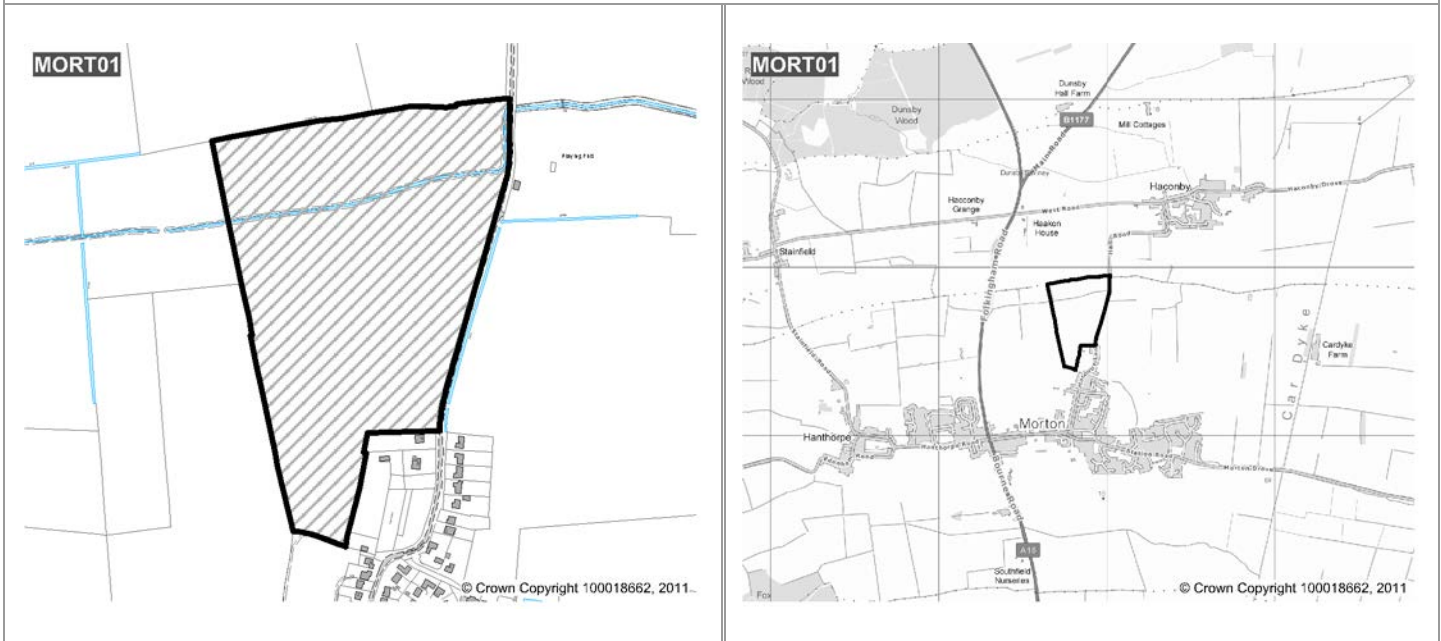


Site Reference: **MORT01** (13.14 ha)

REJECTED

Location: **Land North West of Haconby Lane**



Site Description

Large site on the northern edge of the village. Comprises a large field in agricultural use.

Summary of Assessment

Constraints:

Highway Authority: objection. Would not support development at this site: major improvements required to Haconby Lane including drainage, widening, footways and kerbing works along with improvements to High Street. Part of site falls within the identified floodzone.
Public footpath crosses site.
Water Main crosses site.

Impact:

Edge of settlement site located in open countryside, and which does not relate well to the existing built form . Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

Consultation Response:

Conclusion

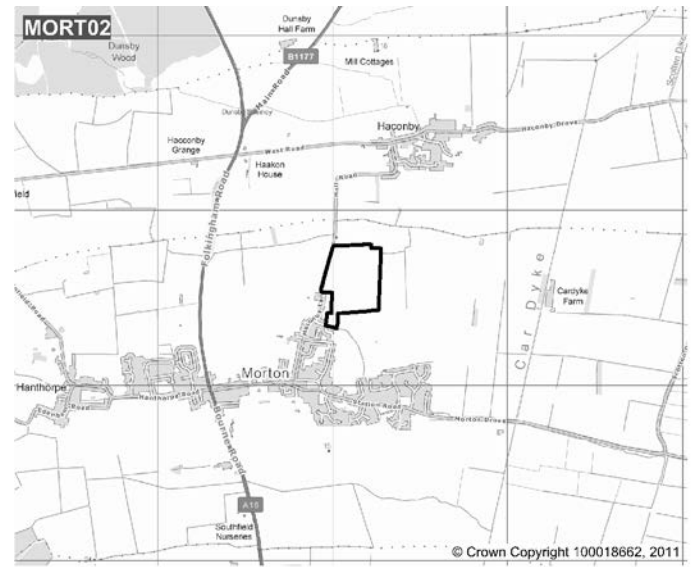
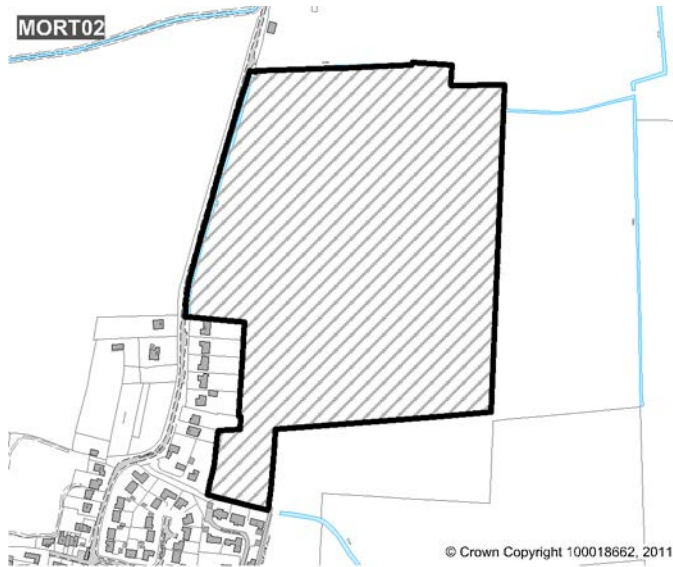
Not considered to be suitable for allocation:

Large site on edge of village, where development would encroach into open countryside. The site has a poor relationship to existing settlement, and is not suitable for development.

