



Morton Neighbourhood Plan 2019 - 2036

Referendum Version March 2021



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Foreword

Whether we like it or not our Parish is likely to change over the next 20 or so years, linked to the Central Lincolnshire Local Plan and the related planning and investment decisions made by West Lindsey District Council and Lincolnshire County Council. We felt, therefore as if we had two options to address that challenge:

- Sit on our hands and do nothing: in which case we will have little say in what will actually happen; **or**
- We can be proactive and shape and influence future development.

We concluded that to be proactive was the right way forward, hence the commitment to produce a Neighbourhood Plan for Morton. We wanted to ensure that the local community is engaged throughout the plan preparation process. The aspirations of the plan must be shared and owned by all if we are to be successful. Indeed, the support of the local community will be tested when there is finally a local referendum to decide if the Neighbourhood Plan is used in the determination of planning applications in the future.

We also needed to engage various statutory bodies and agencies and seek their support on the policies and proposals being put forward. We also welcomed comments from local businesses, landowners and voluntary sector organisations. We therefore invited all people who live, work or have a business interest in the area to comment on the Draft Plan. As described in the (separate) Consultation Statement, we read and studied all responses (from the public and external consultees) with interest and the Draft Plan was revised to create a Submission Version which was submitted to West Lindsey District Council in May 2020. An Examination was held which the Neighbourhood Plan came through successful with only minor changes recommended by the Independent Examiner. Those changes have been made to create this final (referendum) version of the Morton Neighbourhood Plan.

We now need your involvement and support on just one more occasion to get the Plan “Made” such that it has legal weight. The final part of the process is for West Lindsey District Council to organise a local referendum to allow you to vote on whether (or not) you agree that the Morton Neighbourhood Plan should be used to influence the planning decisions. The Steering Committee and Parish Council look forward to a good turnout at the referendum.

Bruce Allison (Chair of the Morton Neighbourhood Plan Steering Group) March 2021

Acknowledgments

The Morton Neighbourhood Plan was commissioned by the Parish Council in September 2016 and a Steering Group made up of local residents and Parish Councillors was set up (Bruce Allison, Penny Lightfoot, Judith Butroid, Keith Panter, Jeff Jackson, Christine Allison, Lucille Middleton and Les Devine). Further support on the Character Surveys was given by Elaine and John Youngman.

Full funding was obtained through Locality under the Government Neighbourhood Plan Grant

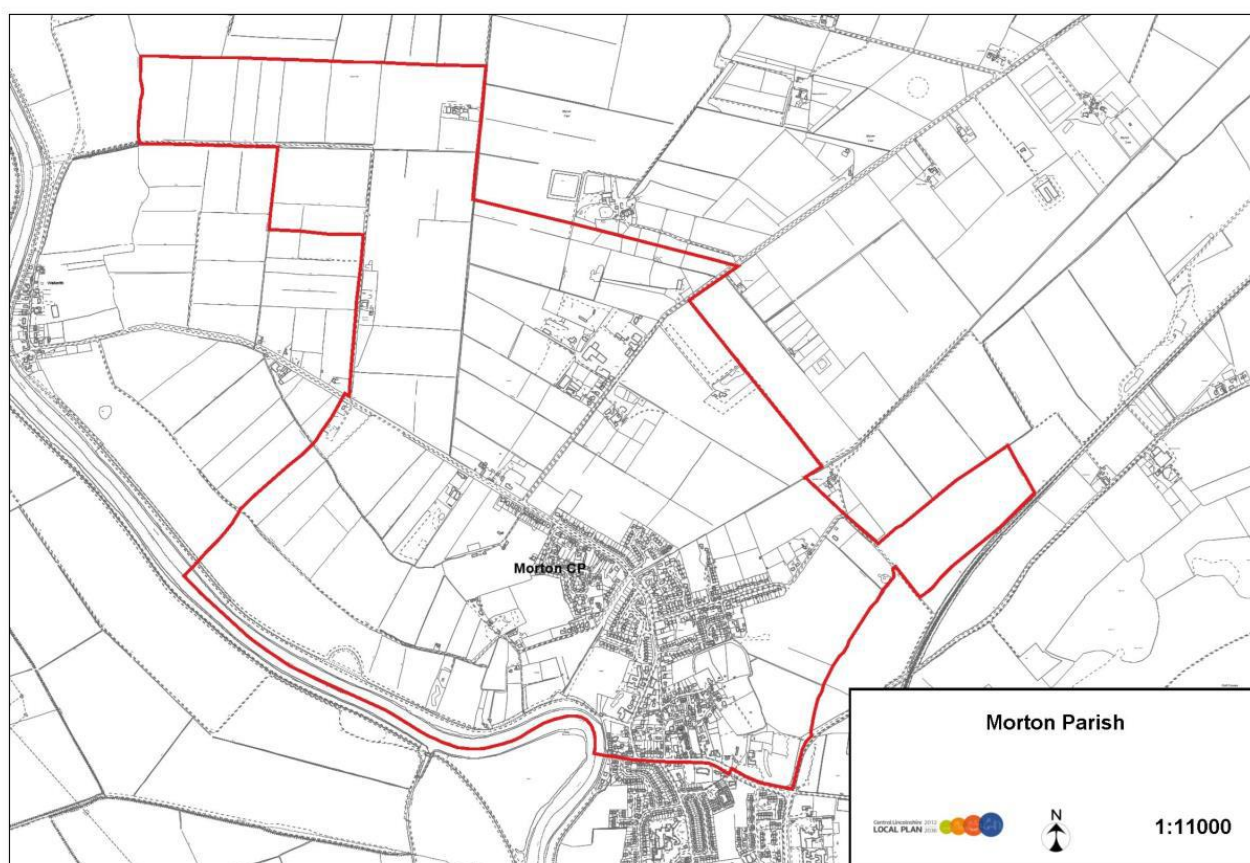
Advice, support, and feedback was provided by Planning officers at West Lindsey District Council.

The preparation of the Morton Neighbourhood Plan has been supported with professional planning advice from Clive Keble Consulting.

1 What is the Morton Neighbourhood Development Plan?

- 1.1 This Neighbourhood Development Plan, (hereinafter referred to as the Morton Neighbourhood Plan or MNP) has been prepared by the local people of Morton Parish. This is the Submission Version, which is to be submitted to West Lindsey District Council for further consultation and independent examination. In accordance with the existing (adopted) Central Lincolnshire Local Plan, the Morton Neighbourhood Plan will cover the period 2019 to 2036.
- 1.2 The Localism Act 2011 provided new powers for Parish Councils and community forums to prepare land use planning documents. The Parish area, shown in figure 1, was designated as a Neighbourhood Plan Area, and Morton Parish Council (MPC) was designated as a qualifying body to prepare a Neighbourhood Plan on 3rd September 2016.

