

Fiskerton cum Morton Neighbourhood Plan 2018 – 2033

Views and Vistas Overview

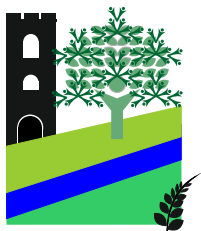
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1 Introduction

- 1.1.1 Particular open views over the countryside from the edges of urban places, vistas of settlements when approaching from the countryside, as well as narrow, framed views along particular streets or of heritage assets are all important in defining the character of a settlement and contributing to the lives and social cohesion of those who live there or visit.
- 1.1.2 Development in and around a village can affect views and vistas in two ways:
- by obscuring or obstructing an important view or vista, either partly or wholly; or,
 - by detracting from the quality of a landscape or the setting of a village, or the setting of a landmark building, structure or landscape feature that forms a significant component of an important view or vista.
- 1.1.3 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 such valued views and vistas, 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.

- 1.1.4 The following extracts from the Conservation Area Appraisals for the two villages help to describe and highlight features that are considered to be of particular importance.

Fiskerton

“The river plays a prominent role in the setting of the village and is the most important landscape feature. The original settlement of Fiskerton takes a linear form on the west bank of the River Trent. The approach from the north east from Rolleston is particularly important as the road runs parallel to the river before entering the village where mature trees on both sides of the road create a gateway entrance which is accentuated by the high boundary walls on the south side of the road. This sense of enclosure contrasts with the open character of the surrounding fields in the vicinity and the river.”

“Fiskerton has a strong relationship with its setting adjacent to the river and this is an important feature of the character and appearance of the area. The river itself is an open area, which allows uninterrupted long-distance views in both directions and towards the opposite bank, which is also open and undeveloped. It also provides a stunning setting for the riverside buildings and trees.”

“Open fields surround the village and the fields within the village provide a good buffer between the original village and the C20 development.”

Morton

“The special character of Morton lies in its compact size and simple layout that has not changed to any great degree since the village was enclosed between 1839 and 1841.”

“Morton is set on arable land on the flat gravel plain of the River Trent. The area is characterised by a traditional pattern of hedged fields and nucleated villages and Morton represents a good example of a nucleated settlement.”

“The open space that surrounds the village is also important because it helps to highlight the compact nature of the village within the landscape. There has been some encroachment outside this boundary along Main Street and Moor lane but essentially the surroundings are rural. In order to highlight the importance of setting, fields surrounding the village particularly towards the railway line have been included in the conservation area boundary.”

1.1.5 Policy FMC6: Views and Vistas considers the following views and vistas of particular importance and protects them accordingly:

- for Fiskerton, views and vistas of the village sitting alongside the River Trent and within the open countryside of the flood plain; and,
- for both Morton and Fiskerton, views and vistas of the villages set in the rural landscape.

1.1.6 As part of the preparation of the Neighbourhood Profile, residents participating in the walkabouts have identified a number of views that exemplify the views and vista described above. This Views and Vistas Overview is a collection of photographic evidence and short descriptions of such views and vistas.

1.1.7 The goal of this document is to provide a series of visual examples of what the views and vistas described in “Policy FCM6: Views and Vistas” mean in actuality. It should be used by developers and planning officers as an aid to understand and get a feeling for the elements that should be protected and enhanced when assessing the landscape impact of proposed development applications.

1.1.8 The document does not identify specific views or specific vantage points for any form of direct designation, and it is not a definitive list: other views may capture the landscape value of the river Trent, rural setting of both villages, etc. For this reason, a case-by-case assessment of the landscape impact of proposed development applications that may have an impact on the views and vistas described in “Policy FCM6: Views and Vistas” should be carried out, applying the provisions of the Policy.

2 Description of important views and vistas

ID	Vantage point location and direction of view	Key features in the viewshed and reason of importance
1	Looking northwest from Gorsy Lane across the dyke in Morton towards Brackenhurst	Views across open farmland towards the railway between Fiskerton Junction and Bleasby showing the hills up above Thurgaton and Bleasby. The poplar trees on top of the hill in the distance are a feature of this area and can be seen from miles away. The two villages can be seen clearly in their location from this point on the top road into Bleasby.
2	Looking north from the junction on Main Street, Morton with Gorsy Lane	Views across open farmland towards Station Lane, which is just across the railway line linking Nottingham with Lincoln, and most villages in between. The railway is an important element in the sustainability of the two villages.
3	Northeast along Main Street in Morton	The iconic village pub. Looking along Main Street in Morton towards The Full Moon Inn in Morton, which is one of the community hubs in the two villages in the Parish of Fiskerton-cum-Morton and is possibly one of the most important community hubs within the villages.
4	Looking northeast from the field off Station Road towards the station	The station plays an important part in the transport system of the two villages. Trent Valley Equestrian Centre also lies just beyond the railway track and is one of the biggest businesses in the two villages. The old railway line went under the hill which contained the tunnel and terminated in Southwell Railway Station which is now the Final Whistle pub. The line no longer exists but is a popular bridleway into Southwell.
5	Looking north from Fiskerton Junction in Morton	Scanning across the farm fields at the railway crossing in Morton, and the hill in the background behind which lies Southwell. The Minster in Southwell can be seen from many areas within the locality, but not from Morton or Fiskerton.

