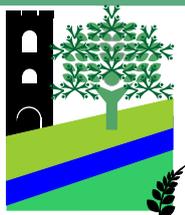


Fiskerton cum Morton Neighbourhood Character Profile



Advisory Note

In order to meet the Basic Conditions the independent Examiner recommended the following modification (page 18, paragraph 84 of the Examiners Report):

“Either the Neighbourhood Character Profile is significantly modified to accord with the policies in the Plan, or it is made clear in the Plan and in the Neighbourhood Character Profile that the Neighbourhood Character Profile policies are superseded by the policies in the Plan.”

Therefore please note that whilst the Neighbourhood Profile contains policy recommendations which have been taken account of when writing this Plan, the policies in this profile have been superseded by those within the Neighbourhood Plan.

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1. Introduction

1. This report presents the results of the Neighbourhood Profile event organised by the Fiskerton cum Morton Neighbourhood Plan Steering Group.
2. The Neighbourhood Profile methodology combines a traditional character and design assessment with an emphasis on place-making principles. Place-making is an often-hidden element of town planning, which seeks to unpick residents' feelings and experiences of a place, rather than just its physical assets. The Neighbourhood Profile methodology works to gather information and evidence on both physical and non-physical elements and features of a neighbourhood that contribute to defining its character.
3. The Neighbourhood Profile methodology involves 3 key evidence gathering stages:
 - Defining Neighbourhoods: depending on the size of the Plan Area to be analysed, it may be necessary to define different Neighbourhoods within the wider Neighbourhood Plan Area. Such selection takes account of the characteristics of each Neighbourhood such as Land Use, Development Periods, Physical Boundaries, Current or Historic Administrative Boundaries, etc.
 - Neighbourhood Overview: this is a Neighbourhood-specific map-based exercise, open to all residents willing to participate. The event entails a series of exercises to understand the physical characteristics (Layout Types, Natural Features, Open Spaces) the areas mechanics (Land Use, Services and Facilities, Landmarks), the assets of the neighbourhood, the road and transportation system, and any additional features that are best captured through a map-based group exercise.
 - Neighbourhood Walkabout: a walkabout around the most representative streets of the neighbourhood area. The aim of the walkabout is to gather information regarding the character of the development (topography, open spaces, buildings, landmarks, views and vistas, ideas for improvement) that can only be collected through an on-site investigation. The Neighbourhood Profile presents a summary of the street analysis performed by residents participating in the activity.
4. This Report presents the information gathered during these three phases in a clear and comprehensive way. The Report will inform the development of the Neighbourhood Plan and its policies. At the same time, this Report will act as a supportive document for the Neighbourhood Plan Policies, which will refer back to it in order to detail design principles and recommendations. The document will be used by future developers and the Local Planning Authority when submitting or assessing planning applications, to determine whether or not the design and character of the proposed development protects and enhances the existing character of the Fiskerton cum Morton Parish.
5. Due to its size and character, the Steering Group decided to divide the Parish in four (4) Character Areas, as shown in the map below. A Neighbourhood Profile event was held on Sunday 25th March 2018, and saw the participation of over 40 residents. Participants were divided into eight groups: each group was assigned a Character Area to carry out the Neighbourhood Overview, followed by a Walkabout around the settlement. Each group

completed the walkabout for its respective area. The groups reconvened in the Arthur Radford Hall at the end of the Walkabout to discuss and compare assessments and notes.

6. Chapter 3 of this report summarises the result of this event. It will present the collected information through a map of the Character Area (including main views and vistas), and a description of the key features of the area. Pictures and photographs are provided to clarify the features described in each subsection. Key design principles for proposed development are presented at the end of each subsection, while key recommendations for Neighbourhood Plan Policies and proposals for community interventions that could improve the existing character of the Parish are presented at the end of the Report.