Site Reference: **MORT02** (11.67 ha)

REJECTED

Location: **Land North East of Haconby Lane**



Site Description

Large site on the northern edge of the village. Comprises a large field in agricultural use.

Summary of Assessment

Constraints:

Highway Authority: would not support development at this site: major improvements required to Haconby Lane including drainage, widening, footways and kerbing works along with improvements to High Street.

Part of site falls within the identified floodzone.

Public footpath crosses site.

Impact:

Edge of settlement site located in open countryside, and which does not relate well to the existing built form. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

Consultation Response:

Conclusion

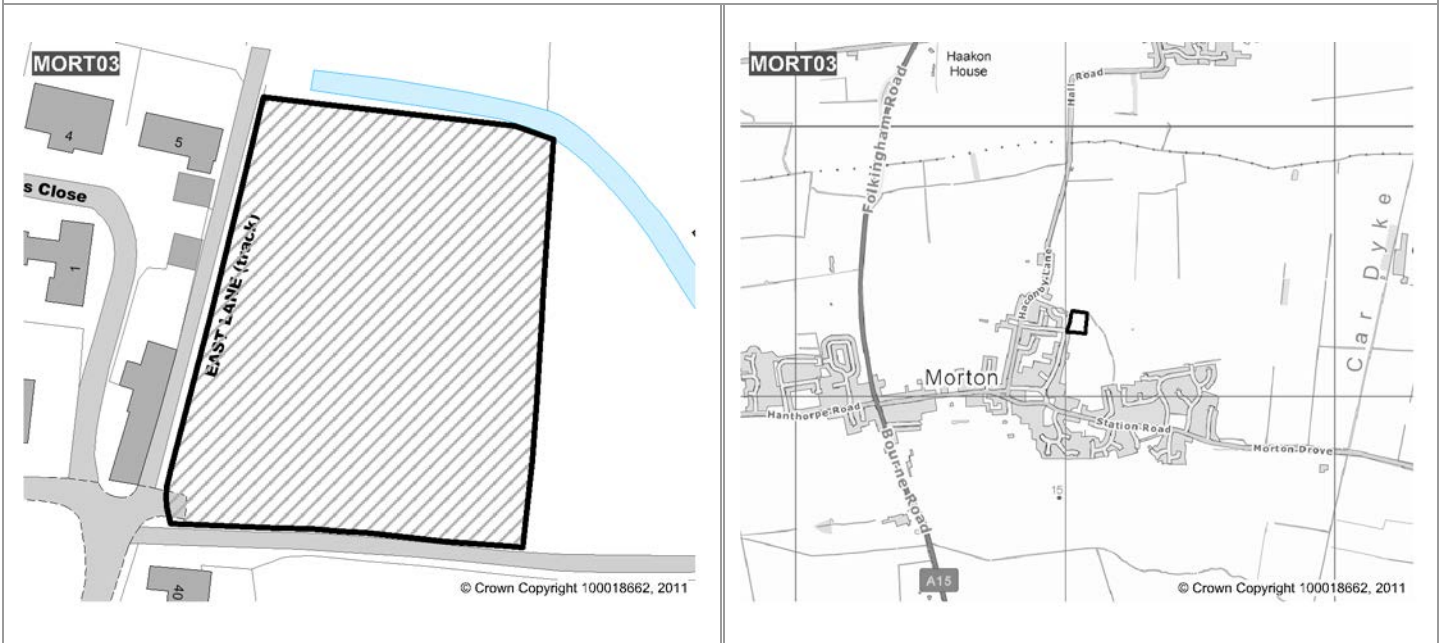
Not considered to be suitable for allocation:

Large site on edge of village, where development would encroach into open countryside. The site has a poor relationship to existing settlement, and is not suitable for development.

Site Reference: **MORT03** (0.49 ha)

REJECTED

Location: **Part OS 1037, East Lane, Morton**



Site Description

Site located to the northeast of the village. Comprises field in agricultural use.

Summary of Assessment

Constraints:

Highway Authority: objection. East Lane - further development undesirable, over and above existing extant permissions.

Public footpaths to boundary.

Impact:

The site lies adjacent to existing housing on the edge of the village. It relates reasonably well to the existing built form, but development in this location would encroach on open countryside.

Consultation Response:

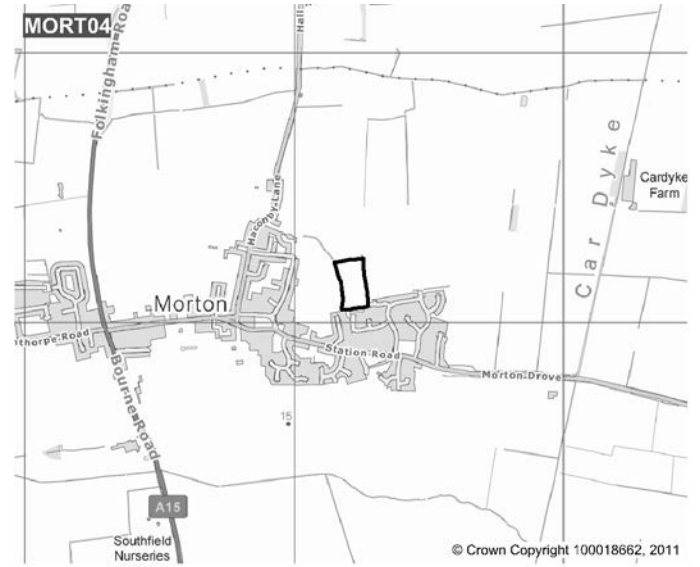
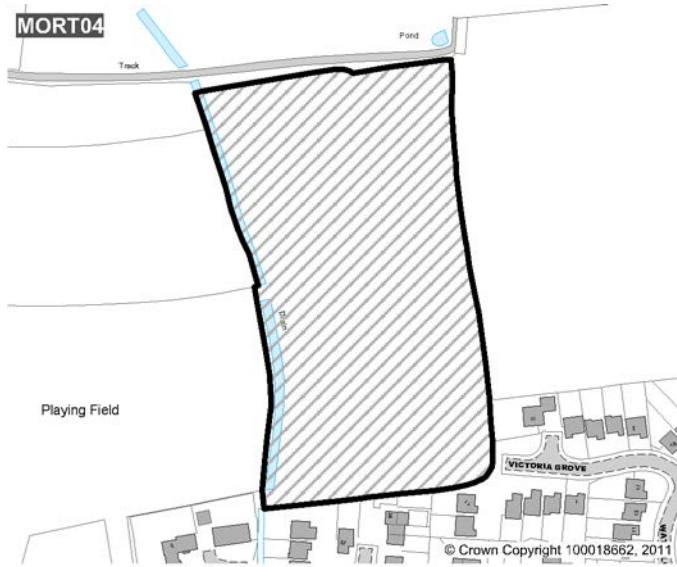
Conclusion

Not considered to be suitable for allocation:

Extant planning permission for five dwellings.

