

FISKERTON CUM MORTON
NEIGHBOURHOOD PLAN

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Forewords

The Localism Act 2011 introduced support for the production of Neighbourhood Plans; this provides an opportunity for residents to have an influence in the way their area develops over the plan period.

Following a bid by Fiskerton cum Morton Parish Council, and its subsequent approval by Newark and Sherwood District Council, an initial meeting with local residents led to the formation of a Neighbourhood Plan Steering Group. Each Steering Group meeting was open to all residents, a total of 32 residents attended the meetings. Although some attended only once, each person brought a perspective which added value to the Plan.

Within this wider group there was a core group of seven residents who attended the vast majority of meetings and organised all of the publicity and events with assistance from others. This Plan provides positive planning for future development and seeks to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.

Thanks must go to the group for the time and effort they have given to developing the Plan over the course of the last two years with excellent guidance, and support from OpenPlan Consultants Ltd. Thanks are also due to the large number of residents who have supported the process and actively given their input, using consultation events and surveys to express their concerns, interests, aspirations and their desire to influence the future of their community.

Funding to produce this Plan has been received from My Community Groundwork UK.

Fiskerton cum Morton Neighbourhood Planning Chair:

Rob Lancaster

Neighbourhood Plan Core Steering Group:

Sarah Angell

Hilary Gibbins

Jacqui Holtam

Linda Moakes

Jo Stevenson

Deb Pallister

CHAPTER 1: INTRODUCTION

WHAT IS A NEIGHBOURHOOD DEVELOPMENT PLAN?

1.1 The Fiskerton cum Morton Neighbourhood Development Plan (the Neighbourhood Plan) is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Development Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a vision of the future of the Parish and sets out how this vision will be realised through planning and development.

1.2 This emerging Plan is a relatively new type of planning document, prepared by the Fiskerton cum Morton Parish Council on behalf of its residents. It is a statutory planning policy document and once it has been 'made'(adopted) by Newark and Sherwood District Council (NSDC) it must be used by:

- i) Planning officers and elected members at NSDC when assessing and determining planning applications;
- ii) Applicants as they prepare planning application for submission to NSDC;
- iii) The Parish Council when considering and commenting on planning applications in the Parish;
- iv) Residents and stakeholders in a wider capacity.

1.3 To enable it to carry this much influence in planning decisions, the Plan has been examined by an independent examiner who has

checked that it has been prepared in accordance with the 'basic conditions'. These are that the Plan must:

- i) have regard to national policy and advice;
- ii) contribute to the delivery of sustainable development;
- iii) be in general conformity with the strategic policies of the development plan;
- iv) not breach EU obligations and be compatible with them;
- v) not have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2017).

1.4 An independent examiner has tested these requirements and recommend to the local planning authority, Newark and Sherwood District Council (NSDC), that the Neighbourhood Development Plan should be put to a referendum of the Neighbourhood Area electorate. Provided it is approved by a simple majority of those who vote in the referendum, the plan will then be formally "made" by NSDC.

1.5 The Plan has been prepared by the Fiskerton cum Morton Neighbourhood Development Plan Steering Group (SG) on behalf of Fiskerton cum Morton Parish Council; the Steering Group is comprised of members of the public as well as some Parish Councillors and has been chaired throughout by the Chair of the Parish Council. The Parish area shown in Figure 1 was designated as a Neighbourhood Plan Area and Fiskerton cum Morton Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan in April 2017.

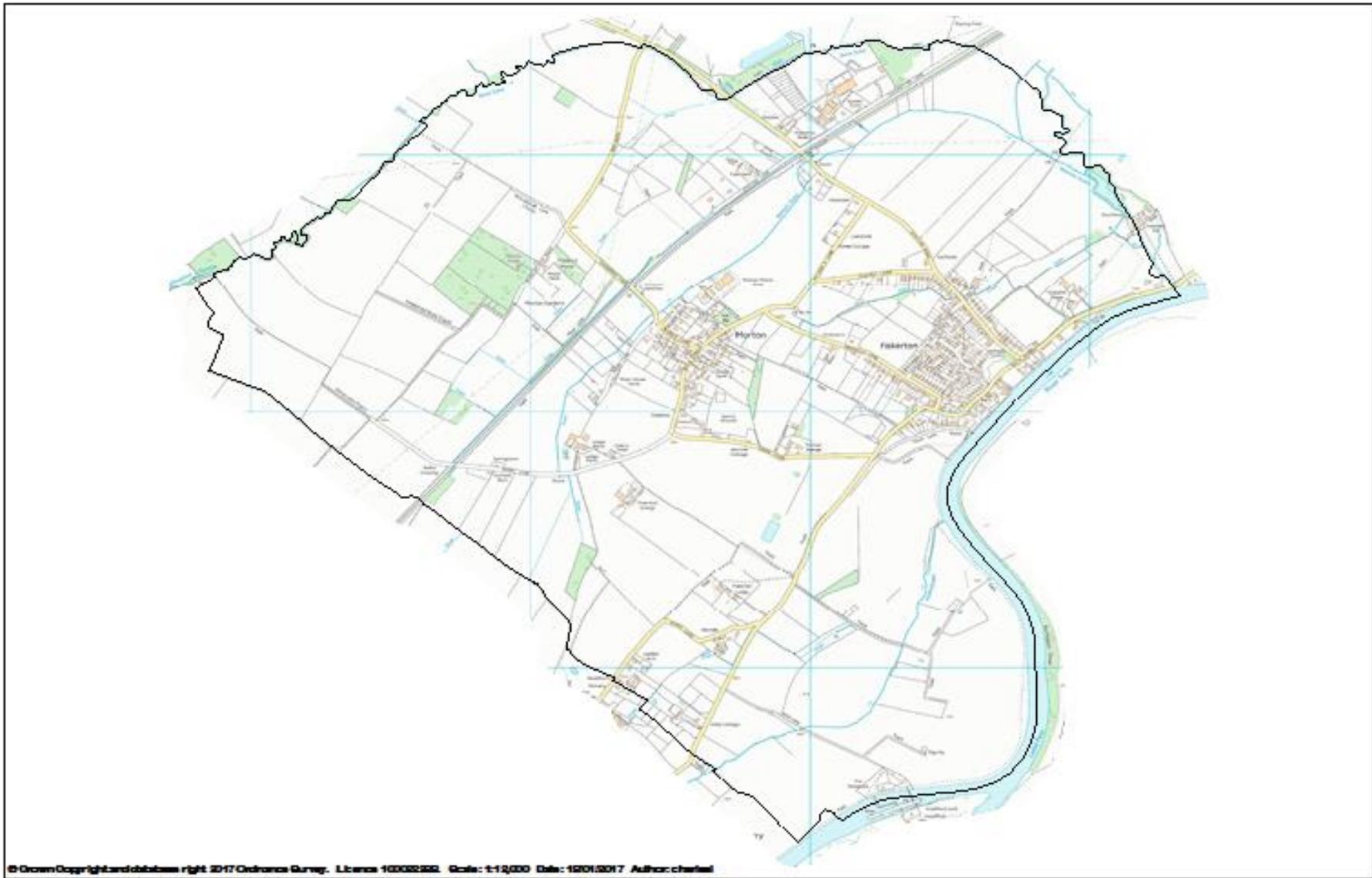


Figure 1. Neighbourhood Plan Designated Area

WHY SHOULD FISKERTON CUM MORTON HAVE A NEIGHBOURHOOD PLAN?

2.1 The Neighbourhood Plan will enable the local community to have the strongest possible influence over the way the villages and parish develop and change. Although it is intended that the rural character of the area will not change significantly and the villages will not grow a great deal over the next decade or so, new developments and changes that require planning permission will undoubtedly come forward and it is important that the local community is able to influence those in a considered, coherent and planned way.

2.2 Clear policies about the types of development that will be supported give everyone more certainty about what is acceptable and what is not. In this way, features and assets that are valued by the community – the things that distinguish Fiskerton and Morton from other villages and that contribute to the quality of people’s lives – can be protected into the future and, where possible, enhanced.

2.3 Moreover, the consultation exercise that is an integral part of the preparation of the Neighbourhood Plan has promoted community cohesion and has highlighted a number of issues and proposals for the enhancement of Fiskerton cum Morton Parish. Although not all these issues and proposals relate to land use and planning matters, and hence cannot be directly addressed through Neighbourhood Plan Policies, they have been included as Community Aspirations in Chapter 5 of the Plan and considered as Parish priorities for future interventions.

PROCESS OVERVIEW

3.1 Since designation, the Fiskerton cum Morton Parish Council has been committed to enabling the community to influence the development of the Plan. On behalf of the Council, the Neighbourhood Development Plan Steering Group has undertaken a significant level of community consultation at various stages including events, meetings, surveys and drop-in sessions. These are detailed in *Figure 1 Neighbourhood Plan Process* and the Process Overview Table on page 5.

3.2 A number of evidence-based reports have also been produced to collect and present the information required to support the Neighbourhood Plan Policies. These include:

- i) Neighbourhood Profile;
- ii) Local Green Space Assessment; and,
- iii) Views and Vista Overview.

3.3 The Neighbourhood Profile contains policy recommendations which have been taken account of when writing this Plan, however please note that following Examination the policies in the profile have been superseded by those which now form part of the Neighbourhood Plan.

3.4 In November 2018, the Steering Group finalised the Draft Version of the Plan and, together with the above-mentioned evidence-based assessment, submitted it for the Regulation 14 Consultation, also known as Pre-Submission Consultation.

At the Regulation 14 Consultation phase, the Draft Version of the Plan was made available to a series of Statutory Consultees (e.g. NSDC,

Environment Agency, Highways Authority, Historic England etc.) and to all local residents, businesses operating in the Parish, non-resident landowners etc., to collect comments on the Plan's Vision, Objective, policies and supplementary documents (i.e. Neighbourhood Profile, Local Green Space Assessment, Views and Vistas Overview). Comments were collected through an online questionnaire as well as in hard copies. The consultation period lasted from January 20th 2019 to March 3rd 2019.

3.5 After the end of the Pre-Submission Consultation period, all comments and feedbacks received were analysed and addressed by the Steering Group, which made amendments to the Plan. The complete list of all comments, the Steering Group's rationale for amending (or non-amending) the Plan in response to each comment and the amendments are available in the Statement of Consultation prepared by the Steering Group.

3.6 The Steering Group finalised the Draft Version of the Plan into a Submission Version, for submission to NSDC for Regulation 16 Consultation. The Steering Group submitted the Statement of Consultation and the Basic Conditions Statement (detailing how the Submission Version complies with all policies and principles of the basic conditions, see paragraph 1.3) together with the Submission Version of

the Plan. The Council published the Plan and consulted Statutory Consultees and the community, once again for a period of six weeks.

3.7 NSDC appointed an Independent Examiner to review the Submission Version of the Plan in August 2019. The role of the Examiner is to ensure that the Plan is in accordance with the basic conditions. Representations made during Regulation 16 Consultation period were passed to the Independent Examiner who considered them within the context of the Independent Examination. The Examiner also reviewed the supporting documents relating to the Neighbourhood Development Plan and the whole process, with particular attention being paid to the way the local community has been engaged, to ensure an adequate level of local participation has been reached and the community's issues and comments have been reflected and addressed in the Plan.

3.8 Following the examination, the examiner issued her report to NSDC and the neighbourhood planning body on 14 October 2019. The Examiner recommended that the plan, with modifications, proceed to the referendum stage.

3.9 The Referendum will be organised by NSDC. The Referendum will be successful if supported by a simple majority of the people voting (there is no quorum). If approved, the Plan will be 'made' by NSDC, becoming a material consideration for all future planning applications.