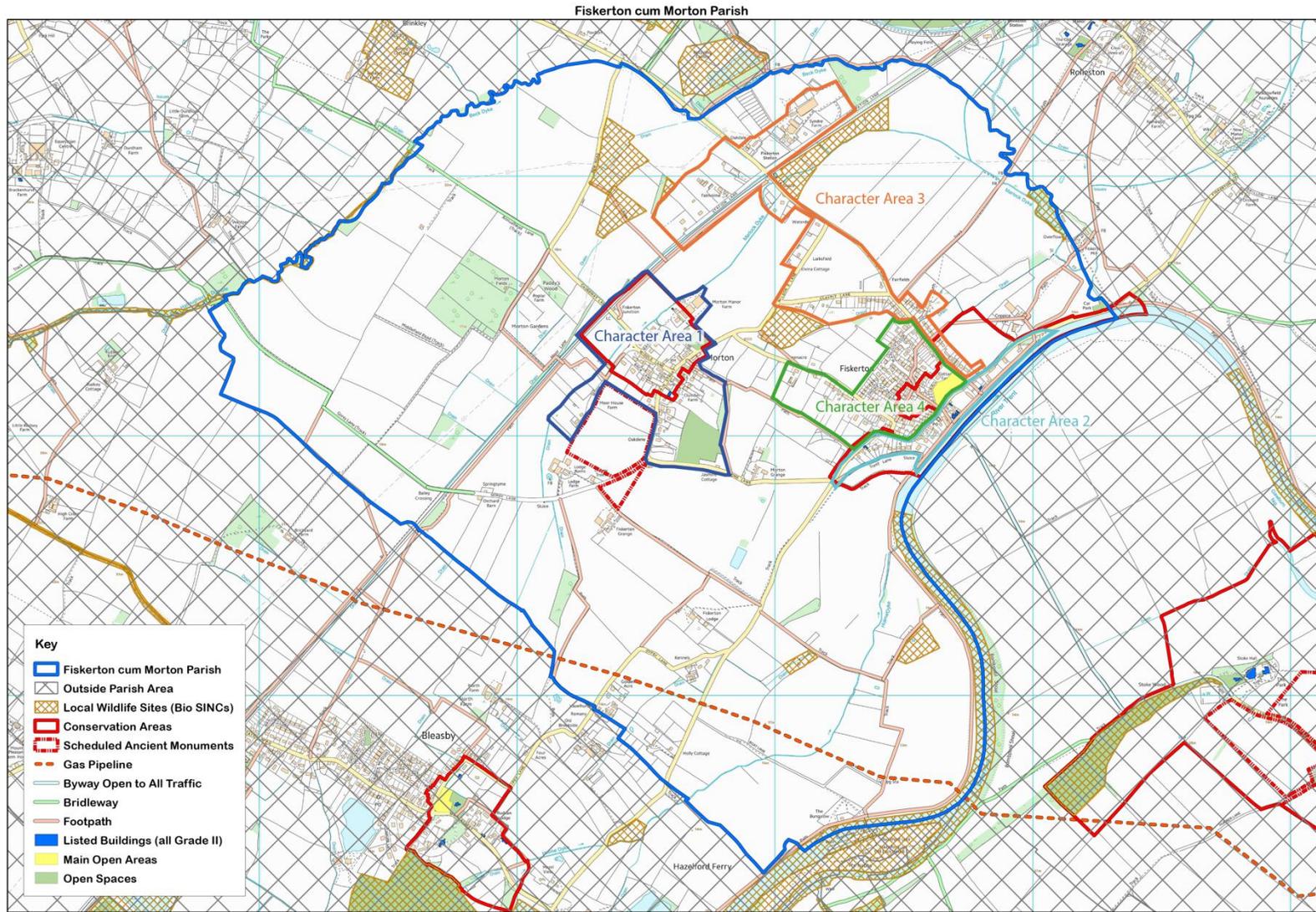


Figure 1. Map of Character Areas

2. How to use this Report

7. The Report summarises the evidence necessary to develop a series of Neighbourhood Plan Policies. Policies and Justification Text should refer directly to this Report to demonstrate the collection of robust evidence, and to demonstrate the community importance of certain features and uses of the built environment. Such policies could include, but not be limited to, Character and Design Policies, Local Green Space Designation, Green Infrastructure Policies, Community Facilities Policies, Employment and Commercial Development Policies, Non-Designated Heritage Asset Identification, Views and Landscape Protection Policies, etc.
8. The Report will also set design principles and recommendations that developers should incorporate into the design of any proposed development. The Local Planning Authority should consider such principles and recommendations when assessing Planning Applications, and request modification to or even refuse applications that cannot demonstrate to have taken such principles into adequate consideration. The principles and recommendation section will be set for each Neighbourhood Area and will be referenced to in relevant Neighbourhood Plan Policies.
9. This Report can be used above and beyond the scope of a Neighbourhood Plan. Ideas and proposals for the improvement of the area will be listed in the Report and can inform Parish and Town Council's C.I.L. spending strategies, S106 agreements, funding applications, and community-led initiatives.

Advisory Note

In order to meet the Basic Conditions the independent Examiner recommended the following modification (page 18, paragraph 84 of the Examiners Report):

“Either the Neighbourhood Character Profile is significantly modified to accord with the policies in the Plan, or it is made clear in the Plan and in the Neighbourhood Character Profile that the Neighbourhood Character Profile policies are superseded by the policies in the Plan.”

Therefore please note that whilst the Neighbourhood Profile contains policy recommendations which have been taken account of when writing this Plan, the policies in this profile have been superseded by those within the Neighbourhood Plan.

3. Character Area Profiles

3.1 Character Area 1: Morton Village

Overview Table of the Morton Village Character Area

Character Area: Morton Village	
Age (when was it built)	<ul style="list-style-type: none"> Mixed age and style
Land Uses	<ul style="list-style-type: none"> Mainly residential with agricultural and farming surroundings Large sports ground Churchyard Employment (some residents are known to work from home)
Layout Types	<ul style="list-style-type: none"> Most houses are detached and set back from the road in their own plots Lots of trees. Plots tend not to have 'hard edges' Not brightly lit at night Several ditches
Natural Features	<ul style="list-style-type: none"> Partial flood plain Land is mainly flat Village is not crossed by any major or busy road, with little or no through traffic
Open Spaces	<ul style="list-style-type: none"> Roads are generally single track – more passing places are needed. However, single track roads are seen as an advantage Road drainage is very poor Lots of footpaths around surrounding fields, linking to other villages Sports ground and pavilion with children's playground (4 on Map) Paddocks and fields
Services & Facilities	<ul style="list-style-type: none"> Water – pipes have insufficient capacity. Sewage facilities are also inadequate Gas – limited supply again with many houses not connected Occasional bus service Library Bus once a month
Landmarks	<ul style="list-style-type: none"> Full Moon Inn (3 on Map) Church of St Denis (1 on Map) Pinfold Church hall (old school building) (2 on Map) Red Telephone Box Morton Hall

Figure 2. Map of Character Area 1

Elements of Character Area 1

Street(s)/Area	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Improvement Ideas
Cooks Lane	Fairly flat	Agricultural fields on one side with paddocks on the other. Small track next to paddock leads to back of houses on Main Street.		A few houses/cottages dotted about, plus the Grange	Arthur Radford Hall and Sports Ground	
Main Street	Flat	Winds gently through the village, quite narrow in places. Most houses set back from the road. Possible issue of speeding and concealed driveways.	Pub car park – sometimes parking overflows onto the street but this is not seen as a major problem. Trees in the churchyard and the corner of Main Street/Cooks Lane were noted as assets	Mixed residential, apart from the pub, church and the Village Hall	Full Moon inn pub, Church of St Denis and Morton Village Hall – which was originally the school Dovecote	Better drainage
Manor Drive	Flat	Houses set back from the road in mainly large plots. Many houses built in the 1970s.	Large plots	Mainly large 1970s houses and bungalows	Large farm buildings and Manor Farm on the corner.	
Middle Lane	Flat	Mixed houses – some older ones with mixed plot sizes – grass verges		Mixed houses	Pinfold and Morton Hall	
Back Lane	Flat	Very narrow lane with some grass verges		Mostly older houses with a small number of newer ones	Formal garden opposite one house called Secret Garden	



Main Street at its narrowest point, looking towards the centre of the village



One of Morton's main landmarks – The Full Moon public house in the heart of the village

Pictures of Key Elements of Character Area 1



Another landmark, the Old Schoolhouse which is now used as the Church Hall and for village meetings



View of Church of St Denis from Main Street with a private garden in the foreground



View of Clumber House indicating how some houses are set back from the road



View of Main Street looking towards the Full Moon and the centre of the village.



- I. View of Church Lane from beside the Church, showing the grass verges which are typical throughout the village



Two views of the pinfold which is another landmark in the village and of historic interest



A view of Back Lane, the narrowest road in the village



Trent Vale House, an example of property built in the 1930s



A view of Cooks Lane, approaching Morton from the direction of Bleasby, which gives an indication of the narrow lanes

Level Crossing at Morton (Fiskerton Junction)



Level Crossing at Morton (Fiskerton Junction)



Arthur Radford Sports Ground



Neighbourhood Character Profile
Two views of the Arthur Radford Sports Ground and Hall on the edge of the village

Design and Character Policy: Morton Village

10. Neighbourhood Plans can identify a series of design principles for new development proposals to ensure that new buildings do not have a detrimental impact on the character, landscape, townscape and historic heritage of the village. Such Design and Character Policies support developments that demonstrate compliance with the design principles, and can refer directly to the Neighbourhood Profile Report as an evidence-based document and as a source of additional details regarding individual street and photographic examples.
11. As a result of the Neighbourhood Profile exercise (both the Neighbourhood Overview and the Neighbourhood Walkabout), it was noticed that the Village of Morton developed organically through the decades, and presents a real mix of building styles. However, it was still possible to identify a number of key design principles and elements which contribute to define the character of the village. Such elements should be considered for inclusion in a Design and Character Policy:
 - Development proposals should be consistent with the layout of the majority of existing residential buildings, which are mostly detached dwellings that sit at the centre of relatively large plots, set back from the street.
 - Development proposals should be set back from the street and present relatively large front gardens. Large back gardens and space in between individual properties will be supported.
 - The boundary between the public realm (e.g. the footway) and the private property (e.g. front garden) should be clearly marked by vernacular soft boundaries such as trees and low hedgerows, and avoid hard edges such as tall walls or fences.
 - Development proposals should consider access and the impact on the road system, which is often single track in and around the village. If required, this should be done through a Design and Access Statement.
 - Streets of the village are characterised by the presence of green features such as wide grassed verges and mature trees, which should be retained and incorporated in new developments.
 - Proposed development should present Sustainable Urban Drainage Solutions. Due to the number of ditches in and around the village, this type of solution would be in keeping with the character of the village.