Site Reference: **MORT04** (1.73 ha)
Location: **North of Piccadilly Way**

REJECTED



Site Description

Site located on the northern edge of the village. Comprises a field in agricultural use.

Summary of Assessment

Constraints:

Highway Authority: unlikely to support development at this location. Serious concerns with access and existing junction capacities. Improvements would be required to Station Road.

Power cables cross site.

Public footpath crosses site.

Impact:

This site lies adjacent to existing estate type housing development on the edge of the village, although its location on the edge of open countryside means it does not relate well to the existing built form. Development here would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

Consultation Response:

Conclusion

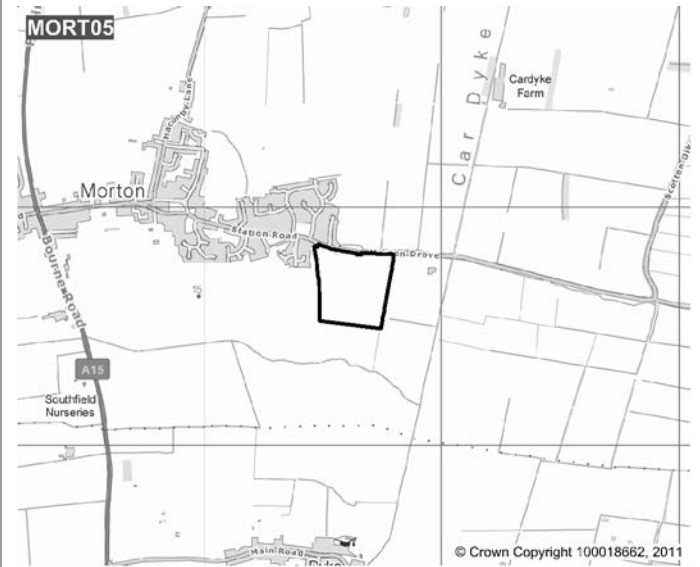
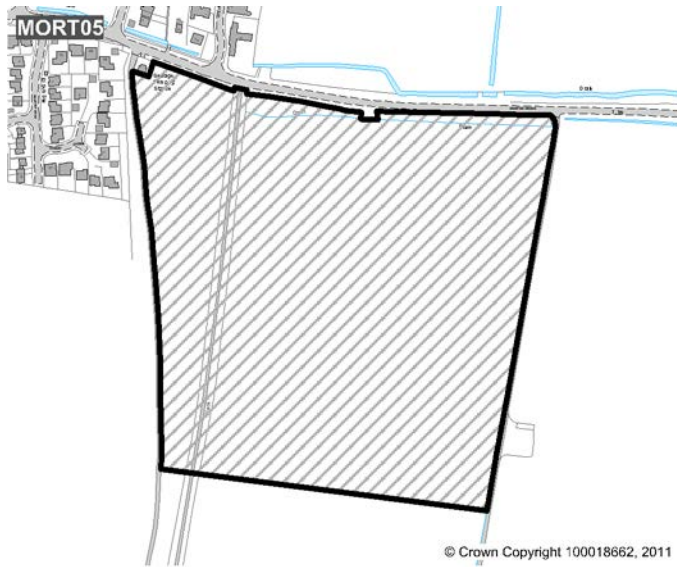
Not considered to be suitable for allocation:

Not suitable for development: site has poor relationship to existing settlement, and development would encroach into open countryside.

Site Reference: **MORT05** (9.02 ha)

REJECTED

Location: **Land South of Station Road, Morton Fen**



Site Description

Large site located on the eastern edge of the village. Comprises an area of scrub, separated from a large agricultural field by a line of mature trees.

Summary of Assessment

Constraints:

Highway Authority: would support development of part of site adjacent to existing. Drainage issues in the area - improvements required. Major carriageway works including widening, kerbing, footway links and extension of speed limit.

Lincolnshire Heritage: Roman site; cropmark enclosures; Archaeological evaluation prior to determination of a planning application will be required.

Public footpath to boundaries.

Water Main crosses site.

Sewer crosses site.

Impact:

There are two distinct parts to this site. The western part lies adjacent to existing estate type housing development on the edge of the village. It is reasonably well related to the existing built form and development here will have a limited impact on the open countryside. The effective boundary of the village is marked by a line a mature trees, along the old railway line. East of this line of mature trees the site is within open countryside. Development here would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

Consultation Response:

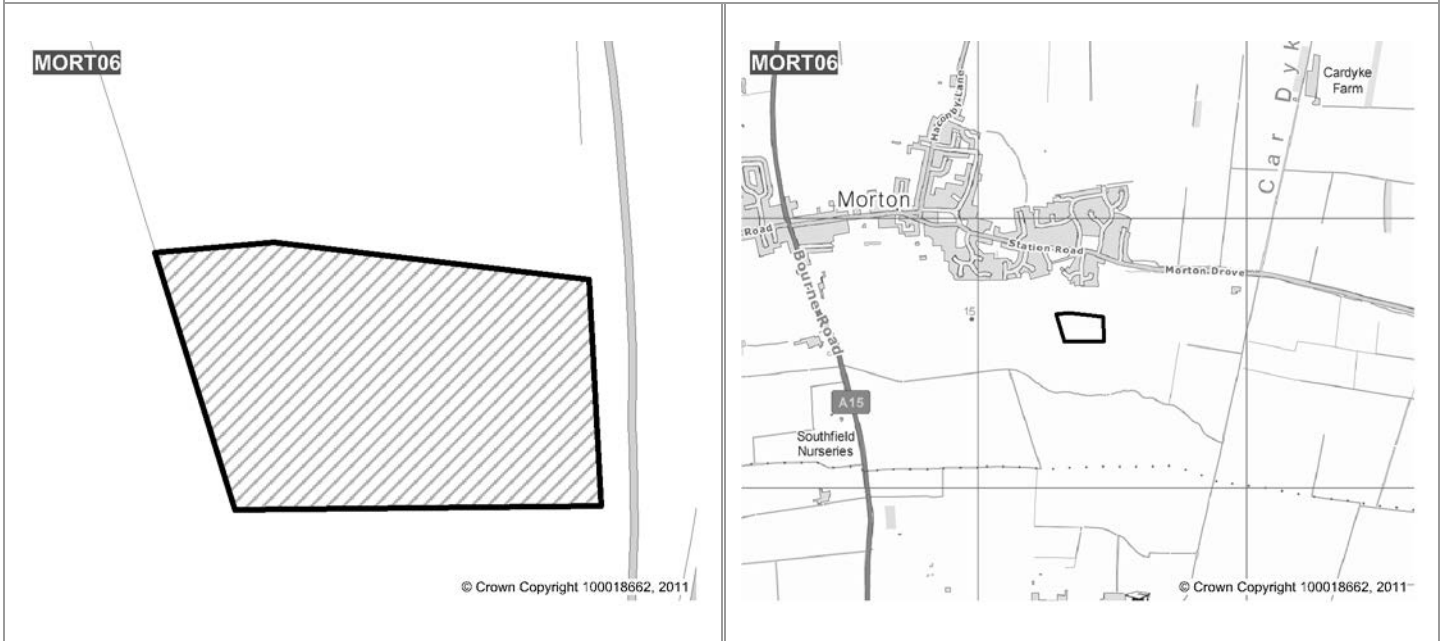
Conclusion

Not considered to be suitable for allocation:

Not suitable for development: site has poor relationship to existing settlement, and development would encroach into open countryside.

Site Reference: **MORT06** (1.61 ha)
Location: **South of Station Road, Morton**

REJECTED



Site Description

Large site located to the south of the village. Comprises a field in agricultural use. Has previously had a planning application for housing development refused.

Summary of Assessment

Constraints:

Highway Authority: objection. Access concerns.
Public footpath to boundary.

Impact:

This site is located in open countryside outside the village. It has no access to the public highway. Development here would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

Consultation Response:

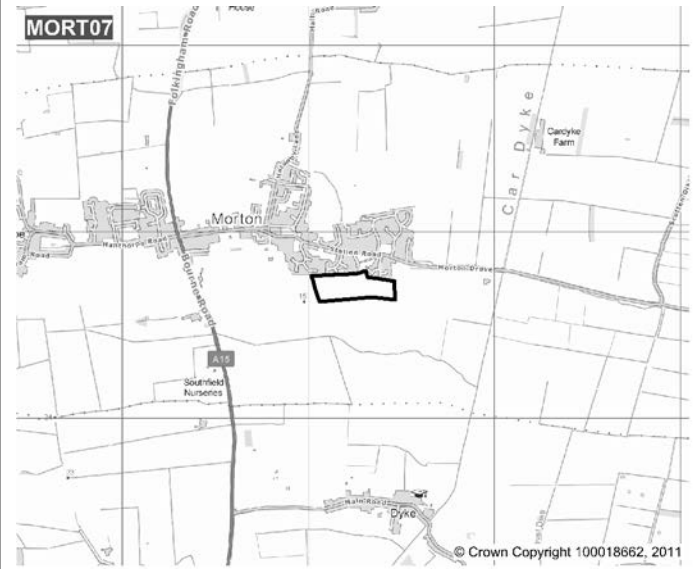
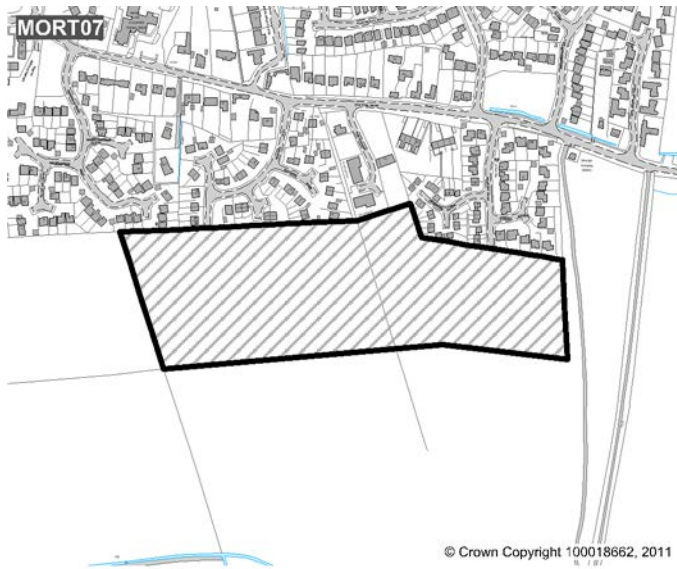
Conclusion

Not considered to be suitable for allocation:

Site is separated from village and would encroach into open countryside. Could only be developed in association with adjacent site (MORT07). Highway objections make site unsuitable for development. Not suitable for allocation.

Site Reference: **MORT07** (5.35 ha)
Location: **South of Bakers Way**

REJECTED



Site Description

Large site located on the southern edge of the village. Comprises a large field in agricultural use. Previous applications for housing development have been refused.

Summary of Assessment

Constraints:

Highway Authority: objection. access concerns in relation to this site. Development unlikely to be supported at this location.

Public footpath crosses the site.