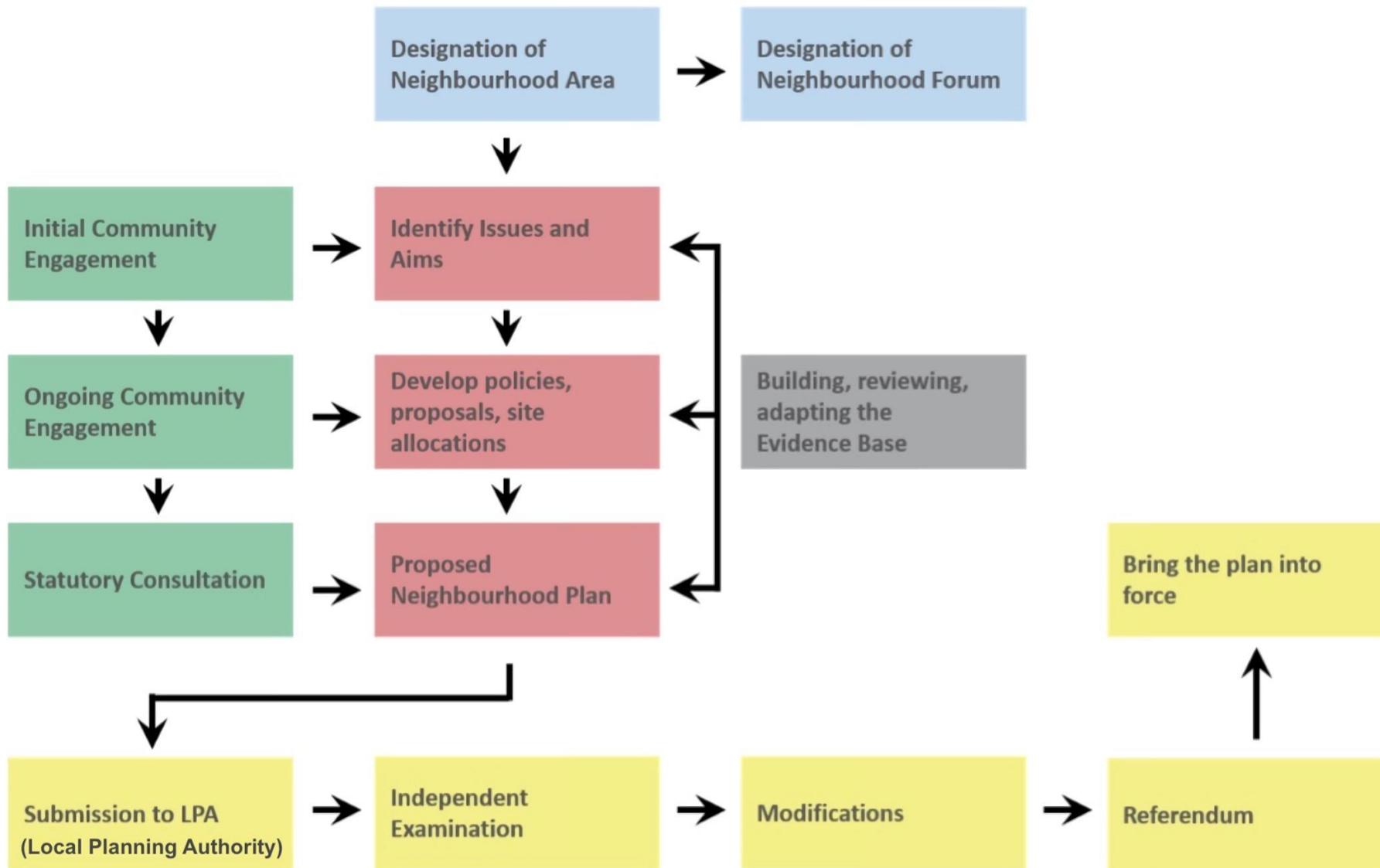


Figure 1 Neighbourhood Plan Process

PROCESS OVERVIEW TABLE

Event	Date	How it was advertised	Attendance and Results
Initial consultation meeting with residents at Morton Church Hall (MCH)	12/07/17	Posters and minutes of Parish Council (PC) meeting.	Around 50 residents attended, with 14 signing up to support the creation of a Neighbourhood Plan. (NP)
Inaugural meeting of the NP Steering group at MCH	5/9/17	Email to members of the Steering Group (SG); Posters and PC minutes.	10 residents attended, with 4 apologies Clarity on the NP process gained, roles, responsibilities and engagement strategy agreed as next step
Neighbourhood Plan Steering Group	27/9/17	Email to members of the SG; Village Notice Boards, FC Facebook.	8 residents attended, with 3 apologies. Terms of Reference agreed alongside a general delivery plan.
Neighbourhood Plan Steering Group	1/11/17	Email to members of the SG; Village Notice Boards, FCM Website & Facebook.	6 residents attended alongside 2 members of OpenPlan. The first public engagement event was planned, and a general plan was developed.
Neighbourhood Plan Steering Group	22/11/17	Email to members of the SG; Village Notice Boards, FCM Website & Facebook.	7 residents attended, with 4 apologies. An I/T strategy was agreed alongside planning the two Christmas engagement events of a Christmas Lights Switch and Lantern Walk. A Questionnaire was commissioned to seek the views of residents.
Village Green Christmas Lights Switch On Event	9/12/17	Email to members of the SG; Village Notice Boards, FCM Website & Facebook.	100 residents including children and young people attended with opportunities to learn more about the NP and hand out questionnaires.
Village Lantern Walk	28/12/17	Village Notice Boards, FCM Website & Facebook.	30 residents including children and young people participated. A NP logo emerged from a session with them.

Neighbourhood Plan Steering Group	24/01/18	Village Notice Boards, FCM Website & Facebook.	8 residents attended with 1 apology. Initial planning for the Neighbourhood Profile commenced. Decision to undertake a second questionnaire to create greater engagement in the process.
Neighbourhood Plan Steering Group	28/2/18	Email to members of the SG; Village Notice Boards, FCM Website & Facebook.	6 residents attended with 2 members of OpenPlan and 2 apologies. 104 residents responded that they would support the NP. Within this 50 were willing to be directly involved in the process.
Neighbourhood Plan Steering Group	14/3/18	Email to members of the SG; Village Notice Boards, FCM Website & Facebook.	6 residents attended with 2 members of OpenPlan in attendance. Final action plan for the Neighbourhood Profile event produced.
Neighbourhood Profile Event	25/3/18	Email to all registered residents; Leaflet to every household, Village Notice Boards, FCM Website & Facebook.	42 residents attended this day event facilitated by the Steering Group. 12 residents expressed the support and sent their apologies. All the information gathered was used to produce a Draft Neighbourhood Profile. A real sense of community generated with positive verbal feedback.
Neighbourhood Plan Steering Group	18/4/18	Email to members of the SG; Village Notice Boards, FCM Website & Facebook.	12 residents attended with 1 member of OpenPlan, and 7 residents sending apologies. A working draft of the Neighbourhood Profile was agreed for further development.
April Newsletter	21/4/18	Email to all registered residents; Notice Boards, FCM Website & Facebook.	Providing an update on developments to 63 registered residents on the forthcoming March 25 event.
Village Fashion Show	30/4/18	Email to all registered residents; Leaflet to every household, Village Notice Boards, FCM Website & Facebook	70 residents attended with very positive verbal feedback. Opportunity to share the purpose of the NP. Funds raised for Charity.
Neighbourhood Plan Steering Group	23/5/18	Email to members of the SG; Village Notice Boards, FCM Website & Facebook.	12 residents attended with 1 member of OpenPlan. 1 resident sent apologies. The Final Draft Neighbourhood Plan being produced.
Neighbourhood Visioning event	19/6/18	Email to all registered residents; Leaflet to every household, Village Notice	33 residents attended this evening event facilitated by 2 members of OpenPlan. The material produced was used to

at Arthur Radford Centre		Boards, FCM Website & Facebook.	create a Draft Vision for the Neighbourhood Plan.
July Newsletter	7/7/18	Email to all registered residents; Village Notice Boards, FCM Website & Facebook.	Providing an update on developments to 81 residents who were registered to receive information in support of the NP. The main message being the outcomes of the 25 March leading to a vision for the NP.
Neighbourhood Plan Steering Group	18/7/18	Email to members of the SG; Village Notice Boards, FCM Website & Facebook.	10 residents attended, with 13 apologies. Focus was to review the Draft Vision and Objectives document for signing off and circulating for feedback over the summer.
Neighbourhood Plan Steering Group	12/9/18	Email to members of the SG; Village Notice Boards, FCM Website & Facebook.	9 residents attended with 3 apologies and 2 members of OpenPlan. Tasks to complete the policies within the NP were agreed. Plans for community events to raise funds for a Defibrillator were put in place.
FCM Defibrillator Fund raising event	5/10/18	Email to all registered residents; Leaflet to every household, Village Notice Boards, FCM Website & Facebook.	100 residents and their friends attended raising funds for the Defibrillator. The event at The Bromley public house created a real sense of community. Opportunities were made to increase awareness of the NP process.
FCM Defibrillator Fund raising event	19/10/18	Leaflet to every household, Village Notice Boards, FCM Website & Facebook	Over 50 residents and their friends attended raising funds for a Defibrillator for Fiskerton. Opportunities were made to increase awareness of the NP process.
Neighbourhood Plan Steering Group	24/10/18	Email to members of the SG; Village Notice Boards, FCM Website & Facebook.	9 residents attended, with 3 apologies and 2 members of OpenPlan. Review of draft NP documents.....
River Trent Tow Path Residents Meeting	22/11/18	Letter & emails to residents affected by Local Green Space proposals.	14 residents attended to express their views regarding the suitability of designating the River Tow Path as a local Green Space. Agreed to withdraw this proposal from the NP.
Neighbourhood Plan Steering Group	22/11/18	Emails to members of the SG; Village Notice Boards, FCM Website & Facebook	Agreement of the final NP documents and agreement on timeline and actions required to take the NP to a referendum on 12 September 2019.

FCM Defibrillator Fund raising event	23/11/18	Email to all registered residents; Leaflet to every household, Village Notice Boards, FCM Website & Facebook.	Final event which achieved the target to buy a Defibrillator for Fiskerton attended by 50 residents and their friends. Opportunities were made to increase awareness of the NP process.
November Newsletter	26/11/18	Email to all registered residents; Leaflet to every household, Village Notice Boards, FCM Website & Facebook.	Providing an update on developments to all residents about the timing of the publication of the NP, success of the Defibrillator fund raising and the forthcoming 'Clean Up' event
Village Green Christmas Light Switch On event	4/12/18	Email to all registered residents; Leaflet to every household, Village Notice Boards, FCM Website & Facebook.	During the event, those of us who are familiar with the Neighbourhood Plan, chatted to as many residents as we were able to, in order to share our current progress and to encourage further participation from both Villages including the 'drop in' consultation event planned for 27 January.
Village Lantern Walk	22/12/18	Email to all registered residents; Leaflet to every household, Village Notice Boards, FCM Website & Facebook.	33 residents attended this event aimed at promoting greater community spirit, including children and young people.
Neighbourhood Plan Steering Group	9/1/19	Email to members of the SG; Village Notice Boards, FCM Website & Facebook.	9 residents attended, with 3 apologies, and 2 members of OpenPlan. Final version of the NP and documents considered and planning for Section 14 consultation event.
January Newsletter	18/11/19	Email to all registered residents; Leaflet to every household, Village Notice Boards, FCM Website & Facebook.	Providing an update on developments to all residents about the 'Drop In' event to be held on 27 January with QR code and weblink to access the draft NP for section 14 consultation.
Neighbourhood Plan Consultation Event	27/1/19	Email to all registered residents; Leaflet to every household, Village Notice Boards, FCM Website & Facebook.	Outcomes to be added after the event.

CHAPTER 2: BACKGROUND AND CONTEXT

PAST OF THE PARISH

1.1 History of Fiskerton

1.1.1. Archaeological evidence, both actual finds and crop marks from aerial photographs, shows evidence of occupation of the Trent Valley since at least the Iron Age, including settlement around Fiskerton and Morton. The early history of both villages was dominated by proximity to the River Trent, with various settlers and invaders arriving along the river. The area was occupied by the Celtic Coritani tribe when the Romans came in the 1st century AD. The Angles and Saxons followed in the 5th & 6th centuries, the Danes in the 8th & 9th centuries and eventually the Normans.

1.1.2. Fiskerton's name shows it was a Saxon settlement, deriving from the old English words "fiscere" and "tun" meaning "the farm of the fishermen" and reflecting the abundance of fish in the nearby rivers Greet and Trent. Morton's name also derives from old English, meaning the settlement on the moor or "wild land".

1.1.3. The earliest documentary reference to both villages is in the Southwell Charter. Fiskerton and Morton were amongst the villages given in 956AD to Oskytel, the Archbishop of York by the Saxon king of Mercia, Edwig, as part of his attempt to strengthen his northern boundary. The area covered by the Charter later became known (in Church history terms) as the Southwell Peculiar, an area shown as prosperous, well-organised and well farmed.

1.1.4. After the Norman invasion, William the Conqueror had all his lands surveyed, basically for the purposes of taxation, and the

results were listed in the Domesday Book of 1086. Both Fiskerton and Morton are mentioned. The major landowner at this time was Walter d'Aincourt, although the villages still came under the jurisdiction of the Archbishop of York, who was effectively Lord of the Manor.

1.1.5. Back in 1086, the Domesday entry indicated that Fiskerton was relatively prosperous. In addition to enough arable land for seven ploughs, there were two mills, a fishery and a ferry and 42 acres of meadow, pasture and woodland.

1.1.6. About 1140, Walter's son, Ralph d'Aincourt, founded Thurgarton Priory, giving Fiskerton as part of its endowment. Southwell Minster (representing the Archbishop of York) then released all its rights over Fiskerton to the Priory and Fiskerton remained under the control of the Priory until the time of the Dissolution in 1538.

1.1.7. During this time there was a chapel dedicated to St. Mary, the site of which appeared on various maps until the early 20th century. When this chapel was founded and who by is uncertain, but it was in the possession of Thurgarton Priory by the first half of the 12th century and served by canons from there. The Register or Cartulary of Thurgarton, which was written in the early 1300s, describes the chapel as set in a court, which suggests it was part of a complex of buildings, and notes that the field in which it stood was the Grange Field, a name still in use today. There was also a graveyard attached. The chapel is no longer marked on current OS maps and after years of farming activity, plus the flood defence

works in the mid 20th century, there is now nothing left to show where it had been.

1.1.8. At the Dissolution, Thurgarton Priory was seized by the Crown. Fiskerton's tithes (a form of tax for the support of the local rector or church) were granted to Rolleston, so the village became part of the ecclesiastical parish of Rolleston as is still the case today. Ownership of the land, along with the rest of the Priory estates, was eventually granted by Elizabeth I to Thomas Cooper.