3.2 Character Area 2: Main Street Fiskerton, including the entire river frontage

Overview Table of the Main Street Fiskerton, including the entire river frontage, Character Area

Character Area: Main Street Fiskerton, including the entire river frontage	
Age (when was it built)	<ul style="list-style-type: none"> Mixed age and style dating from the 1700s
Land Uses	<ul style="list-style-type: none"> Mainly residential with agricultural and farming surroundings Public House- The Bromley at Fiskerton Village store - Post Office and hair salon Moorings Boat hire Fishing Some residents are known to work from home
Layout Types	<ul style="list-style-type: none"> A variety of houses and bungalows predominantly detached with a selection of terraced cottages and semi-detached properties, with some directly opening up onto the road, with the majority opening out onto gardens and driveways. Lots of mature trees. Plots tend not to have 'hard edges' Not brightly lit at night Several ditches Inconsistent footpaths
Key Natural Features	<ul style="list-style-type: none"> River Floodbank Partial flood plain Conservation areas Wildlife Land is mainly flat Village is one of the minor routes through from Nottingham to Newark (vice versa), and there is a fair amount of through traffic

Open Spaces	<ul style="list-style-type: none"> • Mainly two-way roads with tight bends in places • Road drainage is very poor in areas • Lots of footpaths around surrounding fields, linking to other villages • Rivers Greet & Trent • Agricultural land leading to Fiskerton Mill • Village Green • Agricultural land known as Park Field
Services & Facilities	<ul style="list-style-type: none"> • Sewage facilities are also inadequate and ‘falling apart’ • Water – pipes have insufficient capacity • Gas – limited supply again with many houses not connected • Any development must be water/drainage and power independent • Bus services to Newark, Southwell and Mansfield, links to Nottingham • School bus service • Library Bus once a month • F4RN Broadband
Landmarks	<ul style="list-style-type: none"> • The River Trent, • The Bromley at Fiskerton • The Village shop is the main hub of the village and includes the Post Office and hairdresser <p>Other landmarks include:</p> <ul style="list-style-type: none"> • Fiskerton Mill, • the Former Methodist Chapel, • the Wharf, • Fiskerton Manor, • Fiskerton House, • Rose Cottage, • Clumber House, • Kelham Farm House, • Eagle House, • Trent House, • Anchor Down, • The Bromley at Fiskerton • Riverside Tow Path