Figure 1: Neighbourhood Plan Area



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- 1.3 A Neighbourhood Plan is a relatively new type of planning document. Working with and on behalf of its parishioners, through a Neighbourhood Plan Steering Group (SG) the Parish Council has prepared this land use development plan that will shape future growth across the parish. The Parish Council has assessed the development required to enable the village to remain sustainable serving current and future residents. When it has been 'Made' by West Lindsey District Council (WLDC) following further consultation, independent examination and a local referendum, the policies will be used in assessing planning applications in the Parish.

The Next Steps

- 1.4 This is the Referendum Version of the Morton Neighbourhood Plan. It had been submitted to West Lindsey District Council (WLDC) in May 2020 and publicised for a 6 week period. An independent examiner was appointed to consider representations and to check that the Basic Conditions, including conformity with national and local planning policy, were met. The examiner suggested only minor modifications and recommended to the District Council that, subject to amendment, the Plan could proceed to a referendum. This, Referendum Version, includes all the modifications suggested by the examiner.
- 1.5 A simple majority (over 50%) of people voting must support the plan if it is to be 'Made' by the District Council. It can then form part of the Development Plan for the area and become a major consideration when determining planning applications. The (Yes or No) question to be asked at the referendum is: *"Do you want West Lindsey District Council to use the Neighbourhood Plan for Morton to help it decide planning applications in the Neighbourhood Area?"*

2 Morton and its Surroundings

A Brief History

- 2.1 Morton is listed in the 1086 Domesday Book as "Mortune", with four households. It was a township of Gainsborough parish until 1846, when the first church, dedicated to Saint Paul, opened. It became a chapelry, until 1866, when Morton was created a civil parish.
- 2.2 In C18 and C19, smuggling took place alongside legitimate river trade. There was a pub at Morton Wharf called the Old Sailor Boy Inn. Folklore suggests that contraband was smuggled between the pub and the house named as Willow Bank which still exists on Front Street. It is said that the tunnels also extended towards the old Floss Mill (now demolished) for a similar purpose as the person that lived in Willow Bank owned Floss Mill originally. The entrance to the tunnels still exists beneath the houses nearest the river in Front Street but have been blocked up and the tunnel network demolished following the building development that has occurred along the River Trent at Morton Wharf.
- 2.3 Morton tower mill was built around 1820 but was disused by 1899. The surrounding buildings were demolished by 1994 after a laundry which had occupied the site for some years closed. By 1991 the mill had become only a five-storey roofless tower, with no internal floors, other than a reinforced concrete strong room on the ground floor, believed to have been constructed in the Second World War as a home guard base. It was converted into an office in 1994 with new floors, ogee timber cap, no sails, and a two-storey extension on the north side. The height is 43 feet and it has a diameter of 23 feet.
- 2.4 The Kelsey family owned the Mill and they lived in Southlands (the house which was knocked down to make way for the Southlands Estate). Mr Tom Kelsey later built Townrows Flour Mill in Gainsborough. The original use of the Mill was to produce flour until the beginning of the 20th Century when it became a steam laundry.
- 2.5 There were a number of other mills lining the River Trent all taking grain from the land and shipping it via barges to ports on the Humber or further inland. One of the most prominent mills was Floss Mill (now demolished) which was located at Morton Corner on the river just south of Morton Wharf. It is said that the name gave inspiration to the author George Eliot when she wrote her book 'Mill on the Floss' but it is disputed whether this was the actual Mill that she depicted in her book. In terms of other local industries, these included Eagre Coaches at Morton Wharf. The company was taken over by Doncaster based firm Wilfreda Beehive and still operates an office at the old petrol filling station opposite the Old Crooked Billet Public House. There was a blacksmith in Dog & Duck Lane. The premises are still there, and it was used as a garage & vehicle repair shop next to the old post office.
- 2.6 Morton Wharf was a hive of past trade. Coal was delivered from the Nottinghamshire pits by boat along Chesterfield Canal and the River Trent to Morton. A firm called Barlow's distributed it locally before the Co-op Society took over. There was also a maltings on the Wharf operated by William Gleadell and Sons. The old firm is still in existence as Gleadell Agriculture Ltd. The architecture had a Dutch influence due to the trade from the Gainsborough and Humber region with the Netherlands.

- 2.7 In terms of literary links, it is said that in 1859 the author George Eliot and a George Lewes stayed with a Mr Downey Fretwell and Mary his wife at Willow Bank Morton in what was called Town Street, but which is now called Front Street. George Eliot started to write her book 'The Mill on the Floss' under the large chestnut tree in the grounds of the house and whilst sitting opposite Willow Bank where she had a clear view of the Fretwells Water Mill. This is disputed by locals who state that the Mill mentioned in the book is Mercers Mill that was further up the river in Gainsborough.
- 2.8 Saturday March 22nd, 1947 became known a 'Black Saturday' in Gainsborough when the River Trent overflowed its banks, pouring flood water into the town. At the same time, there was another overflow at Morton Corner, where the water found an outlet and poured millions of gallons into the back part of the village. Walkerith Road is said to have raged like a torrent for many hours, adding to the devastation in Morton. Modern flood defences, comprising steep banks or walls now influence the form and character of the landscape alongside the river, However, the flood bank to the north of Morton accommodates a footpath, giving wide ranging views across the flat landscape.
- 2.9 The River Trent flooded again in 1977, but to the west. Following the floods of 1947 flood defences had been developed along the Gainsborough and Morton side and in 1977 they worked. There was water laying in the fields behind Mill Lane and Granary Close as the water level in the drainage channels rose, but it was not considered to be a significant threat to Morton. Fortunately, the village has not flooded at the time of writing (Nov. 2019).

Morton Today

- 2.10 The 2011 Census recorded the population of Morton as 1325 residents comprising, 632 (47.7%) males and 693 (52.3%) females. The population structure includes fewer younger people and more older people than the average for both West Lindsey and Lincolnshire. There were 638 dwellings recorded in the 2011 Census, most within the village itself, almost 80% of which are owner occupied. New development has been limited since several housing estates were built in the 1970's, 80's and 90's and an apartment development (The Wharf) constructed on the former Trentside bus depot which was completed in 2015. Otherwise only 10 other dwellings have been completed since 2009. This point, which is related to flooding constraints, is discussed in more detail below.
- 2.11 Morton has a range of community facilities including a primary school (Morton Trentside), a nursery, a public house and two shops, including a small purpose built Co-op. There is a well-used village hall which is host to many different groups/activities and a church. In Gainsborough there are doctor and dental surgeries and a minor injuries unit at the John Coupland Hospital. There are secondary schools and higher education colleges, again nearby in Gainsborough.
- 2.12 Whilst farms, schools, local facilities, and some small business units etc. provide some jobs, there are no large-scale employers in Morton. However, the proximity of Gainsborough, power generation plants in the Trent Valley and a little further away, Lincoln and Scunthorpe provide employment opportunities across various sectors and skill sets.
- 2.13 The relationship between Morton and Gainsborough is interesting and complex. Front Street forms the boundary between the two settlements and Morton relies upon Gainsborough for higher level facilities and services, but the two are distinct communities. It is important that the Neighbourhood Plan maintains/improves the physical and economic links between the village and the town at the

same time as protecting and enhancing their separate identities.