1.1.9. The Coopers held land in Fiskerton and Morton as Lords of the Manor for nearly a century until the civil war when Sir Roger Cooper supported the king and had his lands confiscated by the Roundheads when the king was defeated. He had to pay a crushing fine to recover them and so sold his farms in Fiskerton and Morton in 1649 to Dr. Huntingdon Plumptre, a member of a famous Nottingham family. By the 19th century, the Plumptres had settled in Kent and had been selling off their Nottinghamshire property. What remained of their lands in Fiskerton and Morton was eventually sold in 1857 to William Wright of Fiskerton and the title "Lord of the Manor" ceased with the death of his great nephew, Richard Wright, in 1968.

1.1.10. Fishing and agriculture remained important, with several farms being located close to the heart of the village, but thanks to proximity to the River Trent, Fiskerton was also able to develop other industries. By 1842 there were wharfs, coal yards and warehouses all along the river front. Malting had also become a local industry and the Newark brewer, James Hole, had a large malthouse here. There was a watermill to be found on the Greet and a windmill on what is now Station Road. In total there were 75 houses in Fiskerton and a population of 404.

1.1.11. The 19th century saw a great deal of change. One of the most important developments was the opening of the Nottingham-Lincoln railway in August 1846 with a station barely half a mile from the village centre.

1.1.12. By the end of the century, many wharves and warehouses had disappeared and, in their place, substantial houses, like Fiskerton House and Fiskerton Manor, were to be found along the riverside.

1.1.13. The large malthouse, on what is today referred to as The Wharf, closed in 1904 when James Hole decided to concentrate all its business in Newark, and some employees moved from Fiskerton as a consequence. The premises were eventually bought as a grain store around 1919, by Southwell miller, C.G. Caudwell, and the wharf was used for loading and unloading materials destined for the Southwell corn mill. The Caudwells owned it until c. 1974 when it was then used for a boat building business and eventually in the 1980s became a private residence.

1.2 History of Morton

1.2.1. From the time of the Southwell Charter 956 AD, Morton was closely associated with Southwell Minster and references to the village in early records were often in connection with its church.

1.2.2. The present brick-built church dates from 1758, though there has been a church on the site since medieval times. The old church building was demolished around the middle of the eighteenth century, though there are no records as to exactly why nor at whose expense the new church was built. All that is known about it is that a later vicar, the Rev. John Marsh, who died in 1878, used to speak about an "aged parishioner who worshiped in the old timber-

framed and thatched Church at Morton, which was taken down in 1758”.

- 1.2.3. At the time of the Domesday Book, Walter D’Aincourt was the main landowner in Morton. Several landowners followed, including the Crossovers, but one family in particular that should be mentioned was the de Annesly family because the de Annesly estate passed through marriage to John Ashwell, who built, it is believed, Ashwell Hall. This was the manor house of its day and was described by Thoroton in his History of Nottinghamshire published in 1677 as a “capital messuage”. Its exact location remains unknown, though there is some speculation that it might have been on the site of the present Manor Farm.
- 1.2.4. Like Fiskerton, the manorial lands of Morton were eventually granted by Elizabeth 1st to Thomas Cooper and so passed into the hands of the Plumptres from 1649 and then to the Wrights from 1857. The remnants of the Manor Estate were sold in 1968 and most now form part of Morton Manor Farm.
- 1.2.5. Morton Manor Farm has one of the oldest buildings in the village, a dovecote, or more properly a pigeoncote, which dates from the 17th century. The dovecote features in Mediaeval Dovecotes in Nottinghamshire written in 1927 by J. Whitaker. He complained in the book that this dovecote had lately been turned into a place to hold the machine for the electric lighting of the house and buildings. When the dovecote was in use it had nesting places for around 600 birds.
- 1.2.6. Agriculture was, until well into the 20th century, the main occupation of people living in the village and Morton Manor Farm is one of two farms still operating today. The village in 1950 was very much as it had been 100 years earlier with development contained

in general between the Church and Back Lane. It has, however, almost doubled in size over the last fifty years to about 62 houses, and, like Fiskerton, now largely serves as a commuter village for Nottingham and elsewhere.

PRESENT OF THE PARISH

- 2.1 According to the information in the 2011 Census, which is the most recent data available, the total population of Fiskerton-cum Morton Parish is 900 (in 345 households), marking an increase of 16% since 2001. This increase is mainly due to the ‘Green Drive’ housing development in Fiskerton which was built in 2005 but there have also been occasional one-off new builds. The breakdown of the population by age group largely follows the national and county averages but there is a very slightly higher number than average of children up to the age of 15 and of over 65’s with a slightly lower than average number of working age adults.
- 2.2 Out of 345 dwellings in the whole Parish, 84% are detached houses or bungalows, and 10% semi-detached houses. The remainder are terraced houses or flats and 92% of all households are owner/occupiers. Overall, house prices are slightly higher than the average for the county but lower than the national average. The Parish has a much lower than average number of benefits claimants and average net weekly income is £480 while the average in NSDC is £408 and nationally £423. Poverty levels are also below the national average with 2.3% of children deemed to be in poverty compared to 21% nationally.
- 2.3 From data contained in the national ‘Place Survey’, collected by all local authorities in 2008, 82% were happy with the Parish as a place

to live (compared to 79% in the Newark & Sherwood area and nationally) and 68% felt 'they belonged to the area' (compared with only 60% in N&S and 58% nationally).

2.4 With regard to employment in the Parish, the total number of people who are economically active is only slightly higher than the national average but the number who are self-employed is much higher (14% compared to less than 10% nationally) and we also have twice as many people working from home as the national average and nearly twice as many working over 49 hours a week.

2.5 Generally speaking, people in rural areas rely more on private transport and spend more on transport than their urban counterparts (nationally, higher transport expenditure accounts for almost half the higher expenditure by rural households than urban ones). Overall, the

residents of rural hamlets and villages travel nearly twice as far by car each year compared to urban residents. Car ownership in the Parish is very widespread with only 2% of households not owning a car at all (the national figure is nearly 26%) while 72% own two or more, nearly twice the national average. Apart from those who work from home, the distance residents of the Parish travel to their place of employment is much higher than the national average, which is also typical for rural communities.

2.6 There are no schools or medical facilities in the Parish and residents must travel a minimum of three miles to access these, although there is a primary school in neighbouring Bleasby Parish which is two miles distant.

KEY ISSUES

Sustainability Theme	Identified Issues
Social	<ul style="list-style-type: none"> • A role of the Plan is to deliver sustainable housing developments. The most direct way of bringing new people into the area is by allowing Fiskerton cum Morton to develop sustainably. The Plan needs to deliver high quality new housing in the parish that is accessible to local people. • The Plan must, therefore, seek to determine if local residents are happy with no new houses being allocated in the area by Newark and Sherwood Council in the current Local Plan or if they believe more is required. The location, type and style of any new housing can also be covered by the Plan if local residents express a wish to explore this. • Plan should also ensure that any new housing developed in the Parish is providing for any identified local need, such as affordable housing for first time buyers, as well as properties suitable for downsizing for the ageing population in Fiskerton and Morton.
Economic	<ul style="list-style-type: none"> • The Neighbourhood Plan could look to sustain and enhance the current economic activities within the village to help preserve its social cohesion. The Plan should look to promote local employment opportunities in the Parish to potentially provide jobs for those without work. • The Plan should promote small scale employment opportunities and the improvement of digital connectivity to support the growth of digital and service-based companies.
Environment	<ul style="list-style-type: none"> • The NPPF (National Planning Policy Framework) allows for Neighbourhood Plans to identify important Local Green Spaces which can then be designated as such, offering protection from unsympathetic and damaging development proposals. The Neighbourhood Plan should also seek, where possible, to retain and add to the range and quantity of open spaces for recreational uses and areas of significant meaning to the parish, in terms of tranquil contemplation, biodiversity value, historic significance, and landscape beauty. • The Neighbourhood Plan should seek to further identify and ensure the protection and enhancement of any environmental and historical assets located in the Parish. These include (non-) designated heritage assets, listed buildings, scheduled monuments, SSSI's (Site of Special Scientific Interest) and other environmental protection orders.

CHAPTER 3: VISION, OBJECTIVES AND POLICY

VISION

1.1 The Vision was developed from the key issues listed in the preceding section, which arose throughout the consultation process. The Steering Group developed a Vision for the future of the Parish that acts as the main statement of intention of this Plan.

Vision

Fifteen years from now, the Parish of Fiskerton cum Morton will be a welcoming and inclusive place for a diverse community of families and individuals, with a strong community spirit built upon communication and cooperation among residents. This will be made possible by a thriving and sustainable range of community services and facilities, as well as community groups and associations.

The villages will grow, harmonising well-designed, adequately scaled and reasonably priced residential development with open recreational spaces and the celebration of the villages' historic heritage assets and rural character. Existing and new residential development will benefit from improved access to the utility network.

Local small businesses will thrive off the back of improved telecommunication infrastructure and safer, more efficient, and a more sustainable transport system, promoting jobs of the future alongside more traditional activities.

The villages of Fiskerton and Morton will remain immersed within their rural surroundings, with enhanced opportunities to access the countryside and the riverside and enjoy the tranquil rural landscape. Wildlife sites and ecological corridors within the Parish will be nurtured and protected.

The villages will be safe and resilient places to live in, presenting state-of-the-art mitigation and adaptation solution in the face of flood events and other climate change related events.

OBJECTIVES

2.1 The following objectives are based on the Vision and they provide the context for the Neighbourhood Plan's Policies (in the next section)

Objectives

1. Promote community spirit and social cohesion, creating an interconnected community where residents are active in leading and participating in community activities.
2. Celebrate the history and current character of the villages, preserving and restoring their historic heritage and ensuring new developments positively contribute to the rural character.
3. Consider residential development in appropriate locations within the villages' boundaries.
4. Consider a range of houses that responds to the needs of a diverse population, ensuring appropriate accommodation is available for households of different ages and incomes.
5. Encourage employment opportunities in the Parish, including small businesses, working from home opportunities, as well as more traditional activities such as agriculture.
6. Promote the development and long-term sustainability of community-oriented commercial activities and community facilities.
7. Preserve and maintain the existing network of footpaths and green open spaces, ensuring adequate access for all and equipped spaces for users of different ages.
8. Protect the rural countryside and riverside, including particular views over the landscape, both during the day and at night.
9. Preserve existing green features and plan for the future greening of the villages.
10. Protect ecological corridors and wildlife sites in the Parish, striking a balance between human socio-economic development and natural environment quality.
11. Promote broadband and mobile phone connectivity and improved access to utilities for existing and new development.
12. Improve resiliency to flooding and climate change, ensuring the safety of people and properties.
13. Address current traffic and parking issues, by promoting more sustainable means of transportation, including walking, cycling, use of train and buses.

POLICIES

3.1 FCM1: RESIDENTIAL DEVELOPMENT

Compliance with NPPF

- 3.1.1. The NPPF is clear that the planning system should contribute to and enhance the natural and local environment, including valued landscapes and heritage assets. The NPPF supports sustainable development in rural villages, as explicitly mentioned in paragraph 78. The NPPF emphasised the importance of protecting the intrinsic character and beauty of the countryside. Policy FCM1 sets out the scale and location of development that will ensure that growth makes a positive contribution towards the achievement of sustainable development.
- 3.1.2. Policy FCM1 sets out a framework to allow development that does not harm the landscape or setting of the Parish. The Built-Up Area Boundary allows limited infill growth whilst protecting the high-quality landscape and heritage assets that surround the villages.

Compliance with local plan

- 3.1.3. FCM1 conforms to the NSDC Amended Core Strategy (2019) and the Allocations and Development Management DPD (2013). FCM1 is supported by SP1, SP3 and CP9 (Core Strategy) and by DM6 and DM8 (DPD) policies, which addresses the need for sustainable development within urban and rural spaces while focusing on development within the built-up areas with the overall goal to achieve sustainable rural communities and villages.