Map of Character Area 2

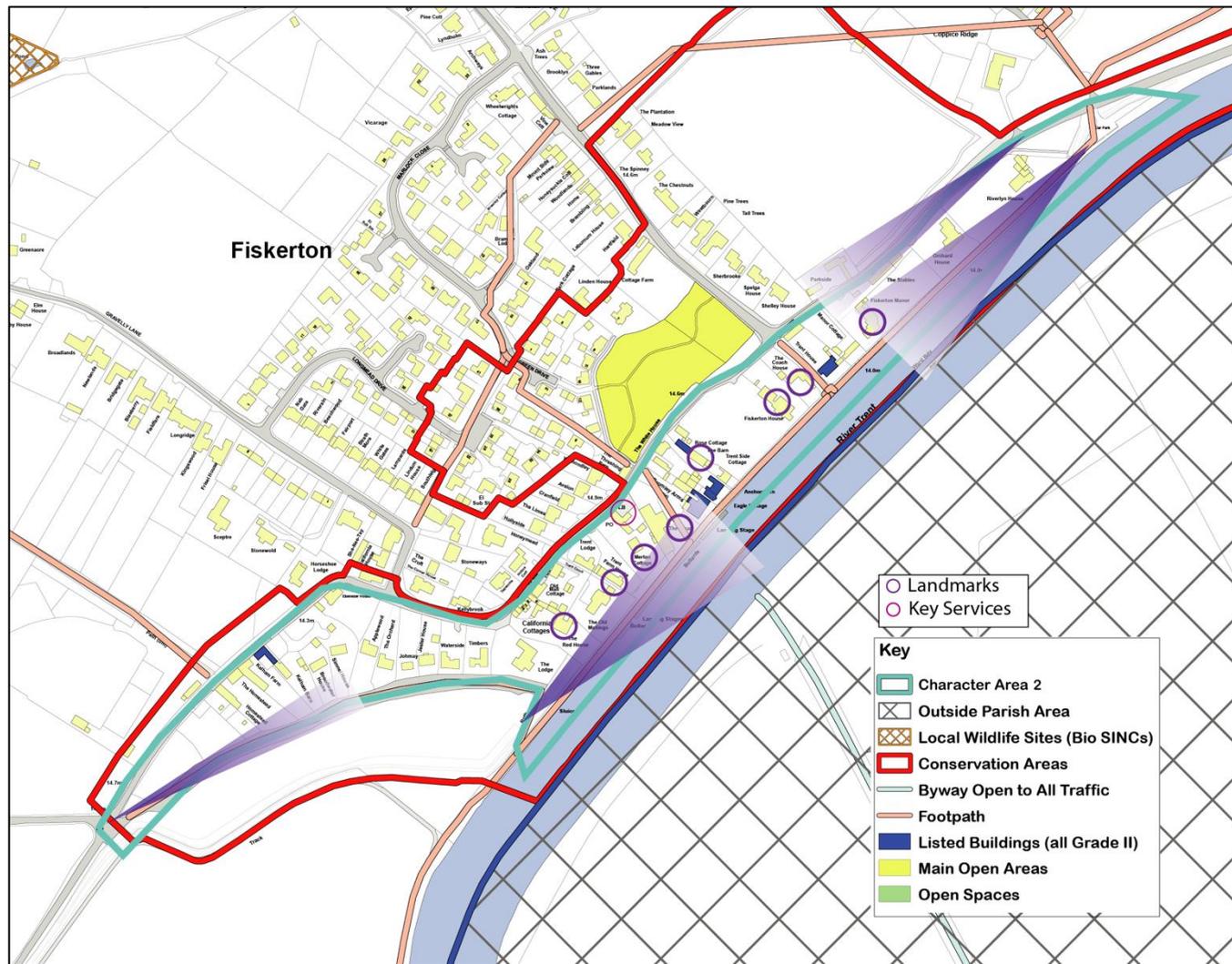


Figure 3. Map of Character Area 2

Key Elements of Character Area 2

Street(s) /Area	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Improvement Ideas
Riverside	Flat, river flood bank, historic flood wall historic boundary wall	Towpath on riverside, tree lined and walled Private moorings	Mature green trees, riverside views towards East Stoke (Historic Battlefield) last battle of the War of the Roses in 1487. Tranquil space, wildlife	Mixed residential dating back to Victorian / Edwardian era along with the Pub and Boat hire. Large properties in large grounds individually designed, with the more modern of them having large windows and verandas in order to take advantage of the riverside views, with a few smaller plots towards the public house. A mixture of brick rendered and painted buildings with both pantiles and slate roofs	The Bromley at Fiskerton and The newly renovated wharf and gantries	Car Park and picnic area to the north of Main St, to incorporate planters along the riverside fence. Noticeboards giving the history of Fiskerton could be available along the towpath Fiskerton and general information notice board available. Dog litter bins to be available at both entrances to the river Kissing gate maintained along with fencing along the river. Possible leak in the flood defence wall, resulting from presence of gate to access housing (e.g. Riverlink property).
Main Street	Flat	Busy road to the village with hedgerow aligning both sides and a very few foot paths to the entrance. As the road winds gently through the village, it is narrow in places. A mixture of properties dating from the 1800's to present day, mixed plot sizes with some of the properties set back from the road with front gardens, and others directly opening up on to Main St. Seven Trent Pumping Station to the left of Main St with the Village store,	Agricultural land, views of the river and the Park Field. with lime trees and horse chestnuts within it Village Green and picnic areas Pub car park – sometimes parking overflows onto Main street causing congestion in front of the Post Office	Mixed residential, with the most traditional properties built tightly up to the street which define the start of the village at the southern end. Properties from the 1800's to present day with gardens to the front of the properties in most cases with a mixture of brick, render and painted with pantiles and slate roofs	The Bromley at Fiskerton Public House, Ebenezer House, Kelham Farm House, Kelham Barn, Red House, Homestead, Trent Farm House, Village Green and Park Field	Due to the success of The Bromley at Fiskerton, cars overflow onto Main Street blocking pavements and walkways on a winding stretch of the road. Review of parking to address congestion Traffic calming measures “20s plenty” to both north and south entrances, along with ‘Welcome to Fiskerton’ signage with planters

Street(s) /Area	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Improvement Ideas
		Post Office, hair salon, Fiskerton Ferry hire and The Bromley at Fiskerton to the right				The History of Fiskerton and general information notice board along with maps available at village shop
Trent Lane	Wooded strip of land	(Trent Lane formerly provided access to the river) Now a Public footpath from the riverside to Main street and junction with Cooks Lane Houses back onto the footpath between Trent Lane and Main St	Mature green trees – lime, horse chestnut, shrubs and wildlife with a protected bluebell area	Mixed residential from traditional to modern with all gardens backing onto the public path way Mainly brick and pantiles roofing	Sluice drainage and ditch	Dog litter waste bins available at both entrances

Pictures of Key Elements of Character Area 2



Ancient Chestnut Tree, Main Street. The public footpath, which crosses the corner of Park Field, is accessed from the footpath sign on Station Road



The Mission Chapel, Main Street. Thought to be the only remaining one of many chapels that existed near to the River to cater for the workers and families of the many tugs & boats that used the River, when the Wharf & Granary were still in full



As you enter the village from Rolleston, Main Street is lined with distinctive red brick walls.



Picnic Area and Car park where visitors and local like to enjoy the views of the River, from Rolleston end of Main Street.



A view from Main Street of the house above with riverside views. Many of the houses along the river have extensive



Riverside, Tow path and beautiful view of the river, looking towards The Bromley at Fiskerton Public House. The path is lined with a stone flood wall, protecting the houses on the river from flooding, and behind it the original red brick wall.



Riverlyn House. The protection in the defensive walls from flooding is lacking here in a secondary access to the property



Fiskerton Manor, faces the River Trent, The residences along the river have private fishing and mooring rights.



As you approach the pub along the river the buildings are smaller and built much more closely together. Originally these buildings would have had a commercial use to accommodate the needs of the boat people and passing trade.



The Bromley at Fiskerton is a thriving pub. People drive, walk and come on boats to have a drink or eat here. People can moor their boats outside the pub.



Fiskerton Wharf

View from the pub. Opposite is a small wooden pontoon for the Fiskerton Ferry which used to give access from Fiskerton to the village of East Stoke. East Stoke was where the last battle of the War of the Roses was fought.



Fiskerton Wharf



Fiskerton Wharf, showing private moorings and Fiskerton boat hire centre



Views of the River, looking towards Hazelford Ferry and Bleasby



The river is home to many species of birds including swans, ducks, herons, kingfishers, coots, moorhens, etc.



View opposite River Trent Car Park, showing the flood bank and footpath to Fiskerton Mill.



River Trent is regularly used for holidays and day trips.



Cart Bridge, Main Street, where the River Greet flows into the River Trent.



Fiskerton Mill and cottages, showing the flood bank

Design and Character Policy: Main Street Fiskerton, including the entire river frontage, Character Area

12. As a result of the Neighbourhood Profile exercise (both the Neighbourhood Overview and the Neighbourhood Walkabout), it was noticed that this area of the Village of Fiskerton (Main Street, including the entire river frontage) developed organically in the last 200 years, presenting a mix of historic buildings together with more recent constructions. However, it was still possible to identify a number of key design principles and elements which contribute to define the character of the village. Such elements should be considered for inclusion in a Design and Character Policy:
- Development proposals should be consistent with the layout of the majority of existing residential buildings which, depending on the street, varies from detached two-storey houses and bungalows (predominant), to terraced cottages and semi-detached properties.
 - Development proposals should be set back from the street and present front gardens or drive ways. Development proposals on the riverside should present large gardens, with main construction sitting at the centre of the plot. In this location, large windows, verandas and moorings would be in keeping with the local character.
 - Development proposals should be built using vernacular materials, including bricks and painted rendered walls. Pantiles and slates should be the preferred materials for roof surfacing.
 - The boundary between the public realm (e.g. the footway) and the private property (e.g. front garden) should be clearly marked by vernacular soft boundaries such as trees and hedgerows, and avoid hard edges such as tall walls. A notable exception would be the historic brick walls in the northern section of the Main Street, which should be retained.
 - Streets of this area of the village are characterised by the presence of green features such as mature trees, which should be retained and incorporated in new developments.
 - Proposed development should present Sustainable Urban Drainage Solutions. Due to the number of ditches in and around the village, this type of solution would be in keeping with the character of the village.

3.3 Character Area 3: Claypit Lane, Wilson’s Lane, Station Road & the Station

Overview Table of the Claypit Lane, Wilson’s Lane, Station Road & the Station Character Area

Character Area: Claypit Lane, Wilson’s Lane, Station Road & the Station	
Age (when was it built)	<ul style="list-style-type: none"> Mix of residential housing within the main built up area of the village which has evolved broadly speaking over the last two hundred years. Small number of 19th Century structures. In the main, housing development took place throughout the 20th Century with examples of 1920/30s, 60s/70s, 80s/90s and more recent new build housing.
Land Uses	<ul style="list-style-type: none"> Residential Agricultural and equestrian. The upper section of Station Road is crossed by the Newark to Nottingham rail line. Along Claypit Lane some undeveloped plots were identified. Undeveloped land at the back of the Lane has been considered for allotments for the village.
Layout Types	<ul style="list-style-type: none"> Medium density residential housing A number of properties have large gardens backing onto agricultural countryside to the east of Station Road and either side of Claypit Lane and along Wilson’s Lane
Natural Features	<i>See Key Element of the Neighbourhood Table</i>
Open Spaces	<ul style="list-style-type: none"> The Village Green was identified as an attractive open spaces, as was agricultural land behind the houses on lower Station Road and on both sides of the road after the junction with Claypit Lane towards the station.
Services & Facilities	<ul style="list-style-type: none"> Bus route, Railway service Trent Valley Equestrian Centre. Station Road gives access to the village hair salon, shop and general store and The Bromley at Fiskerton public house, all providing local employment. A number of public footpaths were noted to exist providing pedestrian circulation in and around the village
Landmarks	<ul style="list-style-type: none"> Cottage Farm Vine Cottage and Wheelwright Cottage The Old Mill The Chestnuts The former Station House

