

Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Site Reference	FIS0006
Site Address	Marlock Close (Land west of)
Parish	Fiskerton
Ward	Trent
Area (ha)	2.05ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	N/A
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is in open countryside and adjacent to a settlement covered by SP3 / DM8. The site is therefore not suitable development under SP3. There are also potential highways constraints which would limit the quantum of development on site. The site lies in Flood Zone 2 and 3.	

SUITABILITY	
Character Land Use Location	
Location:	Outside (but adjoining village envelope)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	2.05ha (Greenfield)
Area Character:	Residential / countryside
Setting:	Edge of settlement
Current Use:	Agriculture
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Within 1km

Physical Constraints:	
Highway Engineers Comments:	There may be visibility issues as the existing footways are less than 2 metres. The available width for creation of an access point will not allow geometry suitable to serve development greater than 5 dwellings.
Topography Constraints:	No
Contaminated Land:	No

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Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding areas.
Agricultural Land Quality:	Grade 2 (Very Good)
Site Apparatus:	None known
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	56% Flood Zone 3, 100% Flood Zone 2
Surface Water Flooding:	Unknown
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	Hedgerows / trees
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No
Conservation Comments:	
<p>The site is located on the edge of Fiskerton, outside the conservation area boundary. Modern development along Marlock Close, Green Drive and Longmead Drive separate the site and the conservation area, resulting in the site being very detached from the conservation area. To the southwest of the site the HER identifies Cropmarks, therefore there is possible archaeological potential on the adjacent site. The development of this site for housing is unlikely to cause any harm to the conservation area.</p>	

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land confirmed as available in 2022
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	N/A
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

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