- 2.14 The physical form of Morton is determined to a considerable extent by the proximity of Gainsborough, the River Trent, the A159 and the railway line. Development has also been governed by topography and drainage issues (in particular the line of drains and dykes) Consequently, other than some limited ribbon development on Mill Lane and Walkerith Road, the form of the village is compact. It has an intimate relationship with the countryside, with open land encroaching into to the older village core.
- 2.15 Notwithstanding the constraints imposed by Morton falling into Flood Zone 3, this tight form and the close relationship with Gainsborough is relevant to what might be an “Appropriate Location” as defined in the Central Lincolnshire Local Plan Policy LP2, that is:
“...to qualify as an ‘appropriate location’ the site, if developed, would:
- retain the core shape and form of the settlement;
- not significantly harm the settlement’s character and appearance; and
- not significantly harm the character/appearance of surrounding countryside or rural setting...”
- 2.16 In summary, modern day Morton is regarded by its residents as an attractive place to live. Despite the proximity of Gainsborough and a degree of inter-reliance between the two communities, both are proud of their distinct identity and character. The tight form of Morton, the nature of its buildings and the landscape of the Trent Valley all reinforce this identity. Alongside the need to take full account of the threat posed by flooding, it is important that new development does not detract from this distinct local character.

3 The Policy Context

3.1 This summarises the policy context for the MNP. More details can be found in Evidence Paper 7.

National

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Plans must meet the Basic Conditions, these may be summarised as:

- Having regard to national policies/advice in the National Planning Policy Framework (NPPF).
- Contributing to the achievement of sustainable development.
- Be in general conformity with the strategic policies of the Development Plan (CLLP - see below).
- Meeting the relevant EU obligations.

3.2 The Government Guidance on Neighbourhood Planning (last updated in May 2019) explains the neighbourhood planning system introduced by the Localism Act, including key stages and considerations required. The MNP has been prepared in the context of this guidance and Paragraph 004 has determined the contents of it in terms of a focus on formal policies for the development and use of land. However, it is noted that wider community aspirations can also be included, if they are clearly identifiable, and it is made clear that they will not form part of the statutory development plan.

3.3 In Paras, 29 and 30 the NPPF (February 2019) confirms the relationship between NPs and the Strategic Policies of the Development Plan, as set out below:

“Para.29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.

Para. 30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”

Para. 37 confirms that the Basic Conditions must be met *“Neighbourhood Plans must meet certain ‘basic conditions’ and other legal requirements before they can come into force. These are tested through an independent examination before the Plan may proceed to referendum.”*

Local

3.4 The Central Lincolnshire Local Plan (CLLP) is the Development Plan for the area. It covers the period 2012 to 2036 and was adopted in April 2017. It replaced the Local Plans of the City of Lincoln, West Lindsey and North Kesteven District Councils, (the Local Plan team comprises officers drawn from existing planning policy teams within City of Lincoln, North Kesteven District Council and West Lindsey District Council). In the CLLP, the key policies on housing affecting Morton are Policy LP2: The Spatial Strategy and Settlement Hierarchy and Policy LP4: Housing Growth in Medium and Small Villages. In Policy LP2 Morton is designated as a “Medium Village.”

Policy LP4 indicates that such settlements should accommodate 15% additional new housing. In Morton, based on the existing stock (633), this equates to 95 new dwellings. A recent WLDC monitoring report states that, since the 2012 base date of the Plan, there is a net need for 66 new homes. **However, Policy LP4 also recognises the constraints on new development in Morton (especially flood risk) and the 15% requirement is “Subject to significant strategic constraints being overcome...”** This is explained in further paragraphs of the CLLP. “(3.4.5) *In the opposite direction, some settlements in levels 5-6 of the settlement hierarchy have known, significant, strategic constraints. In these settlements, whilst the 10-15% growth level has not been altered to take account of these constraints, it is questionable whether development proposals will be able to overcome these constraints. The constraints include:....Flood risk: where a settlement is entirely at risk of flooding so that any likely development site would be in an area of flood risk.....*

(3.4.6) *If these constraints can be overcome, proposals will be supported up to the growth level proposed for each settlement. However, for the purpose of meeting the growth targets in LP3, this Local Plan assumes a zero per cent increase to take account of the uncertainty that much, if any, growth can take place in these locations.*

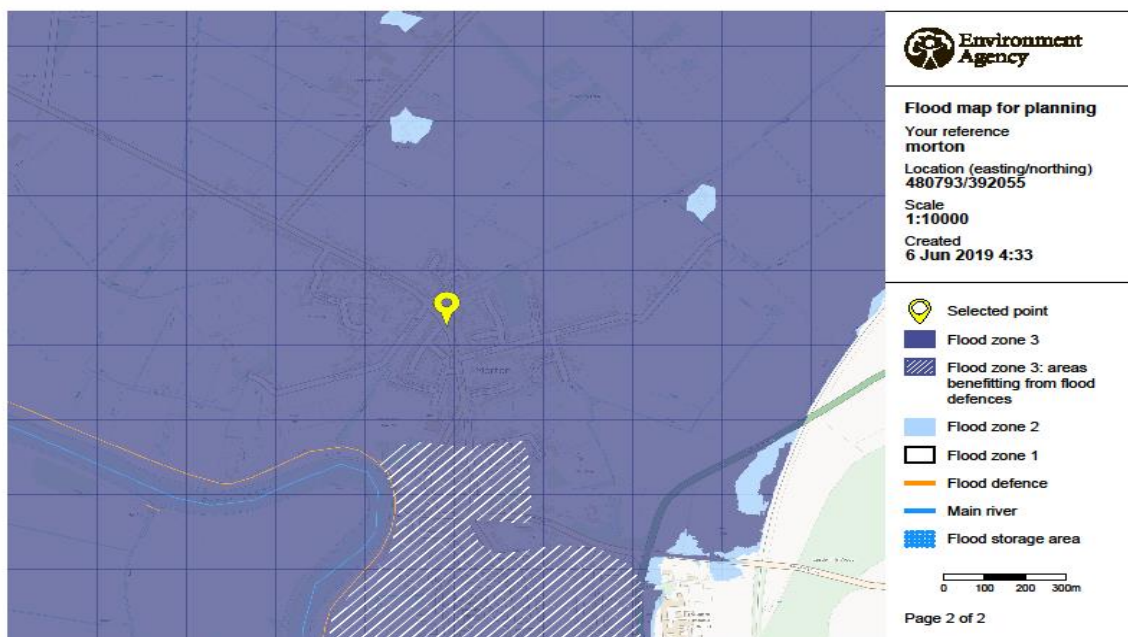
3.5 In the light of this analysis, Policy LP14 (Managing Water Resources & Flood Risk - key elements below) applies to Morton but the NP will cross reference that policy, rather than duplicate it.