Map of Character Area 3

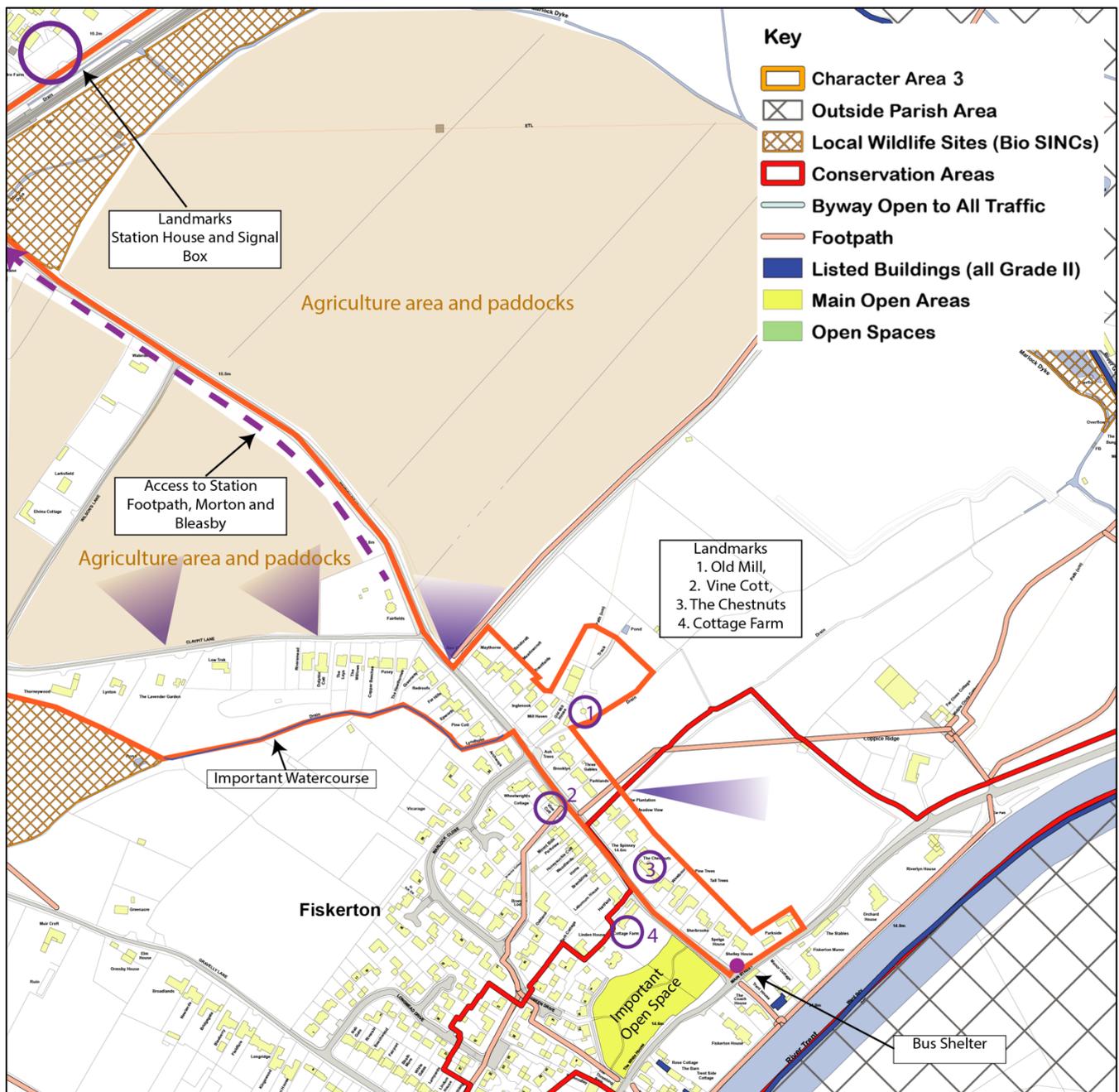


Figure 4. Map of Character Area 3

Key Elements of Character Area 3

Street(s)/Area	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Improvement Ideas
Station Road	Level Trent Valley landscape with open fields bordering the built-up area of the village. Flood protection bank to the east of Station Road	At the commencement of Station Road at its junction with Main Street, a long historic wall along Main Street is a landmark feature of the street scene. The street scene of Station Road is initially characterized by a number of established trees including some specimen trees which form part of the boundary of enclosed agricultural land, the Park Field. There is an attractive aspect across towards the Village Green and a pedestrian gate leads onto the green.	The Village Green, Countryside bordering the village of arable, equestrian and farmland including Park Field, to the east of Station Road and all the way up to the Station on both sides of Station Road	Mix of different styles, predominately detached family houses and bungalows. Most houses are built with brick and pantiles or slates. Houses on the eastern side of Station Road present large front gardens Grass verges are quite deep, conveying a sense of openness and low density.	Cottage Farm Vine Cottage and Wheelwright Cottage The Old Mill The Chestnuts	
Wilsons Lane, Claypit Lane And The Station and Equestrian Centre	Flat Trent Valley countryside in the form of predominantly arable and grazing land.	Predominantly rural with a small number of residential dwellings of varying scale and age. The former Railway Station is now a residential property. Level crossing building signal room is an interesting building of historic interest recently redundant due to automation of the crossing. There is a footpath linking back to the centre of the village identified to be in poor condition in places. The Trent Valley Equestrian Centre (TVEC) is a larger scale livery business and Riding School, which provides significant local economic activity. The railway station provides a little car parking just off Station Road and is an important commuter and public service along the Trent Valley into Nottingham or across country into Newark/Lincoln. Gas chamber opening to flood bank.	In the main arable fields and equestrian / livestock grazing land.	Mix of different styles, predominately detached family houses and bungalows. Most houses are built with brick and pantiles or slates. Claypit Lane presents dwellings only on one side of the road, facing agriculture fields	The former Station House Trent Valley Equestrian Centre	Larger Car park facilities at the Station Improvement to the footpath

Picture of Key Elements of Character Area 3



View Along Main Street looking east from Station Road



View North Along Station Road showing the bus stops



The Village Green from Station Road



Corner Main Street and Station Road where there used to be a wooden bench for people to sit and relax



Station Road – Brick and Pantile in-fill Modern Housing



Further Along Station Road showing the south end of the Vine Cottage and Wheelwright Cottage



Recent in-fill New Building - Station Road



Semi-detached Housing





Footpath leading to Park Field: Looking back to Station Road from the start of the footpath which eventually crosses Park Field.