Impact:

This site lies adjacent to existing estate type housing development, on the edge of settlement. Development here would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

Consultation Response:

3 representations were received as a result of the consultation in October 2009 covering the following points:

- concerns about problems of access through adjoining estate roads

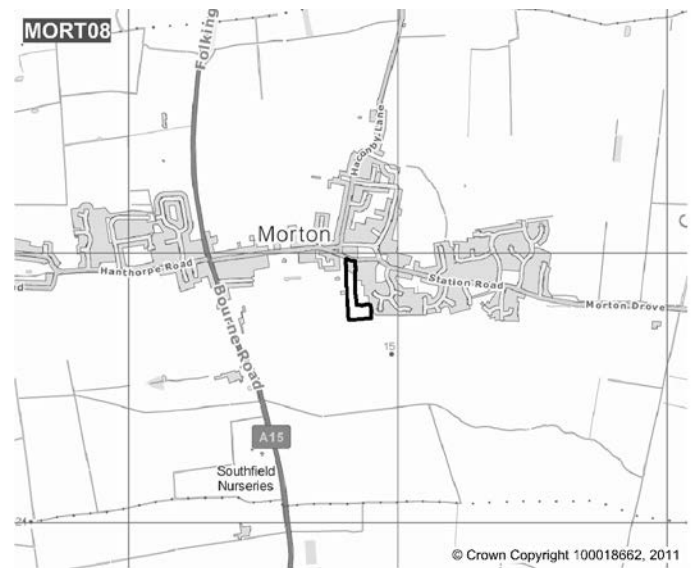
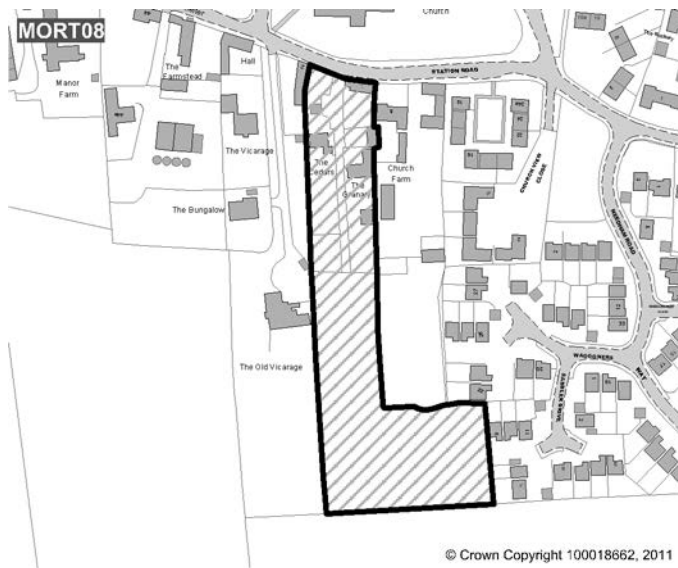
Conclusion

Not considered to be suitable for allocation:

Large site separated from village. Development would encroach into open countryside, and over-dominate the village. No access available and not suitable.

Site Reference: **MORT08** (0.99 ha)
Location: **Land at The Cedars, Station Road**

REJECTED



Site Description

Dwelling, garden and paddock area to the south of Station Road. Has previously had a planning application for housing development refused.

Summary of Assessment

Constraints:

Highway Authority: objection. Access and visibility concerns. Specifications not achieved. Development not supported at this location.

Lincolnshire Heritage: Conservation Area Buildings: 9 Station Road & Stables to rear of 6 Holme Farm. Archaeological evaluation prior to determination of a planning application may be required.

Impact:

This narrow site comprises a domestic property and the garden and paddock, which is accessed by a private drive which serves 4 properties. The paddock area lies adjacent to existing estate type housing on the edge of the village. Development here would not relate well to the existing built form of the village and would constitute "backland" development.

Consultation Response:

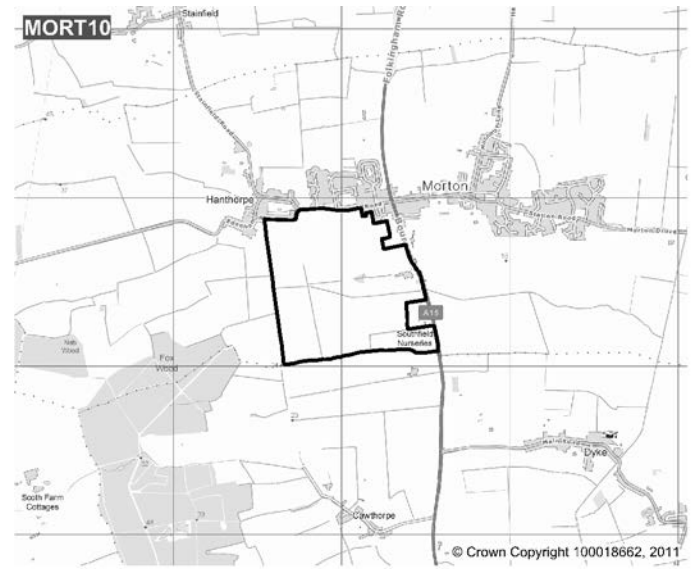
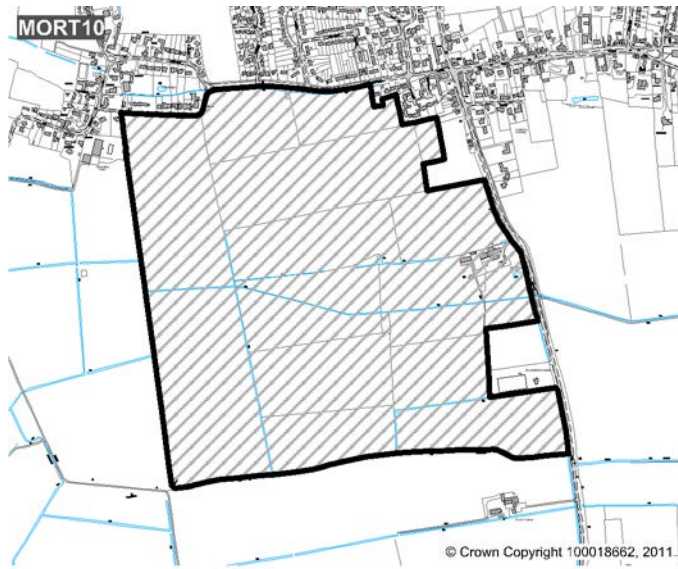
Conclusion

Not considered to be suitable for allocation:

Narrow site, and development would impact on existing built form and Conservation Area. The Highway Authority would not support development. Site is unsuitable for allocation.

Site Reference: **MORT10** (69.28 ha)
Location: **Land West of Bourne Road**

REJECTED



Site Description

Large site located on the southwest of the village. Comprises large fields in agricultural use.

Summary of Assessment

Constraints:

Highway Authority: small frontage development only. Transport Assessment and major improvements to infrastructure required. Improvements at the crossroads including ghost island facility and footway links.