“Policy LP14: Managing Water Resources and Flood Risk Flood Risk

All development proposals will be considered against the NPPF, including application of the sequential and, if necessary, the exception test. Through appropriate consultation and option appraisal, development proposals should demonstrate:

- a. that they are informed by and take account of the best available information from all sources of flood risk and by site specific flood risk assessments where appropriate;*
- b. that there is no unacceptable increased risk of flooding to the site or existing properties;*
- c. that the development will be safe during its lifetime, does not affect the integrity of existing flood defences and any necessary flood mitigation measures are agreed with relevant bodies;...”*

In view of the fundamental nature of this constraint, the Flood Zone map is reproduced below:



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- 3.6 In specific terms, although, it relates to the impact of Gainsborough the comment in Para. 8.3.4. is pertinent to Morton; *“8.2.8 Existing undeveloped land and green spaces help to maintain the individual identities of Lea and Morton and prevent further coalescence with Gainsborough. In accordance with Policy LP23, areas of land have been identified on the Policies Map which are protected from future development”*. Policy LP 38 (Protecting Character of Gainsborough applies, especially Para. b – *“Protect important local views from both within and outside the town...”*
- 3.7 In terms of other CLLP Policies, the MNP has considered the guidance in Appendix 1 (on Neighbourhood Planning), including acknowledgement of the listed Strategic Policies. LP5: Delivering Prosperity and Jobs, LP7: A Sustainable Visitor Economy, LP9: Health and Wellbeing, LP11: Affordable Housing, LP12: Infrastructure to Support Growth, LP13: Accessibility and Transport, LP15: Community Facilities, LP16: Contaminated Land, LP18: Climate Change & Low Carbon, LP19: Renewable Energy, LP20: Green Infrastructure Network, LP21: Biodiversity and Geodiversity, LP22: Green Wedges, LP24: Creation of Open Space, Sports & Recreation Facilities, LP25: The Historic Environment, LP55: Development in the Countryside and LP56: Gypsy & Traveller & Travelling Show-People Accommodation.

Central Lincolnshire Local Plan Review

- 3.8 In response to the updated NPPF and amended Planning Practice Guidance the CLLP is being reviewed. Following public consultation on Issues and Options in July 2019 and a Call for Sites, it was thought that a Pre-Submission Draft Plan would be published early in 2020 with submission by the end of that year and adoption September 2021 but this may be delayed. However, there is no reason to suppose that the policy context for Morton will change significantly. In particular, it is considered that the flood risk constraints will remain. Therefore, the criteria-based policies in the MNP, which enable proposals to be considered against stated measures, rather making site allocations, should remain applicable alongside the new CLLP.

Gainsborough Neighbourhood Plan

- 3.9 Although it is not, in strictly legal terms, part of the policy context for the Morton NP, the Gainsborough Neighbourhood Plan (GNP), which was also examined in early 2021 and will go to referendum in May, needs to be considered. In general, especially given the severe constraints on Morton, the GNP focusses on the regeneration of the town centre, protecting/enhancing local heritage and enabling a housing development in Gainsborough. For Morton the analysis in the Townscape Character Assessment 1 (Gainsborough & Morton) is complementary: *“New development in the north of the TCA should act to conserve the distinctive historic character of both the TCA and the village of Morton and should conserve the distinction between the two areas of settlement...”* Policy NPP7 (Ensuring High Quality Design in each Character Area) applies: *“1. As appropriate to their scale and nature, development proposals should be designed to take account of the Character Area within which they are located. The following specific principles apply in the various Character Areas: 2. Development proposals in TCA 01 Gainsborough and Morton should; a) reflect the distinctive historic character of TCA 01 and the separation of the Town from the village of Morton, ensuring distinction between the two settlements....Design proposals should demonstrate how this separation would be achieved with reference to density and pattern of development, separation between buildings, plot widths, building lines, boundary treatments such as walls, railings or hedges and spatial qualities of front gardens. The maintenance of existing views towards listed buildings within Morton should be considered...”*

4 Consultation Summary

- 4.1 The Steering Group wanted to ensure that the local community was engaged throughout the plan preparation process so that the Plan’s aspirations could be shared and owned by all, in order to make it a success. Ultimately, the support of the local community will be tested when there is finally a local referendum to decide if the plan is used in the determination of planning applications in the future. The need to engage statutory bodies and agencies and seek their support on the policies and proposals being put forward was also recognised. This approach was encapsulated in a Consultation Strategy, agreed by the SG in March 2018.
- 4.2 This section is a short summary of the extensive consultation that has been undertaken along with the outcomes which underpin the Plan Purpose, Objectives and Policies. Full details are available in the Consultation Statement.

Figure 1: List of consultation events and methods

Timing	Event	Attendance/Responses
March 2018	Pre- Designation Community Survey on Issues (See Appendix 1)	157
July/August 2018	West Lindsey DC formal consultation on the NP Designation application	No specific comments (designation agreed on 3 rd Sept. 2018)
12 th to 14 th July 2019	NP Information Stand at the “Morton Feast”	Awareness raising, no specific comments
22 nd July 2019 (to 12 th August)	Notification of NP preparation to External Consultees; invitation to make provisional comments	10
1 st to 15 th Nov. 2019 9 th Nov. 2019	Newsletter/Questionnaire on NP (Draft) Purpose and Objectives Drop in Session at Village Hall	23 10
1 st to 15 th Nov. 2019	External Consultees to comment on Draft Purpose and Objectives	8
17 th January to 2 nd March 2020	Draft Plan Consultation (Regulation 14)	Newsletter and questionnaire Two exhibitions (attendance 112) 30 External/Statutory Consultees 67 Questionnaires returned
Late July to early September 2020	WLDC Consultation on the Submission Draft	16 responses

- 4.3 The Pre-Designation Community Survey identified the following matters:

(A) 82% of respondents said that the biggest reason why they enjoyed living in Morton was ‘Access to the Countryside’. This along with its rural atmosphere, open spaces & walks and having a shop in the village made it a very popular place to live. However, it was felt that increase in development would add pressure to existing services such as healthcare, schools and would increase pressure on parking in housing areas and traffic at choke points such (e.g. Crooked Billet corner).

(B) In terms of what people said about living in Morton, the majority of comments were favourable.

