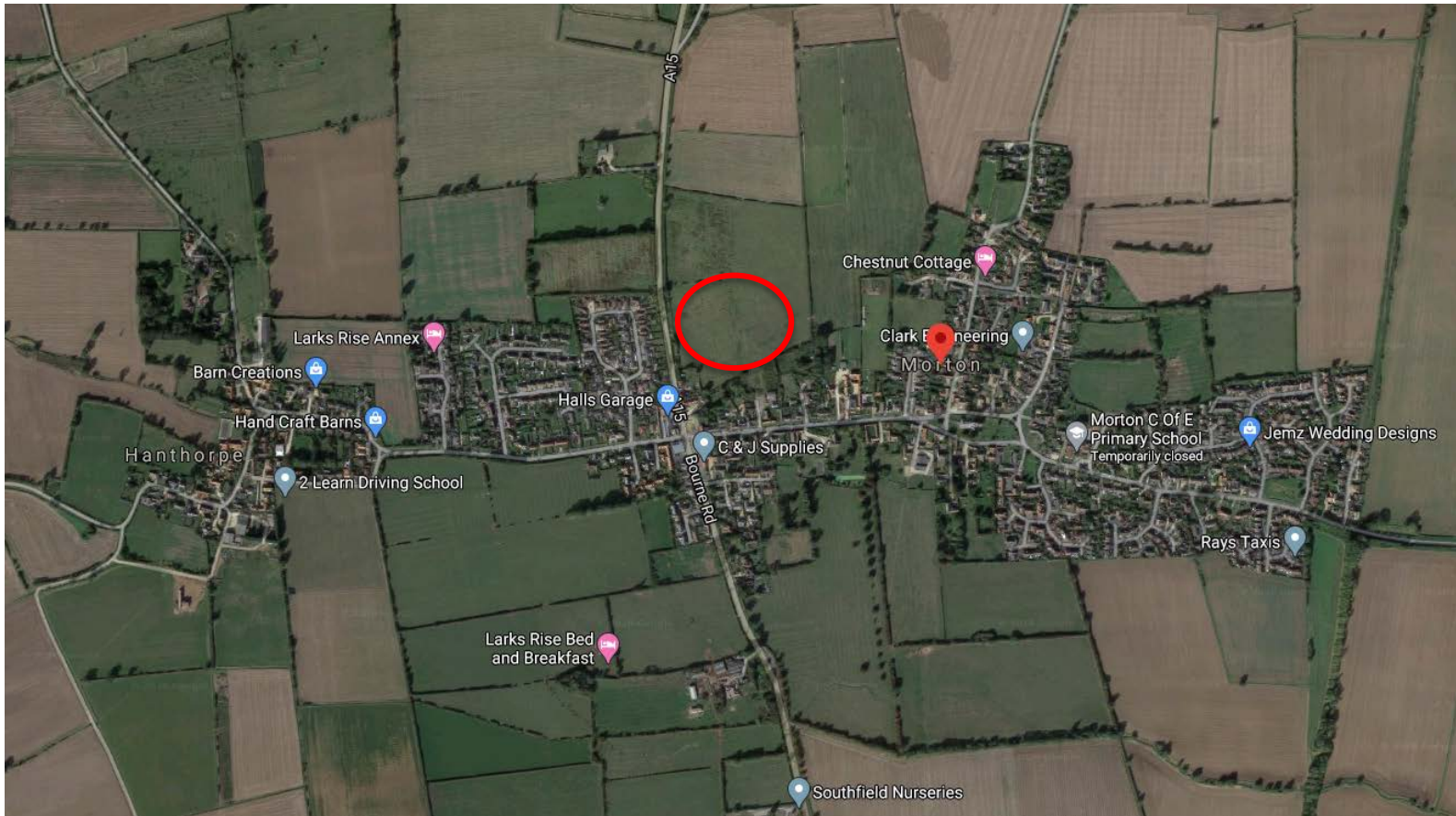


- ❖ Outline application including details of new vehicular access for up to 71 dwellings, public open space and associated infrastructure.
- ❖ Land East Of Folkingham Road, Morton, PE10 0NR
- ❖ Presenting Officer: Phil Jordan, Principal Planning Officer.