Lincolnshire Heritage: Hanthorpe settlement; possible moated site; mound; cropmark of possible prehistoric

boundary: Romano-British pottery. Archaeological evaluation prior to determination of a planning application will be required.

Part of the site falls within the identified floodzone.

Public footpath crosses the site.

Overhead lines cross the site.

Water Main crosses site.

Sewer crosses site.

Impact:

This is a large site in open countryside, outside the confines of the village. Development here would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

Consultation Response:

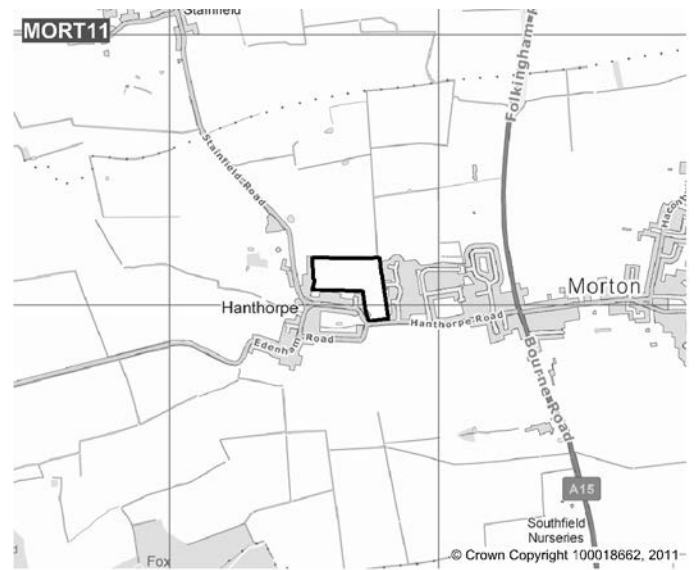
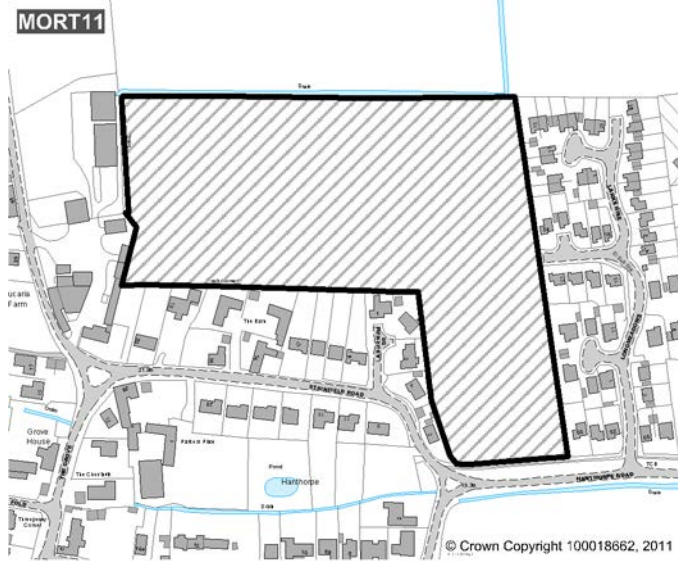
Conclusion

Not considered to be suitable for allocation:

Large site on edge of village, and having poor relationship to existing settlement. Development would encroach into open countryside and over-dominate the area. Unsuitable for allocation.

Site Reference: **MORT11** (3.94 ha)
Location: **Land North of Laburnum Drive**

REJECTED



Site Description

Large site located to the north of the village. Comprises a field in agricultural use.

Summary of Assessment

Constraints:

Highway Authority: objection. Visibility and access concerns. Development undesirable.

Lincolnshire Heritage: Windmill. Archaeological evaluation prior to determination of a planning application may be required.

Public footpath crosses site.

Overhead lines cross site.

Impact:

This site lies adjacent to existing housing development and acts as a separation between the villages of Morton and Hanthorpe. Development here would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village. Development of this site would result in the coalescence of the two settlements.

Consultation Response:

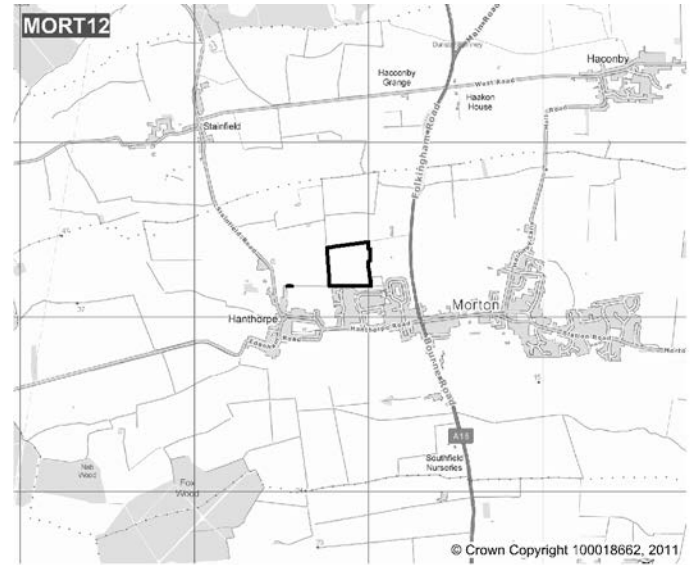
Conclusion

Not considered to be suitable for allocation:

Not suitable. Site needed to prevent coalescence, and development would be contrary to Core Strategy policy SP2 Core Strategy. The Highway Authority objects to development on this site.

Site Reference: **MORT12** (5.66 ha)
Location: **Land North of Larks Rise**

REJECTED



Site Description

Large site located on the northern edge of the village. Comprises a large field in agricultural use.

Summary of Assessment

Constraints:

Highway Authority: objection. Visibility and access concerns. Development undesirable.

Lincolnshire Heritage: King Street on western edge. Archaeological evaluation prior to determination of a planning application may be required.

Public to boundary.

Overhead line crosses site.