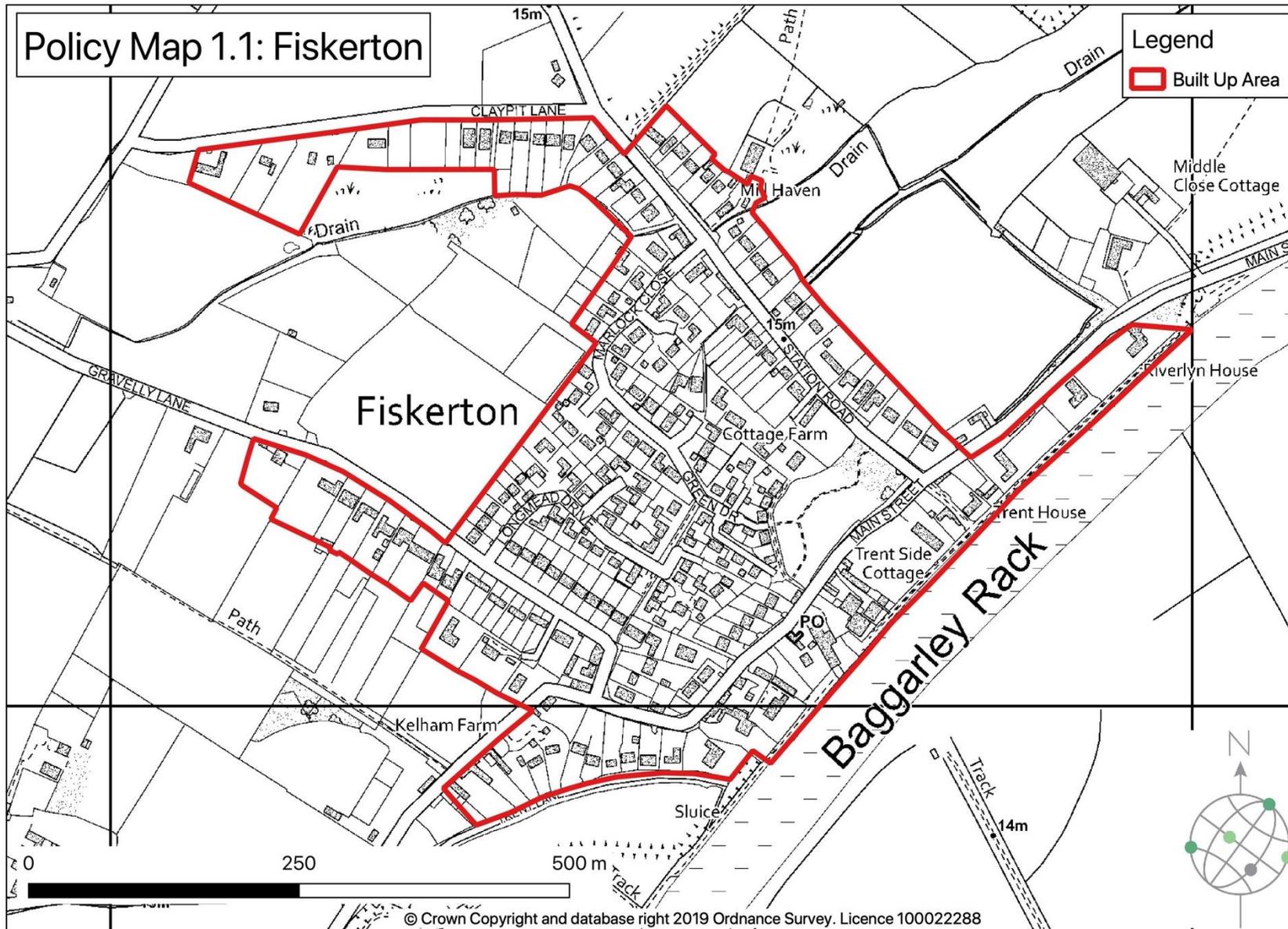
Compliance with consultation result.

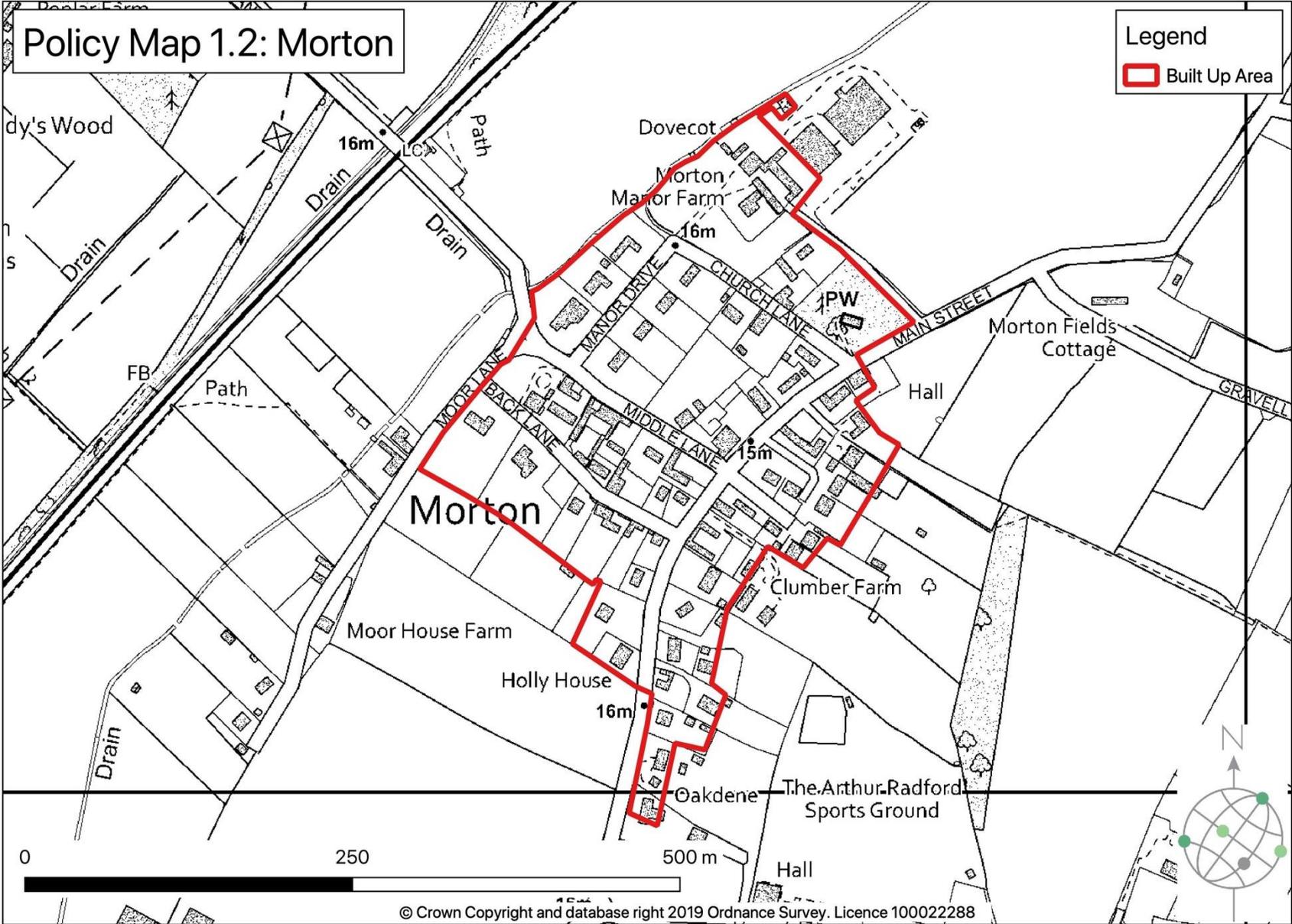
- 3.1.4. From the collated comments collected from local consultations between January 2018 and March 2018 there was a common view about housing design, layout, parking and traffic in the village. Local people expressed a need for various house sizes to suit different demographics in the village, in particular young families and elderly residents. Furthermore, the community expressed the view that the design and quality of housing should be in keeping with the current housing stock. Also, another topic stated was about the current and further availability of parking in the village. FCM1 addresses these factors by principle of actions which will benefit the design and layout of residential developments in Fiskerton cum Morton.
- 3.1.5. The need for accommodation suitable for young families, first time buyers, and houses fit for elderly people (e.g. bungalows) has also been highlighted by the Housing Needs Assessment produced by Midlands Rural Housing in 2016.

FCM1: RESIDENTIAL DEVELOPMENT

- 1) Residential development proposals will be supported within the Built Up Area Boundaries of the villages (as shown in Policy Map 1.1 and Policy Map 1.2), provided that all of the following criteria are met:
 - a) **Scale:** new housing proposals should be small in scale, and should be of a density consistent with the character of the neighbouring area;
 - b) **Need:** new development proposals demonstrably address:
 - i) the need to provide suitable accommodation for the ageing population of the Parish, in line with the latest evidence. In particular, 1-2 bedroom bungalow will be supported; or,
 - ii) the need to provide suitable and affordable accommodations for young families moving into the Parish in line with the latest evidence. In particular, 1-2 bedroom houses and Starter Homes will be supported; or,
 - iii) the promotion of the re-use and redevelopment of brownfield sites as infill within the main built-up area of the villages.
 - c) **Impact:** new development proposals will need to demonstrate how they:
 - i) do not exacerbate flood risk on site or elsewhere, and where possible improve resilience to flooding on site and elsewhere through Sustainable Drainage solutions; and,

- ii) are acceptable in terms of their impact on traffic and parking in the area, presenting sensible access solutions and on-site parking provision; and,
 - iii) are acceptable in terms of their impact on current broadband and telecommunication connectivity; and,
 - iv) are acceptable in terms of their impact on utility service infrastructures local residents are currently enjoying, including fresh water supply, sewage, and gas distribution; and,
 - v) are acceptable in terms of their impact on the existing services local people are currently enjoying in line with Policy FCM7: Community Facilities; and
 - vi) are acceptable in terms of their impact on natural environment and amenities local people are currently enjoying, in line with Policy FCM12: Green Infrastructures.
 - d) **Character:** Development proposals will be supported where they do not have a detrimental impact on the Character of the Parish, as detailed in the Fiskerton cum Morton Neighbourhood Profile, and instead contribute to maintaining and enhancing the existing character of the villages, in line with Policy FCM5: Character and Design.
- 2) Residential development outside the Built Up Area Boundaries will be resisted to uses which require a rural setting. Such development should comply with the Scale, Impact and Character criteria listed in Section 1 of this policy.





3.2 FCM2: AFFORDABLE HOUSING

Compliance with NPPF

3.2.1. This policy seeks a locally appropriate market housing mix, together with the provision of some affordable housing specifically for local people. It also seeks the provision of different types of housing to give a variety of opportunities for people to gain their own homes. This will help to achieve a healthy and inclusive community.

3.2.2. Affordable Housing is defined as being for people whose needs are not adequately served by the commercial housing market and includes 'starter homes'. Although the term is often applied to rental housing, the concept is also applicable to purchases. The options typically available to provide affordability include:

- (i) Rent to Buy
- (ii) Shared Equity
- (iii) Social Homebuy
- (iv) Shared Ownership
- (v) Intermediate Rent

Compliance with local plan

3.2.3. FCM2 conforms with the NSDC Amended Core Strategy (2019), within which a number of spatial policies (SP3, SP7) and core policies (CP1, CP2, CP3, CP13, CP14) are relevant to this topic, and a target is set of 30% of new housing development to be affordable.

Compliance with consultation result

3.2.4. From the collated comments collected from local consultations between January 2018 and March 2018, a common view was shared about the need to provide affordable housing for local people in the parish. Furthermore, these comments were backed by the need to provide more affordable housing, starter homes and semi-detached houses, mainly aimed towards enabling families and younger people to remain in Fiskerton cum Morton. This Policy would help strive to develop a sustainable community for future generations in Fiskerton cum Morton.

3.2.5. According to the Housing Need Assessment produced by Midlands Rural Housing in 2016, there is a current need for at least two units of affordable accommodation, both of them two bedroom houses.

FCM2: AFFORDABLE HOUSING

- 1) The delivery of affordable housing will be supported, and would meet an identified local need in line with the latest evidence, for
 - a) Older people's accommodation, including bungalows; and,
 - b) Smaller properties (1-2 bedrooms); and,
 - c) Starter homes.

3.3 FCM3: LOCAL CONNECTION CRITERIA

Compliance with NPPF and local plan

3.3.1. Policy FCM3 aims to address local issues connected with housing affordability and to ensure local residents' housing needs are fulfilled. To ensure local needs are addressed, FCM3 of this Neighbourhood Plan requires all development delivering affordable houses to allocate units according to a local connection criteria, secured through a S106 obligation.

Compliance with consultation result

3.3.2. From the comments collected from local consultations between January 2018 and March 2018 and from the vision workshop, there was a view expressed about the need to keep local people living in the parish for future generations, mainly directed towards keeping families and younger populations in Fiskerton cum Morton. FCM3 addresses these factors through measures which will benefit local people wanting to live in Fiskerton cum Morton for future generations.

FCM3: LOCAL CONNECTION CRITERIA

- 1) In allocating affordable dwellings to applicants, the following local connection criteria will need to be considered, giving priority to applicants who:
 - a) were born in the Fiskerton cum Morton Parish; or,
 - b) are currently residing or are employed in the Fiskerton cum Morton Parish; or,
 - c) have resided in the Parish of Fiskerton cum Morton in the past, but were forced to move away due to the lack of

affordable housing; or

- d) have family associations living in the Parish.

2) Lacking any applicants who meet the above requirements within the Fiskerton cum Morton Parish, applicants will be considered from neighbouring parishes if they satisfy the local connection criteria, giving priority to applicants who:

- a) were born in the parishes neighbouring Fiskerton cum Morton; or,
- b) are currently residing or are employed in the parishes neighbouring Fiskerton cum Morton; or,
- c) have resided in the parishes neighbouring Fiskerton cum Morton in the past, but were forced to move away due to the lack of affordable housing; or
- d) have family associations living in the parishes neighbouring Fiskerton cum Morton.