ID	Vantage point location and direction of view	Key features in the viewshed and reason of importance
6	Looking south from the railway crossing in Morton	This is a long serving horse paddock which borders the outskirts of Morton and looks towards Morton Hall and Back Lane. These paddocks form an agricultural space between the railway lines and the houses in Morton.
7	Looking along Main Street, Morton toward the Village Hall	St Denis' Church plays an important part of village life and is the first building seen when approaching from the east. The Village Hall, which was the school, is opposite the entrance to the Church on the left-hand side of this narrow road and remains to this day, an important part of life in the villages.
8	Looking west from the entrance road for agricultural vehicles to Manor Farm.	This is St Denis' Church which has served the two villages for centuries. There were other chapels within the two villages but St Dennis is now the only 'working' place of worship, apart from the Former Methodist Chapel on Gravelly Road in Fiskerton.
9	Looking northwest from the riverside car park	This view looks over open farmland towards Fiskerton Mill and the cottages. It shows the raised bunds, which protect the villages from flooding from the various waterways, which flow towards the river, and the River Trent itself. It is also a part of the Trent Valley Way
10	Looking from the southwest from the River Trent towards the riverside of Fiskerton.	This is a stunning view of the wharf area of Fiskerton village. It was the main working area many years ago. It is still a busy spot in the village with the Bromley public house, which has a couple of mooring sites for visitors to stop and admire the views, and also the Post Office, shop and hairdresser. Other mooring sites along the riverside are privately owned.
11	Looking east along the riverside of Fiskerton in the heart of the conservation area.	This shows the old workings of the wharf site, which is now a residential property; the gantry is still clearly visible. It is here that the ferry was sited years ago. The Bromley is the white building in the background.
12	Looking west along the riverside	This is the view of the wharf area from the other direction from outside the Bromley, showing the riverside moorings.

ID	Vantage point location and direction of view	Key features in the viewshed and reason of importance
13	Looking east along the towpath.	This shows a small part of the Trent Valley Way, looking east. The path follows the river until the car park at the end of the substantial houses which were built riverside. The land across the river is where the Battle of Stoke was fought, but it now serves as an overflow for the river which protects Fiskerton from flooding. This area, between the walls and the river, belongs to the houses which front onto the riverside, but there is a public footpath which passes through it enabling access to the river front views and the Trent Valley Way.
14	Looking south across the river	This is the view from the wharf tow path looking across open farm land to East Stoke, showing narrow boats, which are moored alongside the towpath. This shows the extensive farmland across the river from Fiskerton, which is so important to the village if the River Trent floods. On the opposite, south side of the River Trent is a small, wooden jetty; this was the crossing point for Fiskerton Ferry which ferried people across the river, and was the only means of crossing between Gunthorpe and Newark.
15	Looking east across the Village Green	This is a beautiful open space in the village which was covenanted to the villagers when the Green Drive development was built. The modern houses surrounding the Green were built to 'fit in' with a Village Green look; it used to be unused fields with a footpath across it but is a lovely open space now for the community to enjoy. Several community events take place on the Village Green.
16	Looking east from the junction with Station Road and Main Street	This is the entrance to the village from Rolleston end and shows the walled gardens of the houses which front onto the river. It is an unusual entrance for such a small village and is the start of the Conservation area of Fiskerton, with large houses which show it was a very wealthy village in times gone by.
17	Looking south from the junction with Main Street and Station Road,	This wide footpath gives access to the River Trent from Main Street and is almost an extension of Station Road. As you stroll down towards the river, bit

ID	Vantage point location and direction of view	Key features in the viewshed and reason of importance
		by bit, it opens out into an unbelievable view of the river and beyond. It really is stunning. It is landscaped by the nearby residents, who, even knowing it is a public footpath, work hard to maintain the 'prettiness'.
18	Looking south from the steps in 20	This photograph does not do this view justice. It is a wonderful panorama of open farmland which stretches for miles and miles to the south, the east and the west. If there is flooding, this farmland becomes a vast sea of water; it's like living beside a huge lake. It is an ever changing scene depending on the season. Fishermen are regular visitors to the scene. This historic view from the riverside of the fields opposite of the Battle of Stoke almost brings the battlefield to life.
19	Looking west from the riverside car park	This is the iconic view of Fiskerton as you enter on Rolleston Road travelling towards the village, just after you cross the bridge on Rolleston Road. This is the view that has greeted residents and visitors alike for almost a century. It is a such a stunning view!

3 Pictures of Important views and vistas



ID 1



ID 2



ID 3



ID 4



ID 5



ID 6



ID 7



ID 8



ID 9



ID 10



ID 11



ID 12



ID 13



ID 14



ID 15



ID 16



ID 17



ID 18



ID 19

4 Conclusion

- 4.1.1 In conclusion, the views and vistas, within, towards, and out from the settlements, described in this document, have been chosen as useful examples of the types of views and vistas protected under Policy FCM6: Views and Vistas.
- 4.1.2 Development Proposals should have regard to these examples. They have been put forward to help designers and developers understand and identify the types of views and vistas that Policy FCM6 seeks to protect, so that they may more effectively design development schemes that protect and potentially enhance the character of the villages.

Fiskerton cum Morton Neighbourhood Plan

2018 – 2033

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