Impact:

This large site is located in open countryside, outside the confines of the village. There is no access to the public highway. Development here would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

Consultation Response:

Conclusion

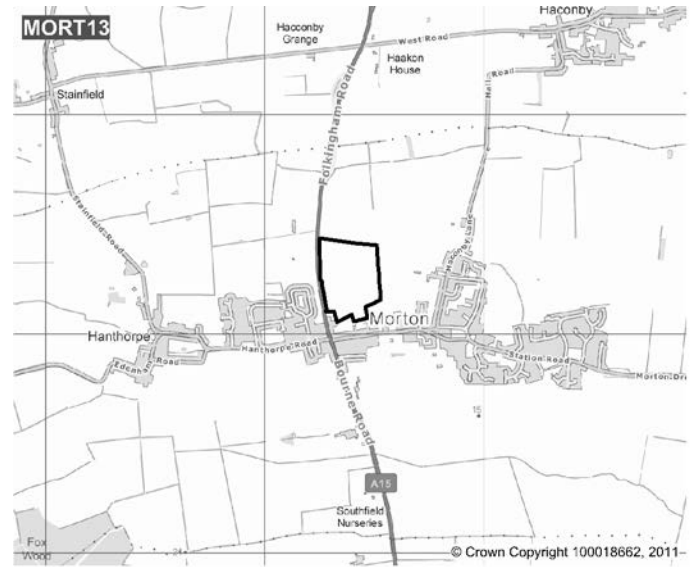
Not considered to be suitable for allocation:

Development would encroach on countryside. This site has a poor relationship to existing settlement, and no means of access. The Highway Authority objects to development on this site.

Site Reference: **MORT13** (8.49 ha)

REJECTED

Location: **Land North of High Street/East of Folkingham Road**



Site Description

Large site located to the north of the village. Comprises fields in agricultural use and allotments.

Summary of Assessment

Constraints:

Highway Authority: objection. No additional accesses to A15 permitted.
Public footpath crosses site.

Impact:

This large site is located in open countryside, outside the confines of the settlement. Development here would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

Consultation Response:

Conclusion

Not considered to be suitable for allocation:

Development on this large site would encroach on open countryside. Site has a poor relationship with existing settlement, and no means of access. Allotments on the site should be retained. The Highway Authority objects to development on this site.

Site Reference: **ADD26** (1.33 ha)

REJECTED

Location: **land south of village & west of A15 Bourne Road**



Site Description

Summary of Assessment

Constraints:

Lincolnshire Heritage: Archaeological earthworks present, evaluation required

Impact:

Consultation Response:

7 representations were received as a result of the consultation in August 2010 covering the following points:

- must consider impact on CA
- infrastructure capacity concerns
- unacceptable increase in traffic,
- loss of prime ag land
- development too large for size of village
- support BUT concerns about traffic access to A15 & school places

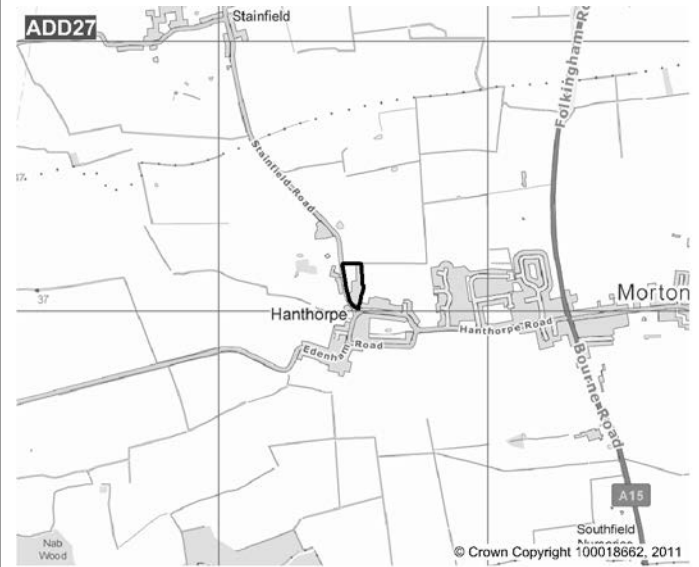
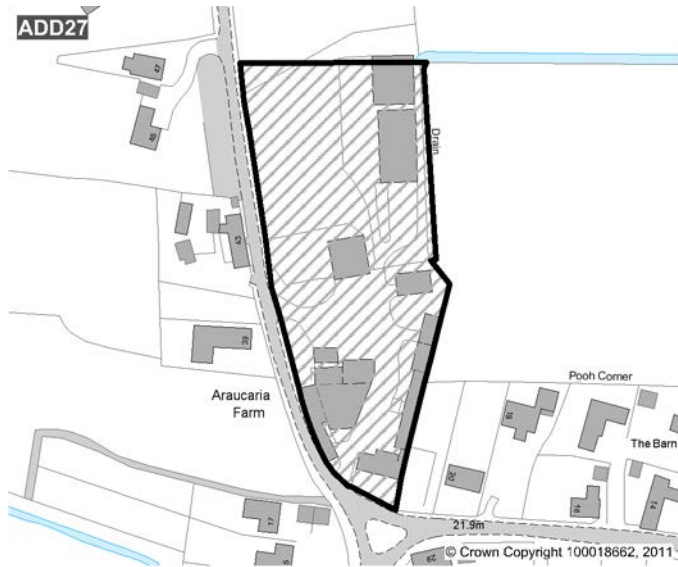
Conclusion

Not considered to be suitable for allocation:

Planning permission - approved for affordable housing

Site Reference: **ADD27** (0.90 ha)
Location: **Hanthorpe Farm, Hanthorpe**

REJECTED



Site Description

Site located within Hanthorpe. Comprises agricultural buildings and land (including farmhouse).

Summary of Assessment

Constraints:

Highway Authority: objection. Would support only small, infill development in Hanthorpe (5 or fewer units). Stainfield Road is very narrow to serve further development and very limited opportunities to improve the highway. There would be visibility concerns from the proposed point of access and concerns regarding the number of units proposed. Any increase in traffic movements based on current numbers would not be supported.
Lincolnshire Heritage: within historic settlement, may require evaluation

Impact:

The site is located in Hanthorpe village which is outside the main settlement.