Park Field Towards Main Street: Looking across from the footpath in Park Field towards the houses which front onto Station Road



The Old Mill – Station Road which is home to possibly the oldest mill in Nottinghamshire

**Vine Cottage and Wheelwright Cottage:
historical houses on Station Road**



Station Road looking back towards the Village



Edge of Built Up Area – Junction Claypit Lane



Housing Style – Claypit Lane



Along Claypit Lane



Grassland: to the north of Claypit Lane



Claypit Lane – Toward Station Road



Privately owned land on Claypit without permanent dwellings



Station Lane



Period House Large Country Garden – Wilsons Lane



Station Lane



Period Cottage – Wilsons Lane



Entrance Station Lane



Station Road – Beyond Level Crossing



Fiskerton Station Level Crossing



Former Fiskerton Signal Box



Former Station House



The Railway



Trent Valley Livery / Equestrian Centre on Occupation Lane



Paddocks – Station Lane

Design and Character Policy: Claypit Lane, Wilson's Lane, Station Road & the Station Village

13. As a result of the Neighbourhood Profile exercise (both the Neighbourhood Overview and the Neighbourhood Walkabout), it was noticed that this area of the Village of Fiskerton (Claypit Lane, Wilson's Lane, Station Road & the Station) developed mostly in the 20th Century, and presents a mix of building styles typical of different decades (1920/30s, 60s/70s, 80s/90s). However, it was still possible to identify a number of key design principles and elements which contribute to define the character of the village. Such elements should be considered for inclusion in a Design and Character Policy:
- Development proposals should be consistent with the layout of the majority of existing residential buildings, predominately detached two-storey houses and bungalows.
 - Development proposals should be set back from the street, with a varying degree of depth of front gardens in keeping with the adjacent buildings.
 - Development proposals should be built using vernacular materials, predominately bricks and pantiles or slates for the roof.
 - The boundary between the public realm (e.g. the footway) and the private property (e.g. front garden) should be clearly marked by vernacular soft boundaries such as trees and hedgerows, and avoid hard edges such as tall walls and fences.
 - Streets of this area of the village are characterised by the presence of green features such as large verges, which should be retained and incorporated in new developments.

3.4 Character Area 4: Gravelly Lane, Longmead Drive, Green Drive & Marlock Close

Overview Table of the Gravelly Lane, Longmead Drive, Green Drive & Marlock Close Character Area

Character Area: Gravelly Lane, Longmead Drive, Green Drive & Marlock Close	
Age (when was it built)	<ul style="list-style-type: none"> • Mixed Age from 1980's to 2006 • Various ages
Land Uses	<ul style="list-style-type: none"> • Mainly residential • Paddocks • The Former Methodist Chapel • 2 public footpaths • Some agricultural and livestock pastures on Gravelly & Marlock • Village Green • Includes some of the conservation area
Layout Types	<ul style="list-style-type: none"> • Newer properties have smaller gardens e.g. Green Drive & Marlock Drive • Older properties have larger gardens
Natural Features	<ul style="list-style-type: none"> • Village Green • Paddocks
Open Spaces	<ul style="list-style-type: none"> • Village Green
Services & Facilities	<ul style="list-style-type: none"> • Access to railway station • Hourly bus service to Newark/Mansfield • Monthly Library Van
Landmarks	<ul style="list-style-type: none"> • The Former Methodist Chapel (1 on Map) • Village Green is a focal point for 'get togethers'