- People wanted the village to remain independent from Gainsborough but like access to it.
- People thought Morton was a friendly village with good access to the river and the countryside.
- However, there were comments about litter and dog faeces and speeding cars that blight some parts of the village (It is recognised that some of these matters cannot be covered in the NP).

(C) New Housing. There was a split with 49% each wanting more houses and no houses. Of those supporting housing, they only wanted 1 to 14 units over the next 20 years. The most favoured types of housing were bungalows 49%, family housing 43% and eco-friendly housing 43%.

(D) Businesses. Whilst it was felt that there was sufficient retail and industrial buildings in Gainsborough to benefit Morton, opportunities exist for additional shop space especially if it included a post office and additional healthcare. There was also a concern that increased economic development would increase HGV traffic through the village, but 77% stated that they would like to see the growth of existing businesses such as farms and the public houses.

(E) Renewable energy. Whilst people did not want land use to be wind and solar farms the issue of whether renewable energy should be a consideration in new buildings was more evenly split when thinking about the use of solar energy, domestic wind turbines and improved water conservation in new buildings.

(F) Heritage. 94% of respondents said that developers should respect heritage, the natural environment and existing community facilities and open spaces.

(G) In terms of more or better facilities, the results of the survey indicated that people wanted:

- More access to Morton playing field with a play area, a dog walking area and outdoor sports.
- Increased Broadband with introduction of a cable network.
- A better off road cycle network with the potential of upgrading the riverside pathway.
- Another ATM and a Post Office (for example, co-located with the Co-op).

(H) The greatest concerns regarding the impact that development may have on Morton was that traffic would increase; that any new buildings would impact on the environment in terms of drainage and the subsequent threat of flooding; the change the atmosphere of the village away from the rural identity that it has and the potential loss of views and open spaces.

(I) Transport Issues. This attracted the most comments in terms of wanting change.

- Maintenance of the highway, followed by the speed of vehicles and safer crossing points.
- Need to upgrade footpaths for all access and more off-street parking in new development.
- The volume of traffic was highlighted as a concern.
- The frequency of bus services was highlighted, with the need to run later.

External consultees (Initial)

- 4.4 The initial notification to external consultees was sent to organisations on July 22nd 2019 with three weeks for comment (with extensions where reference to committees etc. was needed). Ten comments were received of which four were substantive. Six offered no comment but wished to be consulted on the Draft Plan.

West Lindsey District Council

- Development in Morton is severely restricted by flood risk; much of it is in a high flood risk zone.
- Although Morton has a high growth level, the CLLP recognises that this is dependent on the significant strategic flood risk constraint being overcome.
- Focus on planning matters and avoid duplication.
- Ensure that the NP is compliant with the existing CLLP and the emerging review document.
- Consider the relationship between Morton and Gainsborough.
- Use the Character Study as a basis for locally distinctive policies.
- Reflect the value of the Trent Valley, open countryside, and the footpath network.

Lincolnshire County Council

- Reflect but do not duplicate the County Minerals and Waste Local Plans.
- Identify heritage assets and use NP policies to protect and enhance them.

Environment Agency

- Your plan includes areas which are in flood zone 3. In accordance with the NPPF (Paras. 155-160), we remind you that the Sequential and Exception Tests should be undertaken if the plan is proposing development or promoting growth to ensure development is directed to the areas of lowest flood risk. The application of the Sequential Test should be informed by the West Lindsey Strategic Flood Risk Assessment (SFRA). It is important that your Plan also considers if flood risk issues associated with any proposed development can be safely managed to ensure development can come forward. Without this understanding your Plan is unlikely to be compliant with the NPPF.
- Consider the other environmental constraints (water quality, aquifer protection, contamination and wastewater).

Historic England

- The area covered includes several designated heritage assets. Take account of these and locally important features to identify what it is about your area which makes it distinctive and how you might ensure that the character of the area is retained.

Purpose & Objectives (Community: Questionnaires, with drop-in session on Sat. 9th Nov. 2019)

- 4.5 This informal consultation ran from November 1st to 15th. It resulted in 21 returns representing the views of 23 people. There was 100% agreement on the Draft Purpose, 87% agreement on Draft Objective 1 and 100% agreement on Draft Objectives 2, 3, 4, 5, 6 & 7.

Purpose and Objectives (External Consultees)

- 4.6 The invitation to external consultees to comment on the Draft Purpose and Objectives resulted in 8 comments, largely a reiteration of previous advice or no further comments, but organisations confirmed that they look forward to consultation on the Draft Plan early next year.

Consultation on the Draft Neighbourhood Plan (Regulation 14)

- 4.7 As part of the statutory process (under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012) the Steering Group was required to invite representations on a draft version of the Draft Plan, prior to it being formally submitted by the Parish Council to the District Council. That stage included a formal consultation period of just over six weeks to publicise the plan and bring it to the attention of people who live, work or carry on business in the neighbourhood area. The Parish Council also invited representations on the plan from key stakeholders and statutory consultees. A summary of the consultation and the outcomes follows but full details are available in the (separate) Consultation Statement.
- 4.8 The consultation ran from Friday 17th January to Monday 2nd March 2020. A newsletter was produced and distributed across the whole Parish and information was placed on the Parish Council website, both during the week commencing Mon. 13th Jan. The newsletter included a questionnaire enabling responses on the Purpose & Objectives (as a group) and individual comments on the fourteen Planning Policies and the three Community Aspirations. The newsletter and website promoted two exhibitions in the village hall on Saturday 1st Feb. (11.30am - 3.30pm) and Friday Feb. 21st (3.30 to 7.00pm). Steering Group Members and the retained planning consultant were in attendance. These were attended by 112 people; 67 questionnaires were returned, and several written comments submitted.
- 4.9 An email notification was sent to 30 organisations/individuals on 17th Jan. 2020. Just over six weeks was allowed for comment with extensions where organisations needed to refer comments to committees etc. 13 comments were received of which 8 were substantive and 5 offered no further comment. 17 organisations did not respond, but amongst those, the County Council and Historic England made substantive comments in earlier consultations which were reflected in the Draft Plan. Substantive comments were made by: West Lindsey DC, Gainsborough TC, Natural England, Environment Agency, Highways England, Anglian Water and Severn Trent Water.

Outcomes

- 4.10 In the public consultation there was no disagreement with the Overall Purpose & Objectives. There was, therefore, no basis for amendments to this part of the Draft Plan. The maximum level of disagreement to any of the Planning Policies was 4 respondents/6% (Policy MNP1) otherwise the figures ranged from nil to 4%). There was therefore no need for amendment to any of the Planning Policies based on these responses. The maximum level of disagreement to any of the Community Aspirations was 1.5%. Conversations at the exhibition and written comments led to minor amendments to policies; MNP3, MNP5, MNP6, MNP9 and MNP14.
- 4.11 None of the comments from external consultees required either the deletion of policies or substantial amendment. However, there were many helpful and constructive comments received which resulted in minor amendments and points for clarification on nearly all of the Planning Policies although in the case of MNP9, MNP11 and MNP 13, the only changes made were additions to the policy justifications. The widest ranging comments were made by WLDC, but as stated above, these were all helpful and constructive. In addition to changes to the text, the comments have resulted in two redrafted, clearer and more comprehensive Policies Maps.