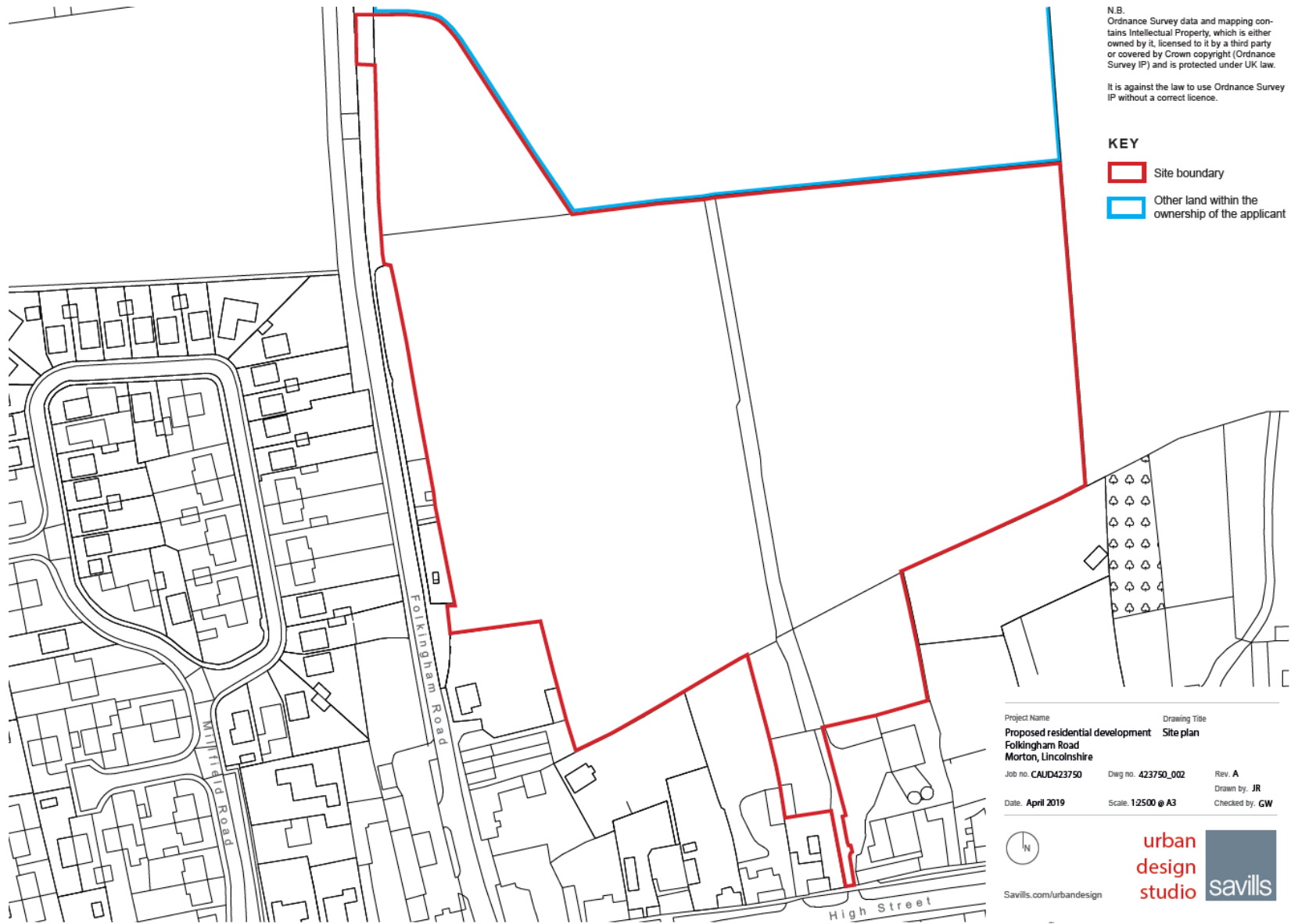
Key Issues Raised

- ❖ Principle of development
- ❖ Affordable and market housing need
- ❖ Impact on the character of the area
- ❖ Residential amenity
- ❖ Highway and transport infrastructure
- ❖ Flood risk and drainage
- ❖ Ecology and biodiversity
- ❖ Open Space
- ❖ Section 106 Heads of Terms

Site in context





Site Location Plan



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KEY

-  Site boundary
-  Other land within the ownership of the applicant

Project Name	Drawing Title	
Proposed residential development	Site plan	
Folkingham Road	Morton, Lincolnshire	
Job no. CAUD423750	Dwg no. 423750_002	Rev. A
Date: April 2019	Scale: 1:2500 @ A3	Drawn by: JR
		Checked by: GW



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Illustrative Layout



KEY

- Allocation boundary.
- Conservation Area.
- 1 New vehicular access from A15 Folkingham Road.
- 2 Central area of green open space framed by new homes creating a focal space within the development.
- 3 New areas of informal public open space framed and overlooked by new homes.
- 4 Potential for children's play space
- 5 Existing Public Right of Way retained.
- 6 Improved pedestrian link.
- 7 Perimeter block structure creating active frontages to the streets, areas of public open space and pedestrian routes and providing informal surveillance.
- 8 Opportunity for new boundary planting helping to soften development.
- Existing key view to St John the Baptist Church will be retained and incorporated within the layout of the new development.
- Pedestrian links.

Project Name	Drawing Title	
Proposed residential development	Illustrative layout	
Folkingham Road	Morton, Lincolnshire	
Job no. CAUD423750	Dwg no. 423750_003	Rev.
		Drawn by: AB
Date: August 2020	Scale: 1:1000 @ A2	Checked by: JR/AD



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Rear of properties on High Street



Allotment along Western boundary and properties



View to the north



Hedgerow on eastern boundary



Pedestrian refuge



Evaluation

- ❖ Site allocated for residential development in Local Plan
- ❖ Site would provide 71 dwellings (30% / 21 affordable units)
- ❖ Scale, layout, appearance and landscaping reserved matters
- ❖ Vehicular access considered acceptable
- ❖ Pedestrian and cycle connectivity to village
- ❖ Drainage details to be secured by condition
- ❖ Ecological recommendation secured by condition
- ❖ Open space, play area & future maintenance secured by S106
- ❖ £415,614 education contribution
- ❖ £46,860 NHS contribution
- ❖ £30,000 to extend bus service
- ❖ Recommended for approval, subject to conditions and completion of S106