Consultation Response:

6 representations were received as a result of the consultation in August 2010 covering the following points:

- road infrastructure not adequate
- development too large for size of village
- school across busy A15

Conclusion

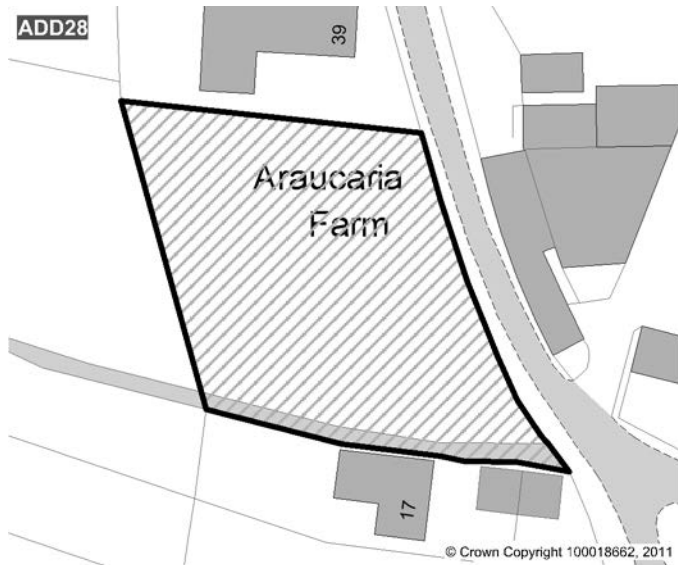
Not considered to be suitable for allocation:

This site is the wrong side of the A15 to access village facilities. The Highway Authority has objected to development because of concerns about road widths and will support only infill development. No bus stop this side of A15.

Site Reference: **ADD28** (0.20 ha)

REJECTED

Location: **Pt OS 4205 Stainfield Road, Hanthorpe**



Site Description

Site located within Hanthorpe. Comprises grass paddock.

Summary of Assessment

Constraints:

Highway Authority: objection. would support only small, infill development in Hanthorpe (5 or fewer units). Visibility and access concerns in relation to this site. Carriageway in the vicinity is very narrow with little scope for improvement.

Lincolnshire Heritage: within historic settlement, may require evaluation

Impact:

The site is located in Hanthorpe village which is outside the main settlement.

Consultation Response:

4 representations were received as a result of the consultation in August 2010 covering the following points:

- road infrastructure not adequate
- development too large for size of village
- school across busy A15

Conclusion

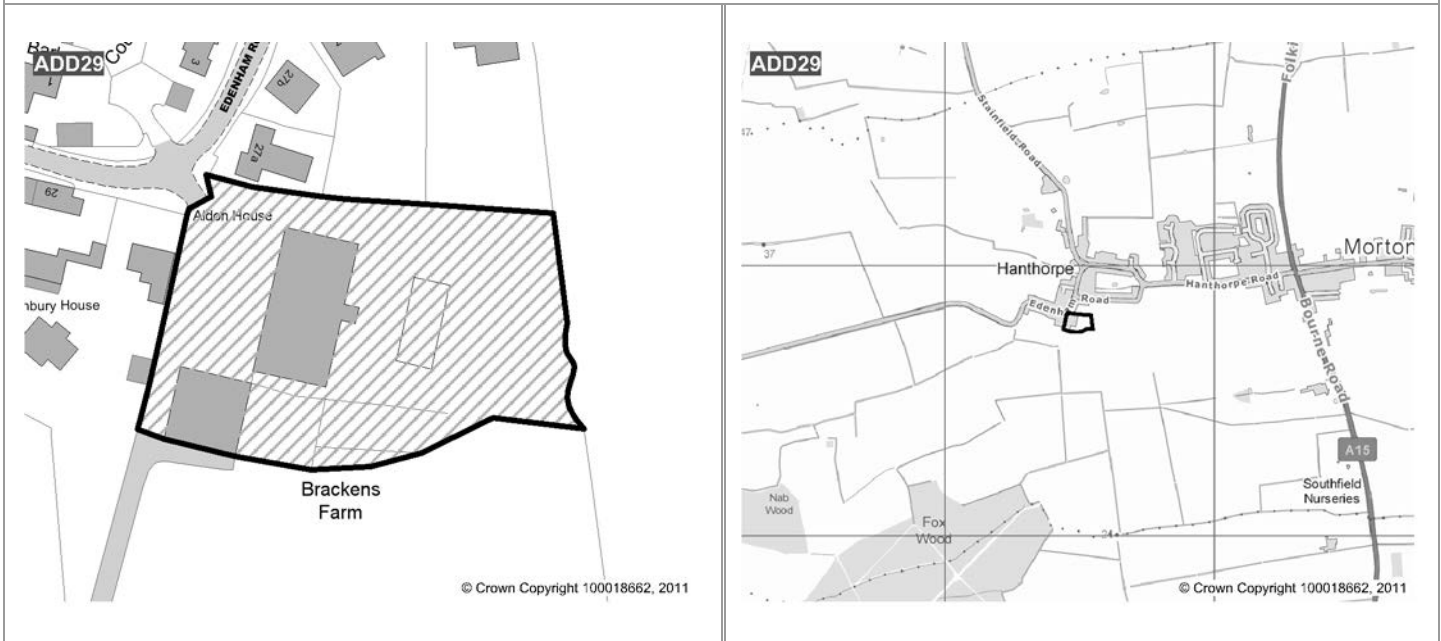
Not considered to be suitable for allocation:

This site is the wrong side of the A15 to access village facilities. The Highway Authority has objected to development because of concerns about road widths and will support only infill development. No bus stop this side of A15.

Site Reference: **ADD29** (0.62 ha)

REJECTED

Location: **Brackens Farm, Edenham Road, Hanthorpe**



Site Description

Site located in Hanthorpe. Comprises farm yard and corrugated barns.

Summary of Assessment

Constraints:

Highway Authority: objection. Would support only small, infill development in Hanthorpe (5 or fewer units).

Visibility and access concerns, with little scope for highway improvement works. Carriageway of inadequate width to serve further development.

Lincolnshire Heritage: within historic settlement, may require evaluation

Public footpath to eastern boundary of site.

Impact:

The site is located in Hanthorpe village which is outside the main settlement.

Consultation Response:

4 representations were received as a result of the consultation in August 2010 covering the following points:

- road infrastructure not adequate
- development too large for size of village
- school across busy A15

Conclusion

Not considered to be suitable for allocation:

This site is the wrong side of the A15 to access village facilities. The Highway Authority has objected to development because of concerns about road widths and will support only infill development. No bus stop this side of A15.