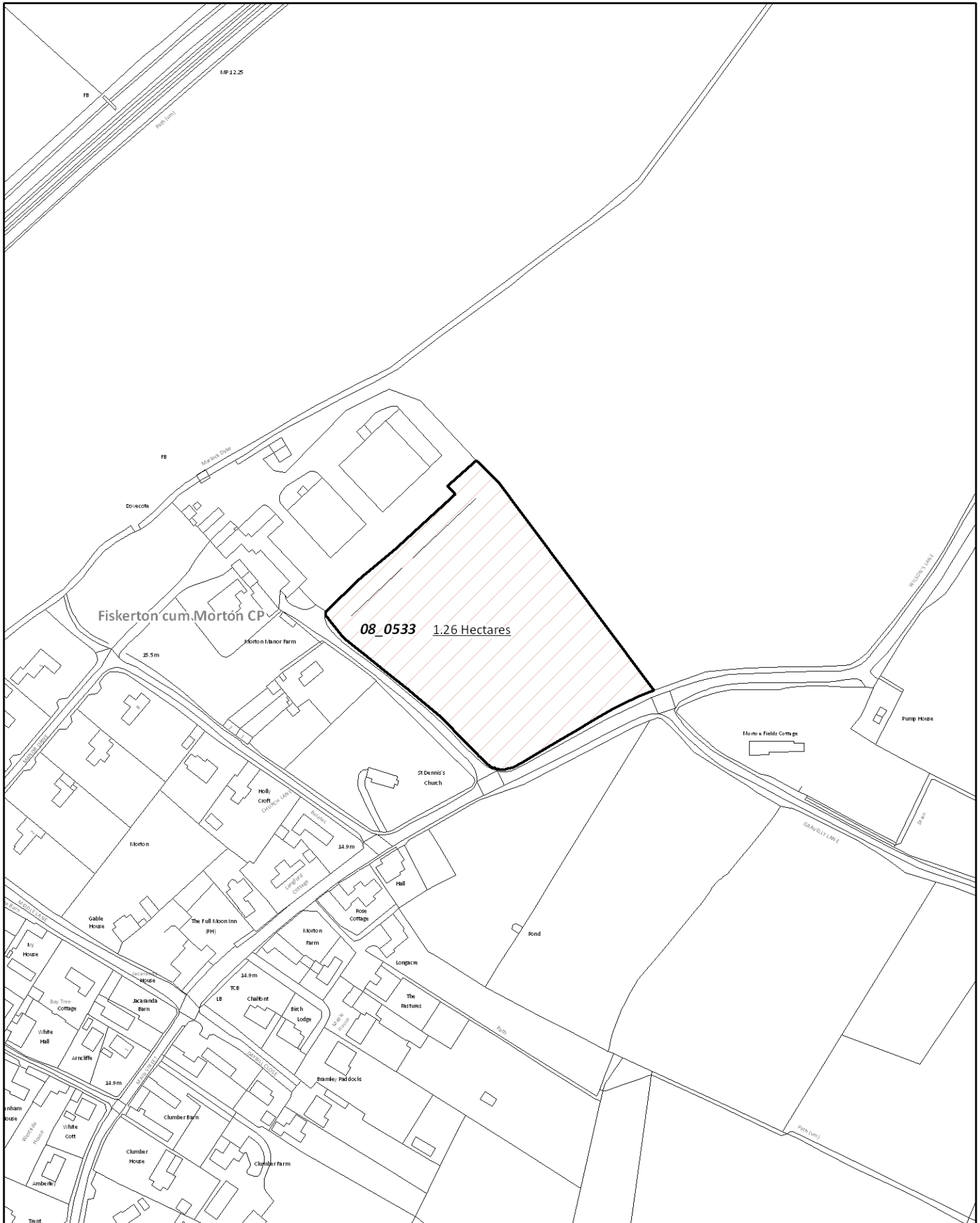
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments:

Strategic Housing Land Availability Assessment 2010



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

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

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Site Ref: Adjacent to Fiskerton Railway Station**08_0621****Area(ha):** 0.56**Parish:** FISKERTON cum Morton**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

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:

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.