3) Lacking any applicants who meet the above requirements within neighbouring Parishes of Fiskerton cum Morton, applicants will be considered from the local Southwell area if they satisfy the local connection criteria, giving priority to applicants who:

- a) were born in the Southwell area; or,
- b) are currently residing or are employed in the Southwell area; or,
- c) have resided in the Southwell area in the past, but were forced to move away due to the lack of affordable housing; or

- d) have family associations living in the Southwell area.
- 4) Lacking any applicants who meet the above requirements within the local Southwell area applicants will be considered from the Newark and Sherwood District area if they satisfy the local connection criteria, giving priority to applicants who:
 - a) were born in the Newark and Sherwood District area; or,
 - b) are currently residing or are employed in Newark and Sherwood District area; or,
 - c) have resided in the Newark and Sherwood District area in the past, but were forced to move away due to the lack of affordable housing; or
 - d) have family associations living in the Newark and Sherwood District area.
- 5) Lacking any applicants who meet the above requirements, any other applicant in the NSDC housing register will be considered.

3.4 FCM4: LOCAL EMPLOYMENT

Compliance with NPPF

3.4.1. The National Planning Policy Framework states that planning policies should allow for new and flexible working practices (such as live-work accommodation). As this has not been directly interpreted into a Core Strategy by NSDC, this Neighbourhood Plan makes some provision through this policy.

3.4.2. This can be done by encouraging mixed use development and working from home, including alterations, extensions and small, new workshops or studios. Encouraging people to work from home also enhances social cohesion and promotes Fiskerton cum Morton

as a place to live, shop and work. Increasing activity in the day time in the village also supports local businesses.

Compliance with local plan

3.4.3. FCM4 conforms to the amended Core Strategy (March 2019) and the Allocations and Development Management DPD (2013), which supports employment in Core Strategy policies (SP1, SP2, SP3, SP5 and CP6, CP11) and DPD policy (DM8), this encourages the development of employment growth within local communities. FCM4 shows conformity with these policies by supporting local employment in the local community with respect to local character and needs.

Compliance with consultation result

3.4.4. The Neighbourhood Profile displays how Fiskerton cum Morton is an employment-generating area and that promoting the local economy and providing additional employment opportunities is important to the functionality of the village. Due to the movement and growth of online technological services based online, this policy will support the growth of people working from home and teleworking. FCM4 addresses these factors through a series of actions and will benefit the future employers living in Fiskerton cum Morton.

FCM4: LOCAL EMPLOYMENT
1) Within the Built Up Area Boundaries of the villages (as shown in Policy Map 1.1 and Policy Map 1.2) employment-generating development proposals will be supported provided that they

comply with the following criteria:

- a) **Scale:** the development proposal is small in scale,
- b) **Need:** the development proposal:
 - i) provides additional services and amenities for the local residents. In particular, A3, A4, A5, D1 and D2 Use Class development or development supporting existing activity in one of these use classes will be supported; or,
 - ii) supports the tourism industry in Fiskerton cum Morton. In particular, C1 Use Class development or development supporting existing activity will be supported.
- c) **Impact:** new development proposals will need to demonstrate how they:
 - i) do not exacerbate flood risk on site or elsewhere, and where possible improve resilience to flooding on site and elsewhere through Sustainable Drainage solutions; and,
 - ii) are acceptable in terms of their impact on traffic and parking in the area, presenting sensible access solutions and on-site parking provision; and,
 - iii) are acceptable in terms of their impact on current broadband and telecommunication connectivity; and,
 - iv) are acceptable in terms of their impact on utility service infrastructures local residents are currently enjoying, including fresh water supply, sewage, and gas distribution; and,
 - v) are acceptable in terms of their impact on the existing services local people are currently enjoying, in line with

Policy FCM7: Community Facilities; and,

- vi) are acceptable in terms of their impact on natural environment and amenities local people are currently enjoying, in line with Policy FCM12: Green Infrastructures.
 - d) **Character:** The development proposal does not have a detrimental impact on the Character of the Parish, as detailed in the Fiskerton cum Morton Neighbourhood Profile, and instead contributes to maintain and enhance the existing character of the villages, in line with Policy FCM5: Character and Design.
- 2) In the countryside, employment-generating development proposals will be supported provided that they comply with the Scale, Impact and Character criteria listed in section 1 of this policy, and the following **Need criterion:**
- a) **Need:** the development proposals support:
 - i) local agriculture and farm diversification; or,
 - ii) tourism and recreational activities in connection with existing rural activities, countryside attractions or visitor facilities.
- 3) Residential development proposals which comply with FCM1 and that enable working from home, or that enables businesses to operate from integrated home/work locations, will be supported provided that:
- a) the proposal will not result in conflict with neighbouring uses and will not have an unacceptable impact on residential amenity; and,

b) adequate access and parking can be achieved for the proposed use, considering parking requirements of clients and users of the business.

3.5 FCM5 CHARACTER AND DESIGN

Compliance with NPPF

3.5.1. The NPPF establishes that "Neighbourhood planning gives communities the power to develop a shared vision for their area." Although such policies should not be overly prescriptive in term of architectural style and should not prevent innovative solutions, they have the power to "shape, direct and help deliver sustainable development, by influencing local planning decisions...". Section 12 of the NPPF promotes the conservation and enhancement of the historic assets and historic environment. Paragraph 103 of the Framework promotes the use of design solutions to implement Sustainable Urban Drainage.

Compliance with local plan

3.5.2. FCM5 conforms with the NSDC Amended Core Strategy (March 2019) Core Policy 9 and the Allocations and Development Management DPD (2013) DM5 policy, which aims to promote sustainable design as part of the Development Management process. FCM5 conforms with Core Policy 9 by supporting and enhancing good quality design in the village with respect to local character.

Compliance with consultation result

3.5.3. From the collated comments collected from local consultations between January 2018 and March 2018, there was a common view about housing design, character, layout and parking in the village.

Local people identified a need for different houses of varied sizes to suit different demographics in the village. Furthermore, the community wanted that the design and quality of housing to be in keeping with the current housing stock. Another topic of concern was the current and further availability of parking in the village. FCM4 addresses these factors by principle of actions which will benefit the design and layout in Fiskerton cum Morton.

3.5.4. Local residents participated in a series of walkabouts that led to the production of a Neighbourhood Profile, a comprehensive character assessment identifying the key design elements and character features for each character area. Such elements and features should be reflected and valued in new development proposals. The Neighbourhood Profile has been the subject of consultation with local residents and is a supplementary planning document that will be used in conjunction with Policy FCM5.

FCM5: CHARACTER AND DESIGN POLICY

- 1) Developments will be supported provided that their design and specifications complement the established character of the villages as described in the Fiskerton cum Morton Neighbourhood Profile, taking particular account of:
 - a) the ways in which the overall form, scale, massing, layout and proportions of new buildings and extensions relate to neighbouring buildings and impact on the character and appearance of the villages as a whole; and,
 - b) the visual impact of materials used for external walls and roofs, and the desirability of selecting these from a locally distinctive palette; and,

- c) the ways in which the development impacts on designated, non-designated heritage assets and historic assets of local significance, as described in Policy FCM10; and
 - d) the visual importance of defining boundaries - particularly boundaries between public and private realms - in ways that are consistent with the mixture of hedges and brick walls that traditionally contribute to the character and distinctiveness of the villages; and,
 - e) the importance of retaining existing mature trees, hedgerows and verges, and to include in new development appropriate landscaping solutions to mitigate visual impact, preferably using native species; and,
 - f) the desirability of echoing and interpreting locally distinctive architecture and building elements of traditional buildings and heritage assets in the design and construction of new buildings and structures; and,
 - g) the impact of new buildings and structures on the setting of the villages within the wider landscape.
- 2) Where appropriate, applicants should explain how these issues have been taken into account in the design of developments for which planning permission is sought.
- 3) New non-residential development should be designed to be resilient in the long term, taking into account the potential impacts of climate change. New development will be required to demonstrate adequate consideration of Flood Risk and adoption of best practices in the provision of Sustainable Drainage solutions where possible.

- 4) Where appropriate, new development will be required to demonstrate provision of adequate access and off-street parking. Where development includes a garage or any other form of car shelter, it will need to be demonstrated that the garage or car shelter is able to accommodate an average family car, leaving enough room for the driver to comfortably get in and out of the vehicle.

3.6 FCM6 VIEWS AND VISTAS

Compliance with NPPF

- 3.6.1. It is widely recognised that certain views and vistas are key in defining the character of a settlement: these views include those of the countryside surrounding a settlement as much as views towards a village or from within it. The NPPF promotes the protection of valued landscapes and the visual amenity of the historic environment, and requires that policies and decisions should "[recognise] the intrinsic character and beauty of the countryside..."

Compliance with local plan

- 3.6.2. FCM6 conforms with the Amended Core Strategy (March 2019) Core Policy 13 (Landscape Character) and the Allocations and Development Management DPD (2013) DM5 policy, which pursues a landscape strategy to improve the condition and sensitivity of the Landscape with respect to local character. FCM6 conforms with these policies by supporting protection of the character and appearance of the Conservation Areas and the rural landscape and riverside settings, which were identified through a neighbourhood profile.

Compliance with consultation result.

3.6.3. Fiskerton and Morton both have distinctive landscape settings and villagescapes. Views and vistas, both of natural / semi-natural features, and of buildings and building groups, are valued by local people and contribute significantly to each village’s distinctive character and identity. New development can have a significant visual impact upon locally important characteristics and settings, so consideration needs to be given to the visual impact of development proposals so as to protect that which is valued, and manage change appropriately.

3.6.4. The following characteristics and settings are considered to be of particular importance:

- i) The character and setting of the Fiskerton Conservation Area within an open rural and riverside setting;
- ii) The character and setting of the Morton Conservation Area within an open rural setting.

3.6.5. As part of the preparation of the Neighbourhood Profile, a number of views and vistas have been identified by participants as distinctive of Fiskerton and Morton. Photographic evidence of such views and short descriptions of them have been collected in a Views and Vistas Overview. The document is meant to provide some examples and a general flavour of the unique landscape characteristics of the Parish and setting of the villages worthy of protection.

3.6.6. FCM6 addresses these factors by setting out requirements intended to conserve, protect and enhance views of Fiskerton cum Morton.

FCM6: VIEWS AND VISTAS

- 1) New development should not have a detrimental impact on the character and appearance of the Conservation Areas and the rural landscape setting of the villages. For Fiskerton, this includes the riverside setting of the village.

3.7 FCM7 COMMUNITY FACILITIES

Compliance with NPPF

3.7.1. The NPPF states that planning policies should promote "an integrated approach to considering the location of housing, economic uses and community facilities and services". An important element of that is the protection and retention of existing community facilities, and policies that seek to prevent reduction of community service and facilities unless it can be demonstrated that such facilities are not viable. Although the NPPF does not define what constitute community facilities, it provides a series of examples: local shops, meeting places, sports venues, cultural buildings, public houses, places of worship, etc.

Compliance with local plan

3.7.2. FCM7 conforms with the NSDC Amended Core Strategy (March 2019) Spatial Policy 8 (Community Facilities). These policies support the minimisation of net loss of leisure and community facilities, while encouraging engagement between developers and the Parish Council to ensure that new development contributions, through planning obligations, are aligned with local needs and priorities. FCM7 conforms with the policy by seeking to maintain

current facilities in the village and growing community facilities provisions for future generations in the village.

Compliance with consultation result

3.7.3. Fiskerton cum Morton’s key community facilities have been identified through the Neighbourhood Profile and the Visioning Workshop. Most residents identified the Full Moon Inn, The Bromley public house, and the Post Office as key community hubs. From the collated comments collected from local consultation between January 2018 and March 2018, local people expressed concerns about the potential loss of community facilities in Fiskerton cum Morton and the needs to conserve and enhance the community facility infrastructure in the village. FCM7 addresses these factors by principle of actions which will benefit the future of community facilities in Fiskerton cum Morton.