Map of Character Area 4

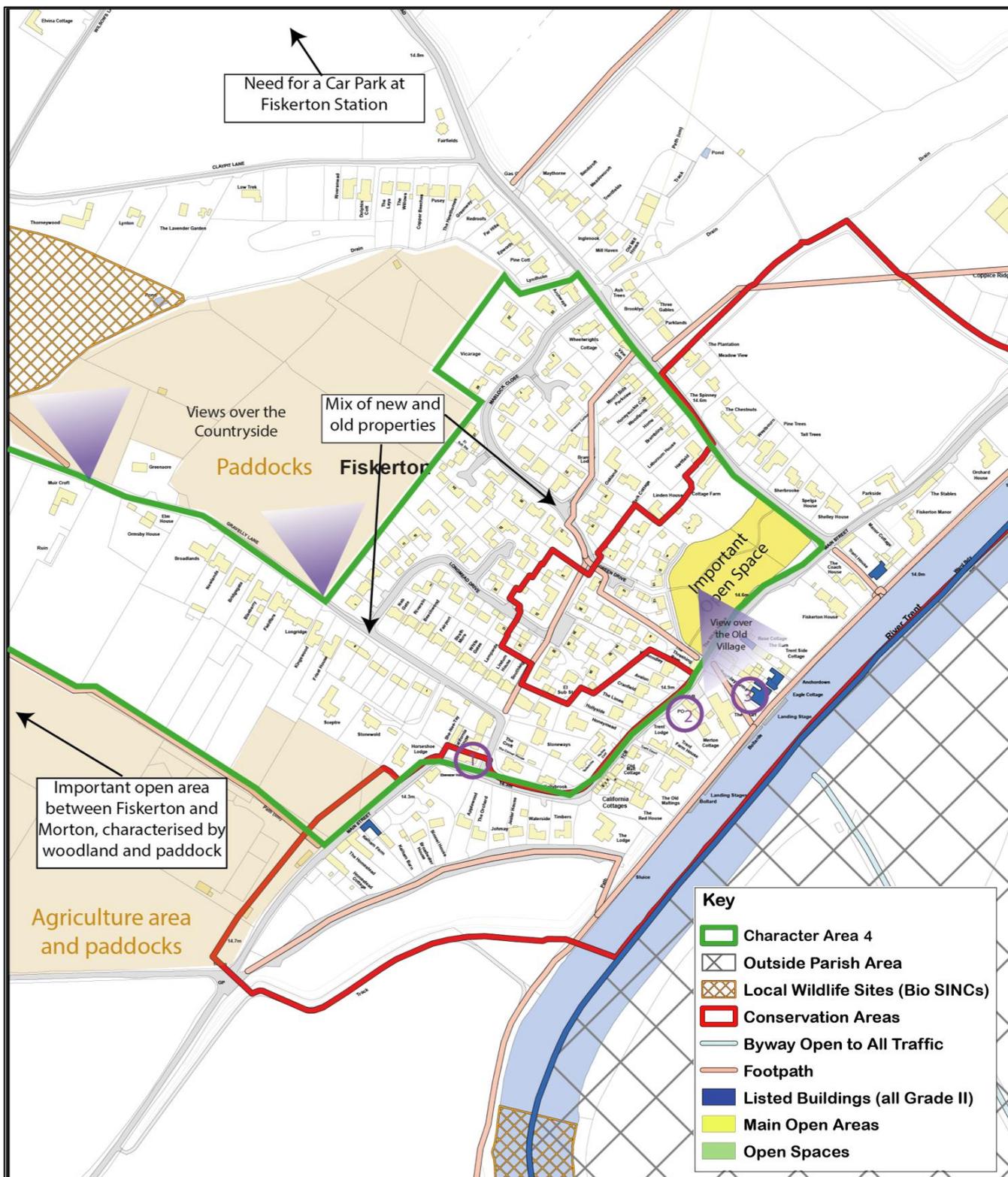


Figure 5. Map of Character Area 4

Key Elements of Character Area 4

Street(s)/Area	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Improvement Ideas
Gravelly Lane	Flat B Road Mainly used for access	Hedgerows, Fields, well-tended front gardens Large rear gardens beyond junction with Longmead. Not heavy traffic, narrow road	Separates Fiskerton from Morton. Fields & paddocks border the road beyond the junction with Longmead	Single storey bungalows and two storey detached buildings Morton Fields Cottage Paddocks Metal tack room/barn which is an unusual industrial type building used for horse equipment Mixed housing some semi- detached semi-detached, a couple of which are social housing.	Fields & paddocks Public footpath to Station Road Public footpath to Longmead & Green Drive The Former Methodist Chapel (Revival Centre) Ebenezer House	
Green Drive	Flat	Cul de sac surrounded by houses including some which overlook the village green Divided into two by cul de sac Leads onto Village Green.	Village Green with access to river frontage, pub and shop/ hairdressing salon Mature and new trees, seating and grassed area and potential nature area Used for village gatherings e.g. Christmas Carol concert	New Housing (2004) Large detached houses within the conservation area plus three smaller affordable properties Threshing Barn converted to house on edge of Green	Village Green (VG) created on completion of housing. Old & new trees, seating and picnic tables Threshing Barn The Former Old Seaman's mission on Main Street	Parking on Main Street a problem because of popularity of pub. It is dangerous & hazardous Road needs resurfacing and some parking restrictions on the bend adjacent to VG Bollards area needs weeding & maintaining between Gravelly & Green Drive, Village Green. Area for children. The Village Green could be a lovely area for children
Marlock Close & Longmead Drive	Longmead leads to Green Drive and is cul-	Houses set back from the road in mainly large plots. Many houses built in the 1970's.	Paddocks on northern side of Marlock Close.	Many houses built in the 1970's.		

Street(s)/Area	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Improvement Ideas
	de-sac.	<p>Occasional 'use' tarmac roads edged by housing with well-kept open front gardens.</p> <p>Marlock has well-kept front gardens and leads to the Village Green with access across the road to river frontage, pub & shop/hairdressers</p>		<p>Houses built 1985-1986 Mix of larger detached, smaller houses and bungalows</p>		

Picture of Key Elements of Character Area 4



The Former Methodist Chapel on the corner of Gravelly Lane at the junction with Main



View of the former Seaman's Mission Chapel on Main Street from Village Green



View of Paddocks looking north from Marlock Close



Village Green

Design and Character Policy: Gravelly Lane, Longmead Drive, Green Drive & Marlock Close

14. As a result of the Neighbourhood Profile exercise (both the Neighbourhood Overview and the Neighbourhood Walkabout), it was noticed that this area of the Village of Fiskerton (Gravelly Lane, Longmead Drive, Green Drive & Marlock Close) is relatively modern compared with other areas in the Village, developed between 1980s to 2006. It was possible to identify a number of key design principles and elements which contribute to define the character of the village. Such elements should be considered for inclusion in a Design and Character Policy:

- Development proposals should be consistent with the layout of the majority of existing residential buildings, which, depending on the street, varies from two storey detached houses to bungalows.
- Development proposals should be set back from the street and present front gardens or drive ways (surfacing materials include tarmac, bricks, gravel etc.).
- The boundary between the public realm (e.g. the footway) and the private property (e.g. front garden) should be clearly marked by vernacular soft boundaries such as trees and hedgerows, and avoid hard edges such as tall walls or fences.
- Development proposals should provide on-site parking which do not exacerbate the parking issues on the street in the Character Area, especially Main Street.
- Development proposals for agriculture building will need to promote a design that is in line with the character of the development, and be respectful of the rural setting of this part of Fiskerton, given its proximity to the countryside. Preferred material includes bricks, wood and tiles, while metal barns are discouraged.

4. Policy Recommendations

Flood Risk Management

15. The Neighbourhood Plan can set specific requirements in term of Sustainable Urban Drainage solutions which can be considered and incorporated in to every new development, addressing some of the flood issues identified in the Parish.
16. Fiskerton falls almost entirely into flood risk 2 zone, while Morton falls partially within it; there have been several reports of the inadequacy of the drainage system. New proposed developments in the Parish will be encouraged to introduce Sustainable Urban Drainage solutions as part of the proposed development and produce a clear Flood Risk Assessment to demonstrate they do not exacerbate flood risk on site or elsewhere in the Parish.

Service and Utilities

17. There are issues in terms of utility distribution, with many houses in the Parish and especially in Morton and the historic core of Fiskerton not connected to the gas supply network, water supply network and sewerage infrastructure. The Neighbourhood Plan can make specific requirements for new developments to take into account connection to the gas supply network, water supply network and sewerage infrastructure, and set provisions in terms of contribution to the improvement of the existing network infrastructure for the whole Village, not simply the proposed development.
18. Proposed development will be supported in the Parish where they contribute to improve the existing gas supply network, water supply network and sewerage infrastructure. Development proposals will also be supported provided that they do not exacerbate the existing problems connected with the gas supply network, water supply network and sewerage infrastructure.

Location of Future Development

19. Neighbourhood **Plans** allow communities to manage residential and non-residential development in a way that promotes the short- and long-term wellbeing of the local community. For this reason, they often include a number of **Development Management Policies** aimed at allocating sites or more generally setting criteria for the location and typology of proposed development.
20. Considering the absence of a minimum requirement in terms of residential or employment sites, it is suggested to implement a criteria-based **Residential Development Policy**, rather than an allocation-based policy. Such policy would set the principles that proposed development should comply with to be deemed acceptable. The definition of **Village Envelopes** would be an important component of such policy.
21. As part of the Neighbourhood Profile exercise, residents identified a series of criteria that should be considered for inclusion in a Residential Development Policy:

- Support development of infill and brownfield sites, with opportunities in particular on the undeveloped land on the southern side of Claypit Lane. Proposed development on greenfield sites should be infill or adjacent to the developed footprint of Fiskerton or Morton. Development proposals in proximity to separate clusters of dwellings (e.g. Gypsy Lane, Bleasby Road, Wilson’s Lane and Station Lane) should be avoided.
- Avoid development in the countryside surrounding the villages and, in the fields and paddocks around the main body of the development.
- Several roads in the parish are developed only on one side, facing agriculture lands or paddocks. Proposed development should be located in a way to extend the existing line of buildings, to existing properties, but not outside the built-up area of the villages.
- The agricultural area in-between Morton and Fiskerton should be protected to avoid merging of the two villages.

Local Green Space Policy

22. A number of sites have been identified as important open spaces by the community as part of the Neighbourhood Profile Exercise: such sites should be further investigated to assess their potential to be designated as Local Green Spaces.
23. As part of their Neighbourhood Plan, qualifying bodies can identify the most important open spaces in the settlement such as cemeteries, playgrounds, village greens, parks, sport pitches etc., and protect them as Local Green Space. If designated as a Local Green Spaces, sites enjoy the same level of protection Green Belt land does, which would virtually prevent any development of the site except in “very special circumstances”.
24. The following sites have been identified based on the Neighbourhood Profile exercise, and should be further investigated and assessed:
 - Arthur Radford Hall and Sports Ground
 - The Village Green
 - The Riverside Car Park and Picnic area
 - The Fishermen’s Car Park and Picnic area
25. The LGS designation is not appropriate for all sites: to qualify for protection, a site must meet a series of requirements contained in Paragraph 99, 100 and 101 of the National Planning Framework (NPPF). The Steering Group will need to perform an assessment of each site to demonstrate how each site meets the criteria set in the NPPF.
26. Once the assessment has been successfully completed, the Neighbourhood Plan will present a **Local Green Space Policy** designating the sites as Local Green Space; such sites will be identified on a map which will be referenced in the Policy. The Local Green Space Assessment will be part of the evidence-based documents supporting the Neighbourhood Plan.