4.12 Full details of the above comments/amendments can be found in the Consultation Statement.

4.13 Consultation on the submitted plan was undertaken by the District Council between late July and early September 2020 which granted responses from a number of statutory and local organisations: (Historic England, Environment Agency, Canal & River Trust, North Kesteven District Council, Health & Safety Executive, Lincolnshire County Council, South Holland District Council, Commercial Boat Operators Association, National Grid, Natural England, Sport England, Severn Trent, Anglian Water Services, Highways England, Scunthorpe & Gainsborough Water Board and West Lindsey District Council). These representations were considered as part of the examination. The examiner commented that in most cases the various bodies raised no comments or objections which reflected the collaborative way in which the Plan had been produced and the positive way that it incorporated the earlier comments. He saw this as a major achievement, reflecting the way in which the Plan had been prepared and how the Parish Council managed the wider process.

5 Evidence Summary

5.1 To complement the extensive consultation which has been undertaken, the SG were keen, in accordance with good practice guidance, to ensure that the Morton Neighbourhood Plan is based on evidence that is sound, proportionate and relevant. This approach has resulted in the collation and analysis of evidence in seven topic papers. These are available in full as Neighbourhood Plan Evidence Papers, and they are listed below, followed by a summary of key points:

- 1 Census and housing
- 2 Planning records
- 3 Heritage
- 4 Wider Landscape Character*
- 5 Floods and drainage
- 6 Roads and Traffic
- 7 Policy Background

*(*The community led Character Survey, which draws upon this wider evidence, but is based on a bespoke local survey/analysis, is considered separately at the end of the section in more detail.)*

5.2 Census and housing key points

Based on the acknowledged good practice of using evidence and identified local characteristics or differences in a Neighbourhood Area, compared to District, County and National figures and trends, the above datasets could justify Neighbourhood Plan policies on:

Housing suitable for the needs and aspirations of an ageing population, with higher than district figures of residents aged over 65, including three residential care homes (Eliot House, St Oggs and the Manor House Nursing Home) low level of recent housing completions and the existing housing stock.

Conversely, the availability of smaller and more affordable housing in Gainsborough, coupled with a desire to enable innovative, flood resilient, development could justify some larger houses in Morton.

Measures to protect and enable the further development of local employment, including provision for farm-based activity, working from home and small units.

Measures to protect and enable investment in the school and other community facilities, based on the importance of local jobs in education, health and social work.

The need for a sensitive approach to design, reflecting local character, noting that residential extensions, conversions and farm-based building comprise the majority of planning applications.

A need to maintain the separate identities of Morton and Gainsborough at the same time as facilitating access to the town and its facilities.

5.3 Planning records key points

The key points to emerge from this analysis are as follows:

The extent to which flood risk* is a significant constraint on new development. (*This is considered in detail in Evidence Paper 5).

The predominance of householder applications (41%).

Although low numerically, County Applications cause local concern over uses and traffic generation.

5.4 Heritage key points

In addition to the need to protect the designated heritage assets (nine Listed Buildings), the review has identified the importance of other aspects of local heritage. This is covered in more detail in the Character Study which revealed that the following heritage matters could justify policies on:

New development, (inc. extensions), respecting the character of different parts of the village, e.g.

- the historic character of Front Street, Crooked Billet Street North Street and Trentside;

- the spacious leafy character of Southlands;

- how Field Lane, Mill Lane and Walkerith Road provide a transition from village to countryside.

The importance of traditional local building materials (brick, pantiles, render, stone and slate) and examples of well-maintained Georgian and Victorian doors and windows in older properties.

The potential to identify local (non-designated) heritage assets, supported by WLDC, who added suggestion in comments on the Draft Plan

How the relationship between heritage, culture and the environment contributes to a sense of place.

- The George Eliot/Mill on the Floss connection;

- The history of river traffic on the Trent, manifested in old wharves and smugglers tunnels;

- The WW1 Tragedy on "The Gyne";

- The 1947 breach of the riverbank just north/west of the village.

5.5 Wider Landscape Character - Key points

This covered the range of existing data/policies, including: Natural England National Character Areas, the CLLP, Green Infrastructure Network/Study (2011), the Lincolnshire Historic Landscape Characterisation Project (2011) and the West Lindsey Local Plan (2006). The key points are:

- NCA Profiles: 48 (Trent and Belvoir Vales) and 39 (Humberhead Levels)... "The River Trent and its flood plain provide a strong feature in the landscape. It is the greatest biodiversity resource, being a major corridor for wildlife moving through the area and supporting a variety of wetland habitats. It also provides flood storage..." and objectives to "...Promote and carefully manage the many distinctive elements that contribute to the overarching sense of place and history of the Trent and Belvoir Vales..." and "...Protect the open and expansive character of the landscape, its cultural features and sense of remoteness, by ensuring that new development is sensitively located..."
- CLLP explanations and policies: "5.2.2 Key views within the landscape, and in to and out of settlements, are valued by the local community and define the local identity of a place..." Policy LP17: Landscape, Townscape and Views... To protect and enhance the intrinsic value of our landscape and townscape... All development proposals should take account of views into, out of and within development areas... and "Policy LP 38 - Protecting Gainsborough's Setting and Character... b. Protect important local views from both within and outside the town....e. Protect and enhance the landscape character and setting of Gainsborough and the surrounding.....minimise impact upon the open character of the countryside and to maintain the setting and integrity of surrounding villages."
- Green Infrastructure (GI). This is: "...a strategic network of multifunctional green and blue spaces, and the connections between them.....capable of delivering a range of environmental, economic, health and quality of life benefits for local communities..." Morton is between Gainsborough and the open Trent Valley countryside and GI is an important Neighbourhood Plan consideration.

The CLLP and GI Study also acknowledge the potential for and value of Local Green Space designation.

5.6 Floods and drainage key points

Morton is in Flood Zone 3 for both fluvial and tidal flooding. This is the highest level of risk and is a real constraint on new development. The Neighbourhood Plan needs to be in conformity with the strategic policies of the development plan, to meet the Basic Conditions. Therefore, the flooding policies in the Central Lincs Local Plan (CLLP) are an important point of reference. Both national and local planning policy requires development to be accommodated in areas of low flood risk as the first preference. Therefore, any sites coming forward for residential development will need to meet the Sequential Test, and if necessary, the Exception Test. The decisions to dismiss three recent planning appeals in Morton village, addressed the issue of the scope of the Sequential Test and provide an indication of the Inspector's application of national and local planning policy. Further detail is available in the Evidence Paper 5 (Floods and Drainage), but the decisions reflect concerns on flood risk and the application of both the Sequential Test and the Exceptions Tests. In addition, the potentially adverse impact of elevated development/raised floor levels, designed to take account of flooding, on local character has been noted in some planning decisions.