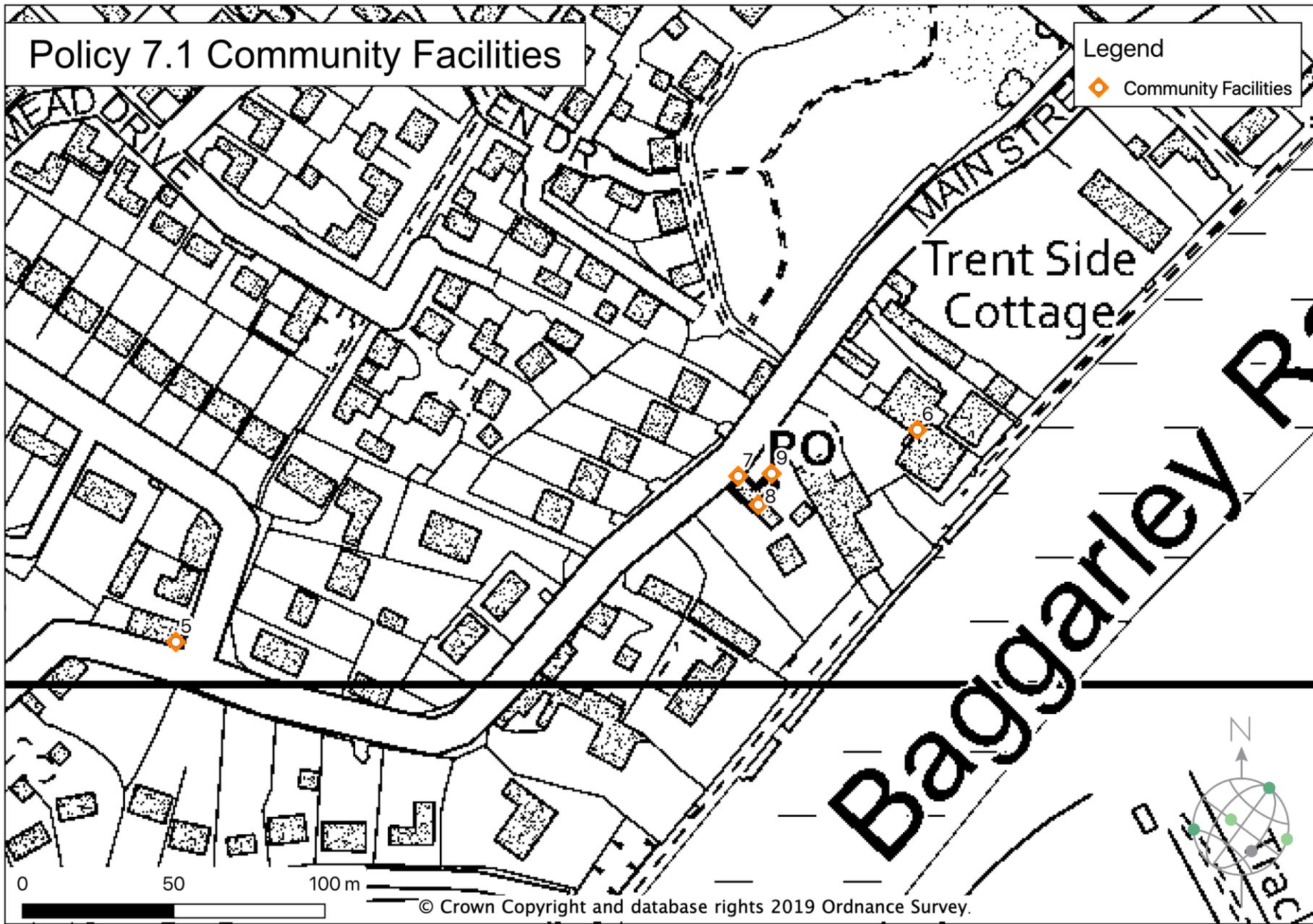
3.7.4. The Parish Council shall continue to maintain an up to date record of priorities for local facilities and community aspirations.

FCM7: COMMUNITY FACILITIES

- 1) Proposals involving the loss of the local community facilities will not be supported unless:
 - a) an alternative facility to meet local needs is available that is both equally accessible and of equal benefit to the community, or
 - b) all options for continued use have been fully explored and none remain that would be financially viable. This would require demonstration that the facility has been marketed for its current use for an adequate period of time, at an

appropriate price, and through adequate advertising strategies, and that no interest has been received.

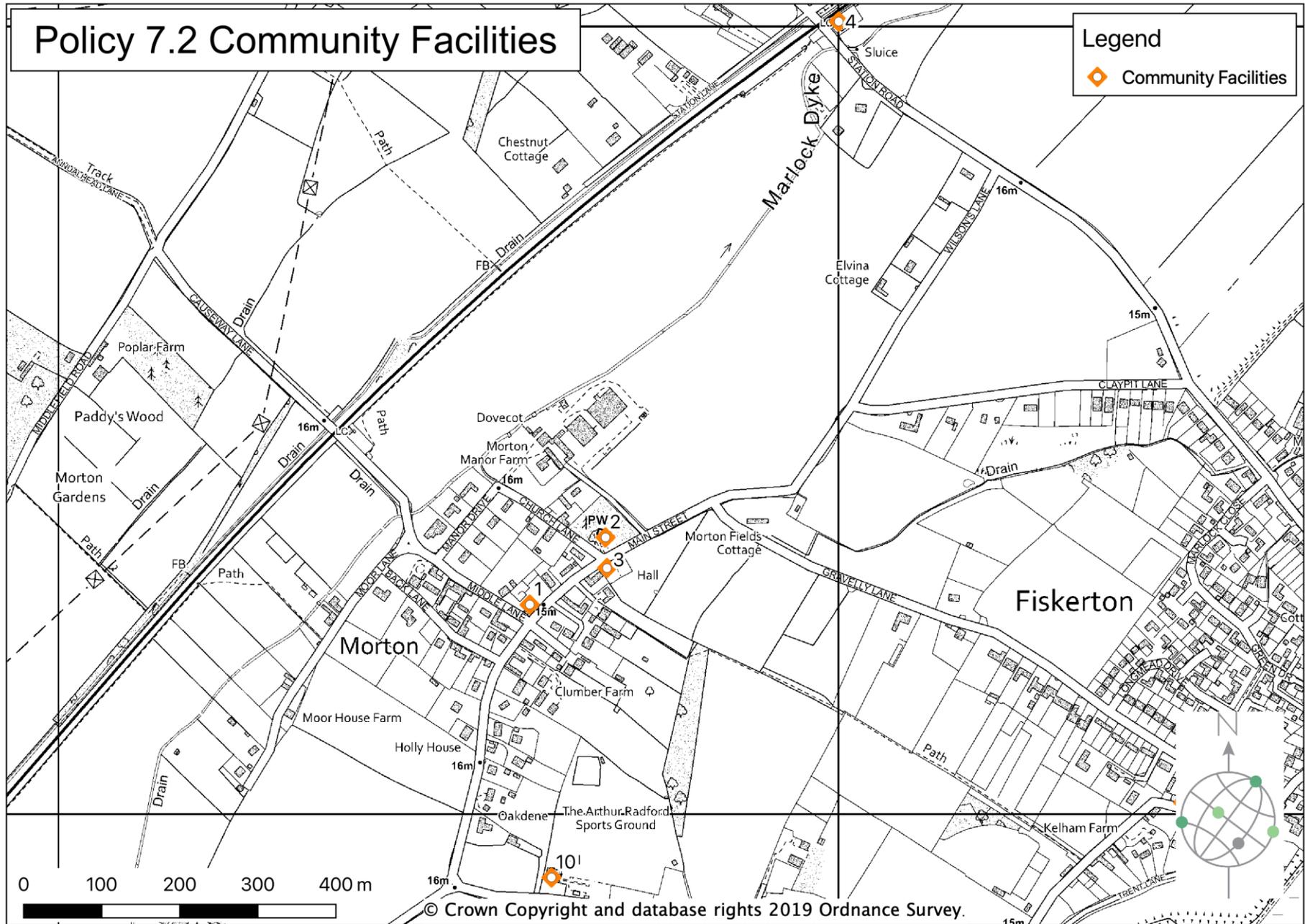
- 2) The community facilities listed below and in Policy Map 7.1 and 7.2 are deemed to be important to the community and are, therefore, protected in accordance with to Section 1 of this policy:
 - i) Full Moon Inn
 - ii) St Denis’ Church
 - iii) Morton Church Hall
 - iv) Railway Station
 - v) Former Methodist Chapel
 - vi) The Bromley Pub
 - vii) Fiskerton Village Shop
 - viii) Fiskerton Post Office
 - ix) Fiskerton Salon
 - x) Arthur Radford Hall
- 3) Developers are encouraged to engage with the Parish Council prior to the preparation of any planning application to confirm what the local priorities are, to ensure that, where appropriate and viable, the facilities proposed to complement any development proposals reflect these aspirations.



Policy 7.2 Community Facilities

Legend

- Community Facilities



3.8 FCM8 BROADBAND AND SERVICES

Compliance with NPPF

3.8.1. The National Planning Policy Framework recognises the importance of infrastructure in delivering sustainable economic growth, and states that “Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.” (Paragraph 112).

3.8.2. The NPPF goes on to say that ‘Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technologies (such as 5G) and full fibre broadband connections.’

Compliance with local plan

3.8.3. FCM8 conforms with the Amended Core Strategy (March 2019) Core Policy 9 (Sustainable Design) which clarifies that developers make provision for broadband when designing development proposals.

Compliance with consultation result

3.8.4. From the collated comments collected from local consultation between January 2018 and March 2018, local people voiced their desire to improve the broadband and the quality of internet speeds throughout the villages.

3.8.5. Through the action of residents to establish a Community Benefit Society (F4RN or “Fibre for Rural Nottinghamshire”) and the considerable efforts of local volunteers, Fiskerton and Morton are served by a full fibre broadband network which places the majority of properties in the Parish in the top 4% for broadband connectivity nationally. The village fibre network is completely

buried, avoiding any increase in the number of roadside telegraph poles which detract from vistas in the villages.

3.8.6. Residents expressed the desire to maintain the strong position already achieved in terms of broadband, ensuring inclusivity for all residents within the Parish boundary whilst exploring opportunities to work with neighbouring communities to further enhance the broadband and telecommunications connectivity.

FCM8: BROADBAND

- 1) Development proposals that improve existing and provide new access to a high-speed broadband network to serve properties in the Parish will be supported.
- 2) New development should provide the means for new residents to access the most advanced high-speed broadband network technologies.
- 3) Where possible, new development should include solutions to install all necessary telecommunications cables and fibres in ducting underground and not on new or existing roadside poles.
- 4) Development proposals that contribute to the improvement of phone coverage and the most advanced connectivity technologies in mobile communication will be supported, provided that the installation, size and siting of the equipment will have no unacceptable detrimental impact on the villages.

3.9 FCM9 ACCESS TO RAILWAY STATION PARKING

Compliance with NPPF and local plan

3.9.1. FCM9 conforms to the NSDC Amended Core Strategy (March 2019) within Spatial Policy 7 (Sustainable Transport) and Core Policy 11 (Rural Accessibility). FCM9 conforms with these policies by making provisions for effective parking solutions as part of new development. Furthermore, it seeks to ensure that vehicular traffic generated by the development does not create new, or exacerbate existing on-street parking problems; that provision is made for safe, convenient and attractive access for all; that links are provided to the existing network of footways, bridleways and cycleways; and that provision is made for improved public transport to the villages and for increased access to services in local communities. FCM9 conforms with the local plan core strategy and NPPF in achieving sustainable transport solutions by encouraging better accessibility and effective parking for people using the station, whilst improving accessibility from the villages for cyclists and walkers.

Compliance with consultation results

3.9.2. From the collated comments collected from local consultation between January 2018 and March 2018, local people expressed concerns about parking provision at the Fiskerton train station. This has led to cars being parked informally on grass verges on the roadside. This behaviour decreases accessibility for other road users (cars, cyclists and pedestrians) and generates road safety issues. FM9 addresses these factors by seeking to encourage an increase in parking provision available to users of the station if development occurs nearby.

FCM9: ACCESS TO RAILWAY STATION PARKING

- 1) Development proposals for additional vehicle parking facilities, or that contribute to the provision of such facilities, adjacent to or in close proximity to the Fiskerton Railway Station will be supported.
- 2) Development proposals that contribute to improving accessibility for cyclists and pedestrians to the railway station, in particular the footpath connecting the Railway Station with the centre of Fiskerton Village, will be supported.
- 3) Such development should provide secure and convenient facilities for parking bicycles.
- 4) Such development should provide adequate lighting in the car park and on the footpath.

3.10 FCM10 HERITAGE ASSETS

Compliance with NPPF

3.10.1. By supporting development that conserves and enhances Fiskerton cum Morton's heritage assets, the policy has regard to the principle in the NPPF of conserving heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

3.10.2. By referring to the Neighbourhood Profile and by setting out general requirements on materials, styles, design and layout to be in keeping with the surrounding area for proposals within the historic core of the village, the policy has regard to NPPF paragraph 126. This states that local planning authorities should consider

using design and heritage preservation policies where they could help deliver high quality outcomes, but avoid unnecessary prescription or details and concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

- 3.10.3. By reference to the Heritage Policy Map 10, the policy has regard to NPPF requirement to plan positively for the protection, enhancement and management of specific Heritage assets

Compliance with local plan

3.10.4. FCM10 conforms with the NSDC Amended Core Strategy (March 2019) with Core Policy 14 (Historic Environment) and the Allocations and Development Management DPD (2013) DM5 and DM9 policies, which seeks conservation and enhancement of the character, appearance and setting of local heritage assets and the historic environment. FCM10 includes unlisted assets such as buildings of local interest, areas of archaeological interest and unregistered parks and gardens, assets identified on the relevant Historic Environment Record or identified in accordance with locally agreed criteria.

3.10.5. Also, FCM10 takes into account the contents of the Appraisals of the Character and Appearance of the Conservation Area for the two villages, and promotes the preservation and enhancement of the special character and appearance of both Conservation Areas. Policy FCM10 highlights the importance of considering the significance of the unlisted buildings of local interest identified in these Appraisals.

3.10.6. Furthermore, to promote positive remedial actions for those heritage assets at risk through neglect, decay, vacancy or other threats, FCM10 conforms with the policy by supporting current heritage assets and identifying them in Policy Map 10.