Views and Vistas Policy

27. As part of the Walkabout, residents participating in the walkabouts have identified a number of views that exemplify the views and vistas in the Parish. The collection of photographic evidence and short descriptions of such views and vistas are found in the **Views and Vistas Overview**.
28. Although loss of view from private properties does not constitute a material consideration for planning decisions, particularly valuable views from publicly accessible vantage points can enjoy a certain level of protection as a result of a Neighbourhood Plan policy. A **Views and Vistas Overview** can be included to provide a series of visual examples of what the views and vistas described in “**Policy FCM6: Views and Vistas**” mean in actuality. It should be used by developers and planning officers as an aid to understand and get a feeling for the elements that should be protected and enhanced when assessing the landscape impact of proposed development applications.
29. The following views and vistas have been identified as views that exemplify the views and vistas in the Parish on the Neighbourhood Profile Walkabout exercise:
- View of the riverside, from picnic area located in the north of the river, looking south
 - View of the riverside, from the south of the riverside footpath looking north
 - Gateway into Fiskerton from Rolleston, Main Street: view of the canopy of overhanging trees on either side of the road and high redbrick walls and buildings from the north side of the village
 - View of canopy of trees in Bleasby Road
 - View northward toward the countryside at the junction of Station Road and Claypit Lane
 - Views over agriculture fields north of Claypit Lane
 - View over the historic part of Fiskerton from the Village Green
 - Views over Saint Denis churchyard from Morton Main Street leaving the village
 - Views over the countryside and the Scheduled Ancient Monument at the junction between Morton Main Street and Cooks Lane
 - Views over the paddocks from Gravelly Lane
 - Views over the Scheduled Ancient Monument at towards the southern end of Morton Main Street

Community Facilities Policy

30. Neighbourhood Plan policies can be used to protect community facilities and services that are important for the current character and future development of the community.

31. Such **Community Facilities and Assets Policies** prevents changes of use and redevelopments of such facilities into other forms of development that do not deliver the same level of community service and benefit, unless it can be demonstrated that maintaining the site in its current use is no longer economically and socially viable.
32. Such Policy would also prevent development proposals from having a detrimental impact on the listed community facilities and assets, unless can be clearly demonstrated that the community benefits originating from the development clearly outweigh its impact and/or adequate alternatives and mitigation solutions have been identified and implemented.
33. The following Community Facilities and Assets have been identified through the Neighbourhood Profile Exercise, and should be considered for inclusion in a Community Facilities and Assets Policy:
 - Full Moon Inn Pub
 - Saint Denis Church
 - The Morton Church Hall
 - Railway Station
 - The Former Methodist Chapel
 - The Bromley Pub
 - Fiskerton Village Shop
 - Fiskerton Post Office
 - Fiskerton Salon
 - Arthur Radford Hall
 - Arthur Radford Sports Ground

Green Infrastructure Policy

34. Neighbourhood Plan can contain provision for the general protection of existing public right of way and green infrastructures. Such a Green Infrastructure Policy would support policies that enhance existing green infrastructures and linkages; it will also require development proposals that may cause detrimental impact to Green Infrastructures to demonstrate that the community benefit originating from the development outweighs its impact, and/or adequate alternatives and mitigation solutions have been identified and implemented. Such Policies are normally accompanied by a map identifying green infrastructure and linkages.
35. As part of the Neighbourhood Profile exercise, residents identified the following elements as important green infrastructure and green features, which should be considered for inclusion in a Green Infrastructure Policy:
 - Network of footpaths linking Morton Village with other villages
 - Public Footpath from Morton to Main Street, Fiskerton
 - Public footpath from Morton to Station Road

- Public footpath from Morton to Gravelly Lane
- Public footpath along the riverside
- Paddocks and fields surrounding Morton and Fiskerton villages
- Ditches and dykes
- Grass verges, mature trees and hedgerows

Heritage and Historic Character

36. Neighbourhood Plans can identify a series of designated and non-designated buildings, monuments, assets etc., which due to their history and/or architectural value are important for the community. Such heritage assets do not necessarily need to be Listed Buildings and Scheduled Monuments (which already grant them a high level of protection), nor need to be located within the Conservation Area: The Plan can identify and list other non-designated heritage assets and grant them a certain level of protection through a specific policy.
37. As a result of the Neighbourhood Profile exercise the following assets have been identified as important for their historic value and should be considered for inclusion in a Heritage and Historic Character Policy:
- Cottage Farm
 - Vine Cottage
 - Wheelwright Cottage
 - The Old Mill
 - The Chestnuts
 - The former Station House
 - The Pinfold
 - Ebenezer House
 - Former Fiskerton Methodist Chapel
 - Threshing Barn
 - Former Mission Chapel on Main Street
 - Fiskerton Manor
 - Fiskerton House
 - Clumber House
 - Kelham Farm House
 - Kelham Barn
 - Red House
 - Homestead

- The Wharf
- Trent House
- Historic Wall at the commencement of Main Street and at its junction with Station Road from Rolleston

Community Aspiration

38. As a result of the Neighbourhood Profile exercise, residents identified a number of community aspirations and improvement ideas for the Parish. Although most of these propositions are not related to development management or land use planning, and thus cannot be delivered through Neighbourhood Plan Policies, they may still represent the starting point for Parish Council projects, community projects, funding applications, S106 agreements, cooperation with higher authorities, etc.
39. Although they cannot be part of the Neighbourhood Plan (and thus they do not get voted as part of the final Referendum) such community aspirations are important for the local residents and represent a valuable output of the Neighbourhood Plan Consultation Process. It is common practice to include these aspirations in an Appendix to the Plan, and consult on them as part of Regulation 14 Consultation.
40. The following ideas and aspirations have been identified through the Neighbourhood Profile exercise, and should be considered for inclusion in a Community Aspiration Appendix:
- Create more passing places on roads leading to Morton, which tend to be single track.
 - Improve drainage solutions on the roads of Morton, Fiskerton Main Street, and Fiskerton Station Road, between the junctions of Marlock Close and Claypit Lane.
 - Improve the footpath running from the station to the junction with Claypit Lane.
 - Main Street needs resurfacing and some parking restrictions placed on the bend adjacent to Village Green
 - Area between Longmead & Green Drive needs weeding & maintaining.
 - Picnic area to the south of Main Street to incorporate planters along the riverside fence
 - Dog litter bins available to both entrances of the river
 - Address parking issues around the Bromley
 - Place information notice board describing the History of Fiskerton with maps at village shop
 - Traffic calming on Fiskerton Main Street and Station Road
 - improve pavement from Main Street to Fiskerton Station
 - Create a new car park at the Station
 - Place a “Welcome to Fiskerton” signage at all entrances to the village