5.7 Roads and traffic key points

A general policy context is provided by CCLP Policy LP13 and there is no need to duplicate this. However, it lacks a local dimension which could be addressed in the Neighbourhood Plan through:
A policy highlighting the need to protect and enhance rural routes for all users.

A policy for Morton PC to be consulted on major development outside, but affecting, the Parish.

Community Aspiration: using CIL, S106 and other funds to improve footpath/cycle provision.

It will also be possible to use the Neighbourhood Plan process to engage relevant partners and organisations, e.g. Gainsborough Town Council, other Parishes, Road Safety Partnership, the Rail & Bus Users Group (if still active), businesses, the County Council and West Lindsey District Council.

5.8 Policy background

In terms of policy background, the key elements of the Central Lincolnshire Local Plan (CLLP) are covered in Section 3, and full details are provided in Evidence Paper. The West Lindsey Local Plan (WLLP) 2006 was the adopted plan for Morton until the adoption of the CLLP. The policies of that Local Plan no longer apply as current material planning considerations but there are some elements that have been drawn upon for Morton Neighbourhood Plan, including Landscape Character. In addition, it is considered that, as a consequence of that Local Plan and its predecessors, which included a development requirement of 60 or so dwellings, most if not all of the realistically available development land (taking account of flooding constraints) has been taken up. Taking this into account, the 2006 Morton Inset Map, with a defined settlement boundary, remains relevant to the Neighbourhood Plan.

5.9 The Character Study

The full report is available as a Background/Evidence paper to the NP and is very important in underpinning several of the Policies, for example, those on: design, views, local heritage assets and the designation of Local Green Spaces and other open areas. The characteristics identified through the surveys and review of wider studies/reports are summarised below, followed by a map showing the sub areas.

The physical links between, but separate identities of, Morton and Gainsborough and the need to retain the differing character of the two settlements.

(B) The physical, historical and cultural importance of the River Trent.

(C) The relationship between landscape, environment, culture and natural phenomena.

(D) Long views across a flat landscape and big skies.

(E) The concentration of Listed Buildings and local heritage assets on Front Street and Floss Mill Lane,

approaching the heritage character typified in Conservation Areas.

(F) The intimate quality of the older village core with a predominance of brick and slate in modest Victorian buildings, including several potential local heritage assets.

(G) The visual and historical importance of the (Listed) former windmill on Mill Lane.

(H) The distinct character of inter-war Council Houses on Walkerith Road & Hickman Crescent.

(I) The distinct layout and design of late C20 developments, including Southlands.

(J) The importance of natural features including small woodland, hedgerows, trees in the built-up area, grass verges and wetland/meadow areas in the floodplain.

(K) The importance of public footpaths, inc. the Trent flood bank and rural routes (e.g. Field Lane).

(L) The character of rural roads, (e.g. Walkerith Road and Laughton Lane), including narrow carriageways (without footways) and wide grass verges, but noting the impact that heavy traffic has on landscape and pedestrian/cyclist safety.

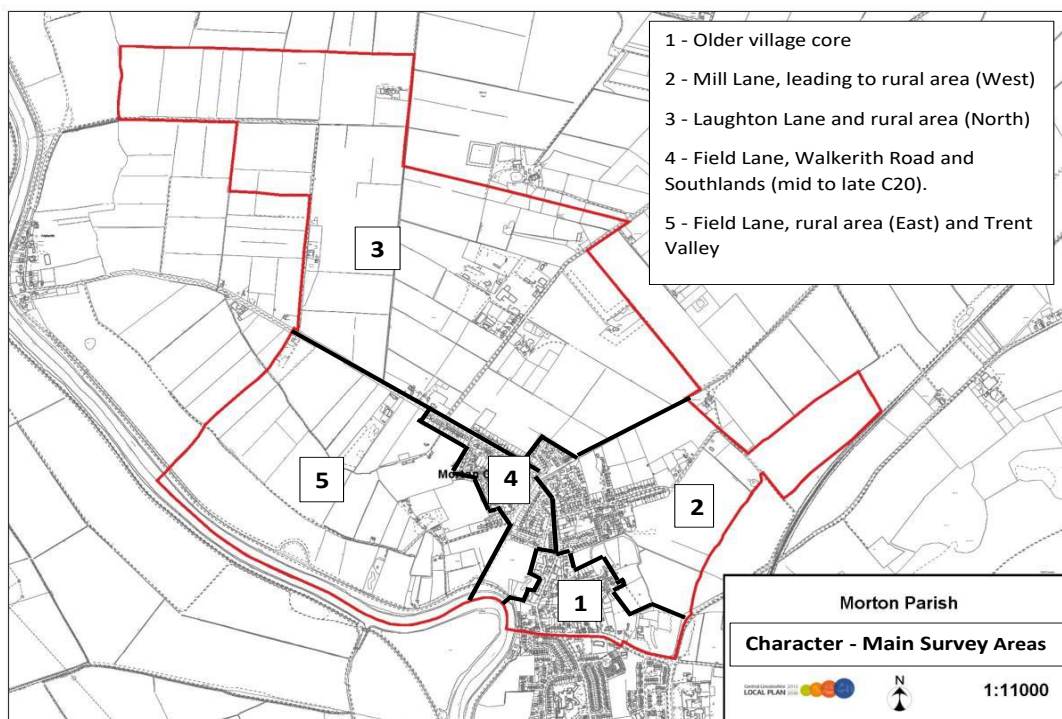
(M) A series of key views within and, especially, out from Morton are identified where the impact of new development will need to be carefully considered.

(N) Buildings and structures which are not formally designated but are of local interest and importance have been identified to underpin a policy in the Neighbourhood Plan aimed at protecting and enhancing non designated local heritage assets.

(O) Consideration is given to the potential to designate locally important land as Local Green Spaces where the criteria in paras. 99-101 of the NPPF are met. These include: Mill Wood*, Field Lane*, The Gymes and Morton Breach (*Re-enforcing and updating references made in the Local Plan).

(P) The importance of other opens areas, e.g. school playing field, Parish recreation ground, allotments off North Street/Cross Street, land at the village hall and Manor House parkland/gardens.

The character areas are identified on the Map below:



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Areas 1, 2 & 4 were further sub-divided into groups of streets of similar character

6 Neighbourhood Plan Purpose and Objectives

6.1 Following from the consultation and evidence gathering, the Morton Neighbourhood Plan is underpinned by the following Purpose and Objectives.