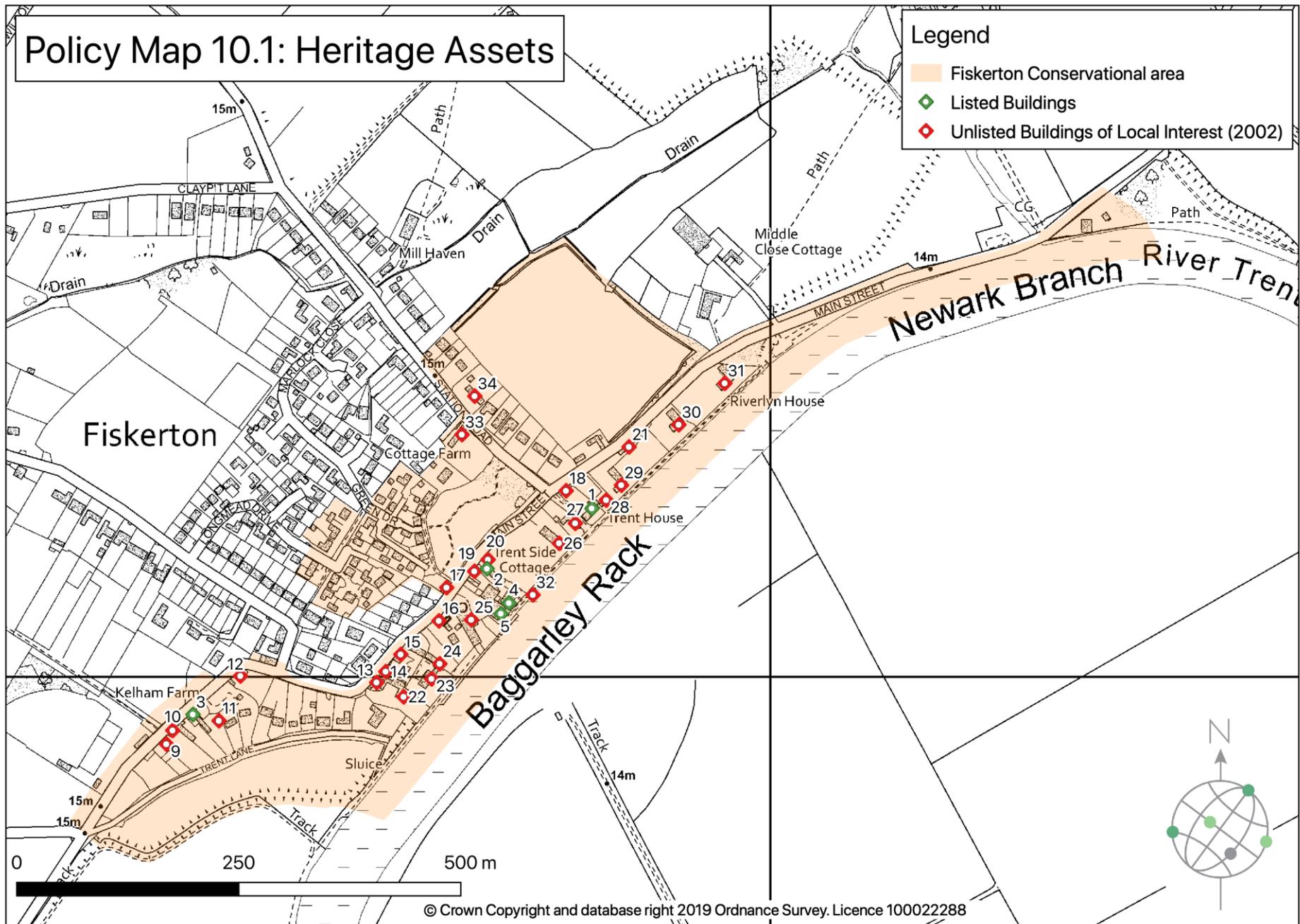
Compliance with consultation result

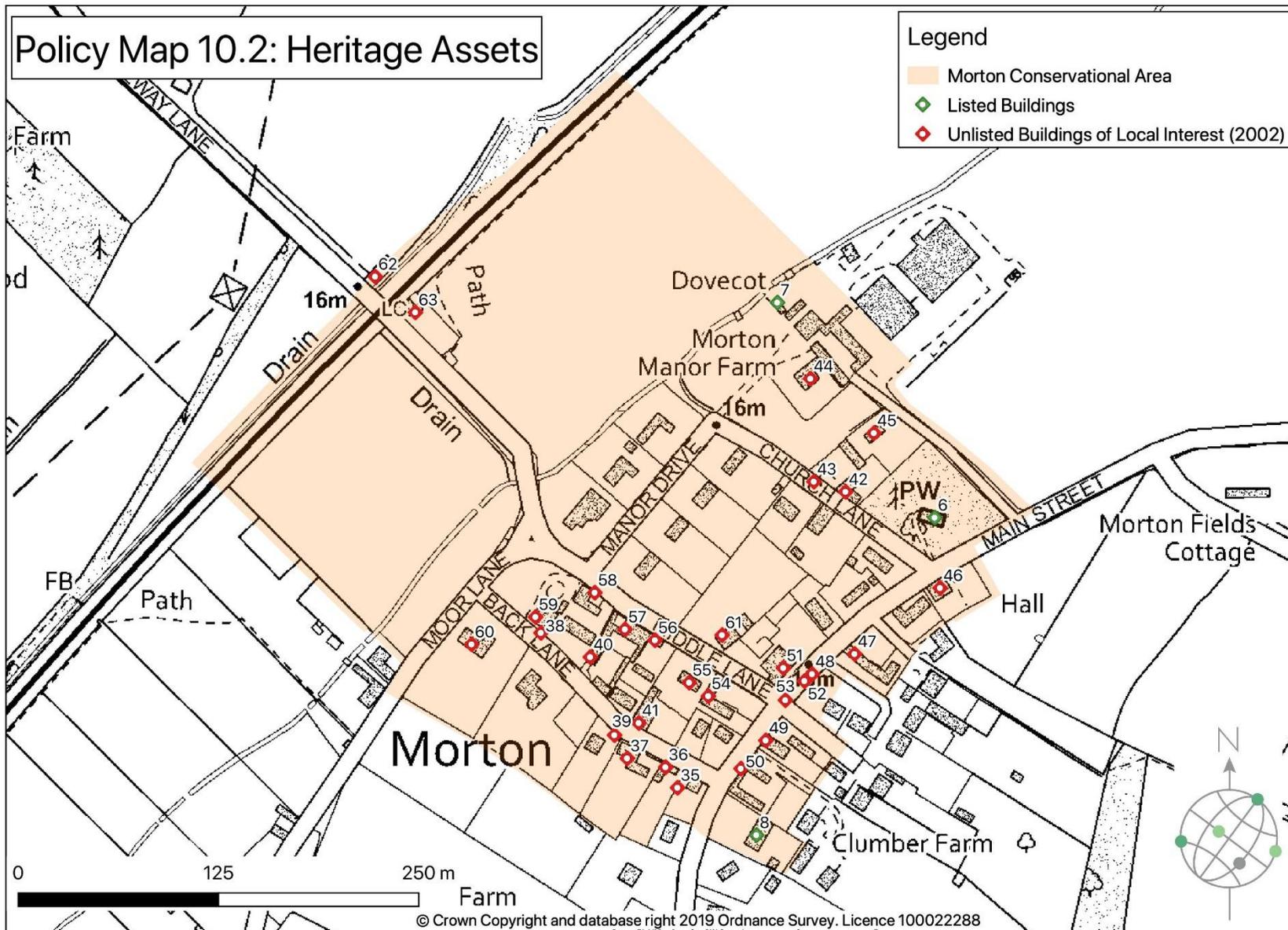
3.10.7. When selecting Heritage Assets in Fiskerton cum Morton, local residents undertook walkabouts around the different neighbourhood areas. The aim of the walkabouts was to gather information regarding the character of each local area. From this, residents identified certain heritage assets of historical importance. These aligned with heritage assets already identified via statutory listing or otherwise identified as contributing positively within their respective Conservation Areas. This included a Scheduled Monument, Listed Buildings, Conservation Areas, and buildings and monuments and sites of local historic importance. Buildings and structures and other features meriting consideration as heritage assets within the meaning of Annex 2 of the NPPF which fall outside of the Conservation Areas are likely to be considered as non-designated heritage assets. In accordance with NSDC's emerging Criteria for Identifying Non-Designated Heritage Assets further buildings and structures identified within these walkabouts are capable of being added to the Local List. These assets have significant meaning to the community, who want to see them protected for future generations. Additionally, from the local consultation undertaken between January 2018 and March 2018, a common view expressed by local people was to preserve the villages' rural setting and protect and enhance their character, heritage and functionally. FM10 addresses these factors by seeking

to conserve, protect and enhance the identified heritage assets (Policy Map 10) in Fiskerton cum Morton.

FCM10: HERITAGE ASSETS

- 1) Development proposals within the village centres of Fiskerton and Morton should have regard to the significance of existing heritage assets, including Scheduled Monuments and other archaeological sites, Listed Buildings and Conservation Areas. In determining applications for development that directly or indirectly affect properties on the NSDC register of non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2) Such heritage assets are shown and listed, respectively, in Policy Map 10 and in Appendix 1 of the Plan.





3.11 FCM11 LOCAL GREEN SPACE

Compliance with NPPF and Local Plan

3.11.1. The sites listed in Policy FCM11 have been identified as Local Green Spaces (LGS), according to the NPPF designation. The NPPF (paragraph 99 to 101) enables local communities, through Neighbourhood Plans, to identify for special protection green areas of particular importance to them. By designating land as LGS, local communities are able to rule out development other than in very special circumstances. The NPPF notes that LGS designation will not be appropriate for most green areas or open spaces and the designation should only be used where:

- (a) the green space is in reasonably close proximity to the community it serves;
- (b) the green space is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- (c) the green space concerned is local in character and is not an extensive tract of land.

Compliance with consultation result

3.11.2. To identify Local Green Spaces, local residents undertook walkabouts around different neighbourhood areas in Fiskerton cum Morton. The aim of the walkabouts was to gather information regarding the character of the development that can only be collected through an on-site investigation. From this, local residents identified certain green spaces which had significant environmental meaning, beauty and recreational local use to the

community. These green spaces are ones they want to protect for future generations. Additionally, from the local consultations between January 2018 and March 2018, a common view expressed by local people was to preserve the village green and open spaces within the village in Fiskerton cum Morton. FCM11 addresses these factors by seeking to conserve, protect and enhance the identified green spaces (Policy Map 11) in Fiskerton cum Morton.

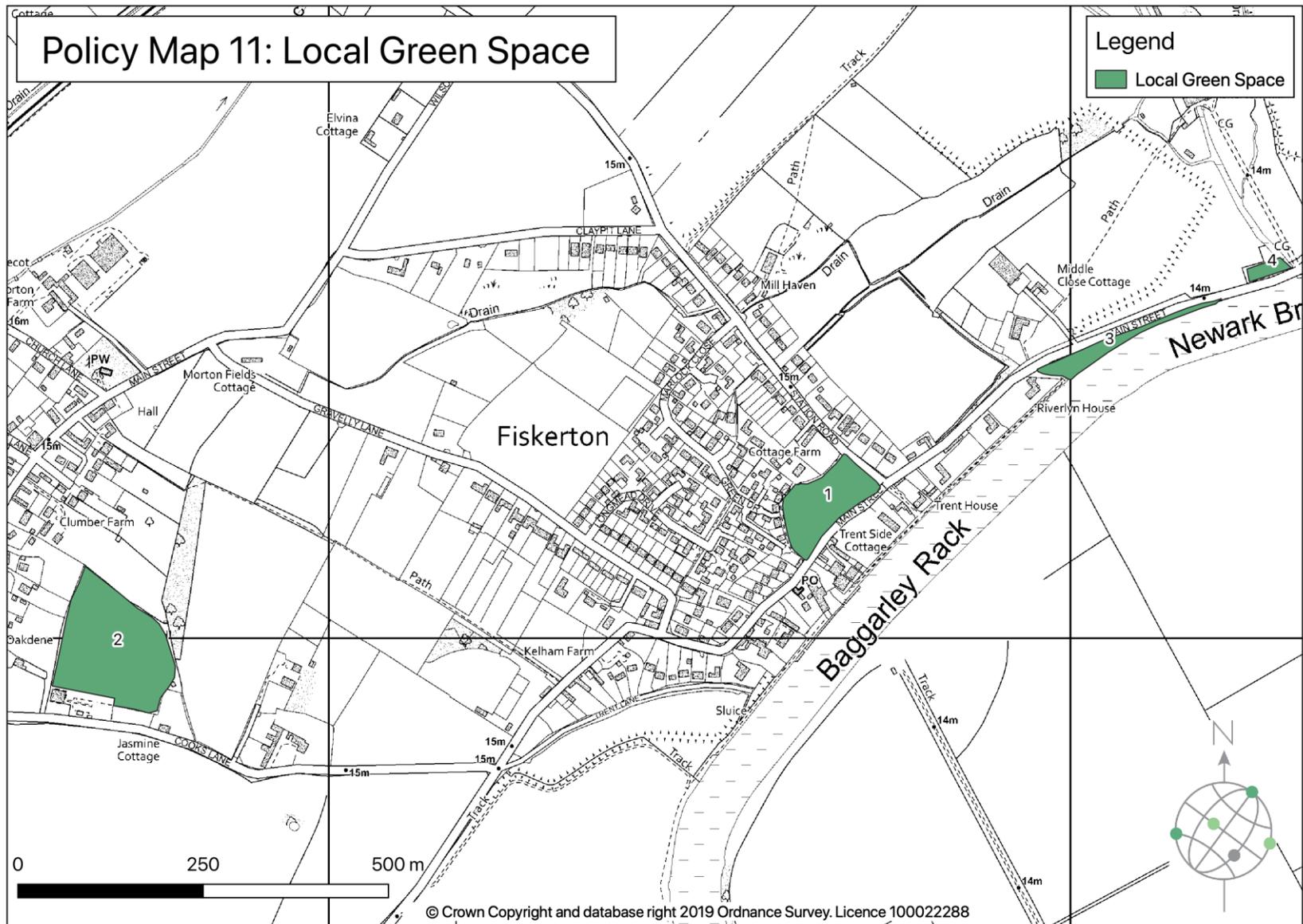
3.11.3. The Steering Group contacted LGS landowners and undertook a Local Green Space Assessment, demonstrating how these sites meet the NPPF criteria and why they should be protected as Local Green Spaces. The Local Green Space Assessment report works as a supplementary planning document that will be used in conjunction with Policy FCM11.