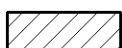
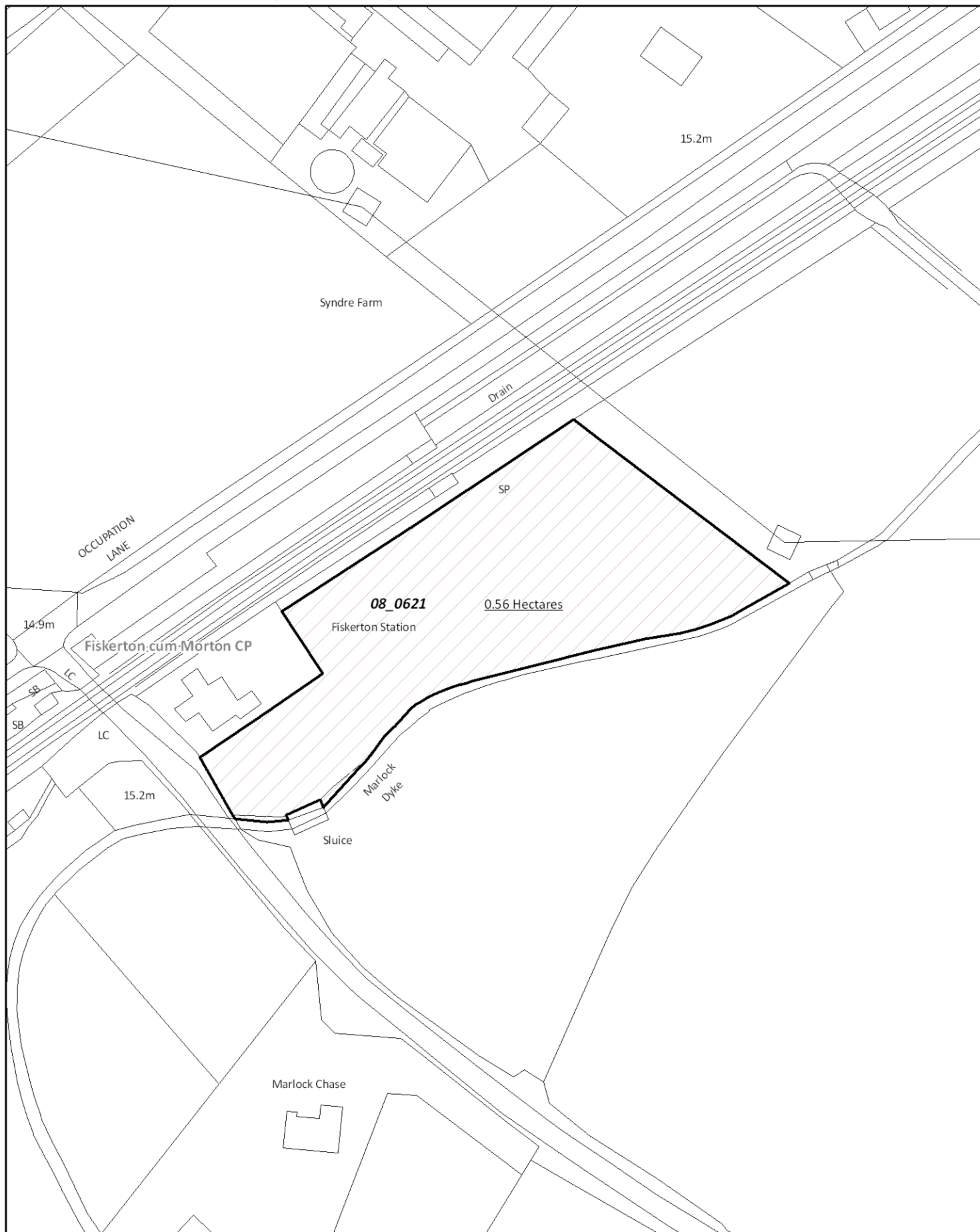
Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 0.56**Setting:** Countryside**Area PDL:****Current Use:** Countryside**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside**Conflicting Issues** Yes Development in the countryside.**Access to Services** The site may be suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 3824m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpaceStandards:** Within 1500m of publicly accessible green space**GreenSpaceStrategy Comments:** 907m**Physical Constraints** The site is not suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Visibility from this site onto Station Rd is liable to be an issue as would the close proximity of the level crossing. Advice should be sought from the Rail Authority with regard to position of the access in relation to the crossing.

Topography Constraints: No**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Adjacent to Fiskerton Railway Station**08_0621****Area(ha):** 0.56**Parish:** FISKERTON cum Morton**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:** Adjoins Railway line**Identified in SFRA:** No**Site Apparatus:** Power lines run through north eastern part of site**Site within a flood zone?:** In zone 3 Wholly within zones 2 & 3**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Sluice adjacent Station Road**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Partially coincides with Sinc 2/598 - Fiskerton Station Grasslands. 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:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** IDB

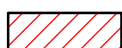
Strategic Housing Land Availability Assessment 2010



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



**08_0023,
Fiskerton**

Date: 07/05/2010

Scale: 1:1,250