FCM11: LOCAL GREEN SPACE

1) To ensure the protection of areas of high natural value and ensure the delivery of adequate green infrastructure, the sites listed below, identified in Policy Map 11, and listed in the Local Green Space Assessment are designated as Local Green Spaces;

- i. Fiskerton Village Green
- ii. Arthur Radford Sports Ground
- iii. Riverside Car Park and Picnic Area
- iv. Fishermen's Car Park and Picnic Area

Proposals for development on the Local Green Spaces will only be permitted in very special circumstances.



3.12 FCM12 GREEN INFRASTRUCTURE AND ACCESS TO COUNTRYSIDE

Compliance with NPPF

3.12.1. The NPPF defines Green Infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality-of-life benefits for local communities." The Framework also clearly states "Planning policies and decisions should contribute to and enhance the natural and local environment..." Since we can list sustainable connectivity, carbon sequestrations, physical and mental wellbeing etc., among the benefits provided by green infrastructure, we can conclude that they contribute to fulfilling a number of other objectives of the NPPF, such as conserving and enhancing the natural environment, promoting healthy communities etc.

Compliance with local plan

3.12.2. FCM12 conforms with the NSDC Amended Core Strategy (March 2019) with Core Policy 12 (Biodiversity and Green Infrastructure), and by the Allocations and Development Management DPD (2013) DM5 policy, which seek to conserve and enhance the biodiversity and geological diversity of the District and continue the connection of green corridors and walkways while enhancing the geological diversities of the Green infrastructure networks. FCM12 shows conformity by ensuring the protection and enhancement to the green infrastructure in the village.

Compliance with consultation result

3.12.3. When selecting areas of Green Infrastructure in Fiskerton cum Morton, local residents undertook walkabouts around different neighbourhood areas. The aim of the walkabouts was to gather information regarding the character of the development that can

only be collected through an on-site investigation. From this, local residents identified certain managed networks of accessible natural spaces and access routes, landscapes, biodiversity and heritage. This infrastructure and its green features are important for the local community and they want to protect it for future generations. Additionally, from the local consultation undertaken between January 2018 and March 2018, a common view expressed by local people was to preserve the villages' rural settings and protect and enhance their character, heritage and functionally. FM12 addresses these factors by seeking to conserve, protect and enhance the identified green infrastructure in Fiskerton cum Morton.

FCM12 GREEN INFRASTRUCTURE AND ACCESS TO COUNTRYSIDE

- 1) Where appropriate, new development proposals will be encouraged to:
 - a) contribute to the enhancement and management of existing green corridors and infrastructure assets, where practicable; and
 - b) contribute to the provision of new public green spaces and enhance green infrastructure linkages, where practicable.
- 2) Development proposals that result in a detrimental impact on the purpose or function of existing green infrastructure will not be supported unless they:
 - a) demonstrate that the detrimental impact on the purpose or function of the green infrastructure is unavoidable and significantly and demonstrably outweighed by the benefits of the development; and
 - b) provide for the implementation of alternative solutions as

part of the development, that reinstate green infrastructures purpose or function to the previous quality and connectivity.

- 3) Development proposals that result in significant harm to the biodiversity of existing green infrastructure and that cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, will not be supported.
- 4) For the sake of this policy, green infrastructure includes, but is not limited to, the following green corridors, linkages, and green assets:
 - i. Network of footpaths linking Morton and Fiskerton villages with other villages
 - ii. Public footpath from Morton to Station Road
 - iii. Public footpath from Morton to Longmead and Green Drive
 - iv. Public footpath along the riverside (River Tow Path)
 - v. Public footpath (Trent Lane)
 - vi. Ditches and dykes
 - vii. Grass verges, mature trees and hedgerows

3.13 FCM13 FLOOD RISK

Compliance with NPPF

3.13.1. NPPF paragraphs 157 to 160 states that plans should consider the impact of flood risk and steer new development to areas with the lowest risk of flooding, allowing for exceptions to be considered based on the risk level in the whole area. Policy FCM 13 considers the importance of steering development away from the areas of

higher risks while recognising that large tracts of the Parish are in Flood Risk Zone 2 or event 3.

Compliance with local plan

3.13.2. FCM13 conforms with the NSDC Amended NSDC Core Strategy (March 2019) within which a number of spatial policies (SP9) and core policies (CP9, CP10) and by the Allocations and Development Management DPD (2013) DM5 policy, which require flood assessments to be undertaken when development is proposed in areas of potential risk of flooding, with flood mitigation measures required as part of any new development that may be permitted.

Compliance with consultation result

3.13.3. From the collated comments collected from local consultation between January 2018 and March 2018, local people expressed concerns regarding flood risk due to Fiskerton almost entirely falling into Flood Risk 2 Zone and currently having flood defences mitigating the current threats of flooding in the village. Policy FCM 13 reflects the importance of applying flood risk assessment and a sequential test to residential development in the village.

FCM13 FLOOD RISK

- 1) Both Fiskerton and Morton are subject to varying degrees of flood risk. Development proposals will therefore be supported in areas of potential risk of flooding subject to their ability to pass the sequential test and were appropriate the exception test, where such tests are required, in line with Core Policy 10 and DM5.

CHAPTER 4: MONITORING AND REVIEWING THE NEIGHBOURHOOD PLAN

- 4.1 This Plan operates until 2033, in parallel with the Newark and Sherwood Local Plan. It is acknowledged there could be a need to review the Plan over this period, for example if there are changes to national housing targets. The Parish Council will consider at its annual meeting every year whether the Neighbourhood Plan remains appropriate or requires review.
- 4.2 In exceptional cases, the Parish Council may agree at any other time to review the Neighbourhood Plan. If they agree at any time that the Neighbourhood Plan does need review, the Parish Council will decide the manner in which the review will be undertaken and allocate resources for doing so.
- 4.3 Following review, the Parish Council will agree any proposed changes to the Neighbourhood Plan. Any review or proposed changes to the Neighbourhood Plan will be in accordance with legal requirements in force at that time.

CHAPTER 5: COMMUNITY ASPIRATIONS

As a community we hold something in common. We share a common place, with a common interest in both the identity and needs of our two villages.

Although our Community Aspirations cannot be addressed through land use planning policies and therefore cannot be included in the statutory Neighbourhood Plan, they contain issues, improvement ideas and items of aspiration that may be addressed by the Parish Council, community projects and various other organisations in the future. Following a series of well attended community events, a number of ideas and issues emerged.

The aspirations generally fell into 5 categories;

1. Traffic & Safe Movement (in, around and through the villages)

- 1.1 Creation of more passing places on roads leading to and from Morton. These tend to be mainly single track and there can be issues especially at the start and end of the school day as school transport passes through the village.
- 1.2 A new improved parking facility at Fiskerton Railway Station to encourage use of this important means of public transport. At present, there is a clear lack of sufficient parking spaces at Fiskerton Station and this can cause problems with cars parking along Occupation Lane.

- 1.3 Without enforcing parking restrictions at and near to the Shop/Post Office & Salon, consider how parking issues could be addressed mainly around Main Street, near to the Bromley, and on the corner of Main Street and Station Road.
- 1.4 Tarmac the pavement on Station Road from the junction with Claypit Lane all the way to the Station and at the same time ensure vegetation is regularly cut back and suitable lights are installed to create safe, pedestrian access to and from the Station and beyond.
- 1.5 Explore the possibility of traffic calming measures on Main Street, Fiskerton.
- 1.6 Explore the possibility of introducing a 20 miles per hour speed limit on Main Street, Morton.
- 1.7 A “Welcome to Fiskerton” sign at each entrance to the Fiskerton village.

2 Aesthetics (the appearance of the villages).

- 2.1 A ‘History of Fiskerton cum Morton’ notice board with free maps and leaflets available from the shop and the pub.
- 2.2 Dog litter bins to be placed at both ends of the river towpath.
- 2.4. Incorporate suitable planters along the riverside fence in the picnic car park area to the north of Main Street, Fiskerton.
- 2.5 The paved area between Green Drive and Gravelly Lane to be weeded and maintained.
- 2.6 Improve the appearance of the Fishermen’s Car Park on the right-hand side of the road as you enter the village from the direction of Rolleston with plants, shrubs and trees.

3 **Community Facilities.**

- 3.1 Improvement of play facilities at the Arthur Radford Sports Ground.
- 3.2 Consider ideas for a play area on part of the Village Green. Options such as natural woodland and 'forest school' style play area have been suggested.
- 3.3 Promote wildlife and education by siting bird and bat boxes on the Village Green and the Arthur Radford Sports Ground, perhaps with a 'bug hotel'.
- 3.4 Encourage the use and hire of the Arthur Radford Sports Hall and Ground and Morton Church Hall by more groups, clubs and societies for all ages. Promote the halls as venues which can be

hired for events and parties. Link up with local caterers, entertainers, artists etc. Utilise the halls for more community-based events.

4 **Drainage**

- 4.1 Investigate improved drainage solutions;
 - a. Throughout Morton.
 - b. On Main Street, Fiskerton.
 - c. On Station Road between Claypit Lane & Marlock Close.

5 **Neighbourhood Security**

- 5.1 Develop a safer village strategy by introducing measures such as Smart Water for personal possessions and valuables.

APPENDIX 1: LIST OF HERITAGE ASSETS SHOWN IN POLICY MAP 10

The following is the list of Listed Buildings and unlisted buildings of local interest as presented in the “Appraisal of the Character and Appearance of the Conservation Area” for both Fiskerton and Morton, plus the four unlisted building of local interest identified outside the Conservation Area as part of Policy 10. The numbering refers to the numbering in Policy Map 10.1 and Policy Map 10.2.

Listed Buildings

1. Trent House (II)
2. Rose Cottage (II)
3. Kelham Farmhouse (II)
4. Eagle House & Anchor Down (II)
5. Bromley Arms Public House (II)
6. Church of St Denis (II*)
7. Dovecote at Manor Farm (II)
8. Clumber House (II)

Unlisted Buildings of Local Interest

9. Homestead Cottage
10. The Homestead
11. Kelham Barn
12. Ebenezer House

13. California Cottages
14. Old Malt Cottage
15. Trent Court
16. Post Office
17. The Threshing Barn
18. Trent Valley House
19. The White House
20. The former Mission Chapel
21. The Stables & Boundary Wall
22. The Red House
23. The Old Maltings
24. Trent Farm House
25. Former Warehouse & Gantry (Trent Side)
26. Fiskerton House & Boundary Wall
27. The Coach House & Boundary Wall
28. Manor Cottage & Boundary Wall
29. Fiskerton Manor, Garden Building & Boundary Wall
30. Orchard House & Boundary Wall
31. Riverlyn House & Boundary Wall
32. Flood Wall
33. Cottage Farm
34. The Chestnuts

35. Outbuilding at White Cottage
36. Westside House
37. Denham House and outbuilding
38. Wall at Ejidos opposite Morton Hall
39. Barn at Birchwood
40. Chestnut House, outbuildings, wall and railings
41. White Hall and adjoining wall
42. Holly Croft
43. 1 and 2 Church Lane and outbuildings and wall
44. Manor farm and outbuildings
45. Church Cottage adjacent Manor Farm
46. The Village Hall formerly the school
47. Morton Hall Farm
48. Wall at Chalfont
49. The Old Garage
50. Clumber Farm
51. The Full Moon Inn and wall
52. Red telephone box opposite The Full Moon Inn
53. Sign Post opposite The Full Moon Inn
54. Jacaranda and adjoining wall
55. Bay Tree cottage and wall
56. Ivy House, wall and gate
57. The Barn
58. Wall at The Stables
59. Morton Hall and wall
60. The Pinfold
61. Gable House
62. Fiskerton junction signal box
63. End House (formerly The Crossing House)
64. Former Methodist Chapel

Fiskerton cum Morton Neighbourhood Plan

2018 – 2033

Address of the Parish Council

Fiskerton cum Morton

Southwell

Nottinghamshire

NG25 0UB

Website of the Parish Council

www.fiskertoncummorton.co.uk/