Purpose Our influence on local planning decisions will increase to ensure that Morton remains an attractive place to live in, for employment and to visit. Morton will retain a separate identity to Gainsborough, but we will work with others to ensure good access to employment and facilities provided in the town. Our best assets and what we value about the Parish will be protected and enhanced and, as far as possible in a Neighbourhood Plan, problems will be addressed.

Objective 1 Acknowledging the considerable constraint of Environment Agency flood risk requirements, limited new development will help to meet local needs and aspirations.

Objective 2 The design and appearance of buildings will respect local character, including building styles and the relationship between the village, the countryside and the Trent Valley.

Objective 3 Open spaces and rights of way will be protected and where possible, enhanced.

Objective 4 Heritage assets, including links to cultural and historic events will be protected and where possible, enhanced.

Objective 5 Social, community and educational facilities will be protected and where possible, enhanced to support community cohesion and sustainable living.

Objective 6 Local business and employment will be supported where concerns on environmental impact, local character and traffic can be addressed.

Objective 7 As far as is possible, in a Neighbourhood Plan, traffic/movement issues will be addressed. Public transport and active travel (walking and cycling) will be supported in terms of provision, safety and convenience.

In the Policy summary that follows, each of the Policies and Community Aspirations are cross referenced to the relevant objectives.

Summary of Neighbourhood Plan Policies (Links to Objectives in brackets)

Sustainable Development

MNP 1: Sustainable Development Principles. (All Objectives)

MNP 2: Flood Risk. (Objective 1)

Housing

MNP 3: Criteria to consider new housing proposals. (Objective 2)

MNP 4: Residential Extensions. (Objective 2)

Local Character and Design

MNP 5: Local Character and the design of new development. (Objective 2)

MNP 6: Key Views. (Objective 2)

Heritage

MNP 7: Designated heritage assets. (Objective 4)

MNP 8: Local heritage assets. (Objective 4)

Open Space

MNP 9: Existing open spaces and sports facilities. (Objective 3)

MNP 10: Proposed Local Green Spaces. (Objective 3)

Local Services, Facilities & Businesses

MNP 11 Community Buildings, Shops and Public Houses (Objective 5)

Employment

MNP 12: Local employment and businesses. (Objective 6)

Transport and Active Travel

MNP 13: Transport issues. (Objective 7)

MNP 14: Active Travel. (Objective 7)

Neighbourhood Plan Community Aspirations

CA 1 Local history and heritage. (Objective 4)

CA 2 Countryside management. (Objective 3)

CA 3 Traffic management. (Objective 7)

CA4 Active Travel (Objective 7)

In the policy sections that follow, the policy wording is followed by an explanation.

Formal planning policies are denoted as MNP, with shading and shown bold italics (followed by a justification in plain font)

Community Aspirations are denoted by CA and shown in standard italics (followed by an explanation in plain font).

7 Sustainable Development Policies

MNP 1. Sustainable Development Principles

As appropriate to their scale, nature and location, development proposals should:

- ***Be appropriately located (e.g. in relation to the built up area, open countryside & neighbours);***
- ***Be appropriate in scale, with high design standards, reflecting location, land use & neighbours;***
- ***Have regard to their setting and the character of the local area;***
- ***Take account of key landscape views identified in Policy MNP6);***
- ***Not adversely affect the amenity of nearby residents, (e.g. massing, overlooking and noise);***
- ***Where necessary, provide for sustainable transport modes, including walking and cycling;***
- ***Respect heritage and community assets identified in this Plan, and***
- ***Minimise CO2 emissions;***
- ***Ensure that surface water discharge is managed using the principles of the drainage hierarchy.***

Justification

This policy provides a positive framework for decision making, as required in the National Planning Policy Framework. Development will only be encouraged where it can be shown that the scheme will help to achieve the Purpose and Objectives outlined in Section 6. Locally, the concept of sustainability relates particularly to the need for sensitive design such that development reflects the character of the surroundings; meeting environmental, social and economic objectives and better facilities for pedestrians and cyclists, all of which contribute to the quality of life for residents in Morton Parish. It is also intended that the policy encourage national efforts, based in part on local action, to address the very real threat of climate change to all communities. In addition to the formal planning requirements of this policy, there is a wider intention to support the creation and maintenance of healthy and sustainable communities. *Flood risk is a critical issue for most new development, especially housing. Even proposals meeting the sustainability criteria of this policy, including surface water management (see PPG Para.80), may not be acceptable given the priority to avoid flood risk in the NPPF and the Central Lincs. Local Plan. This is addressed specifically in Policy MNP2 (below).*

MNP 2. Flood Risk

Development proposals should take account of the relationship between the neighbourhood area and the River Trent and not increase the risk of flooding and/or exacerbate existing drainage problems.

Where it is both necessary and appropriate individual buildings and spaces should be designed and arranged to facilitate flood resilience and protection.

Justification

The threat of flooding in Morton is both real and complex, relating to drainage, the River Trent and tides running from the Humber Estuary. The extent to which this is a real constraint on all new development is emphasised by the Environment Agency and translated into a clear policy (LP14) in the adopted CLLP. The policy takes account of the location of Morton within Flood Zone 3 associated with the River Trent. The flexibility in design acknowledges that factors such as: finished floor levels, materials, means of enclosure and surfacing may require specific treatment. In each case design will be considered in the light of other Neighbourhood Plan policies, depending on location and circumstance. However, the protection of residential amenity, avoiding overlooking and over shadowing remains important. Policy MNP2 has a clear focus on reducing the risk of flooding. It should be read in conjunction with Policy MNP 1 (on the overall approach to development) and MNP3 (on the specific requirements for new housing development) of this Plan.

8 Housing Policies

MNP 3: Criteria to consider new housing proposals.

Proposals for residential development of up to nine dwellings within the built-up part of Morton or on the immediate edge of the settlement will be supported subject to the following criteria:

(A) They provide a suitable opportunity for infill or the redevelopment of previously used land and would:

- ***retain the core shape and form of the village;***
- ***not unacceptably harm the local character of the area in which it is located, taking account of Policy MNP5;***
- ***respect the rural setting of Morton and avoid any increased coalescence between Morton and Gainsborough, especially along Front Street & Floss Mill Lane; and***
- ***not have an unacceptable impact on the residential amenity of dwellings in the immediate locality***

(B) As appropriate to their scale, nature and location, they incorporate the following elements:

- ***the use of topography, landscape, water, trees & habitats, to achieve sustainable development, including the retention of watercourses and ditches;***
- ***the integration of car parking within plots;***
- ***the provision of convenient, well-screened storage for bins, recycling and bicycles;***
- ***the provision of good access to public transport, footpaths and cycle routes;***
- ***the delivery of a range of dwelling types and sizes; and***
- ***domestic scale renewable energy, sustainable urban drainage and carbon minimisation features, where they would result in a design which is appropriate to the location.***

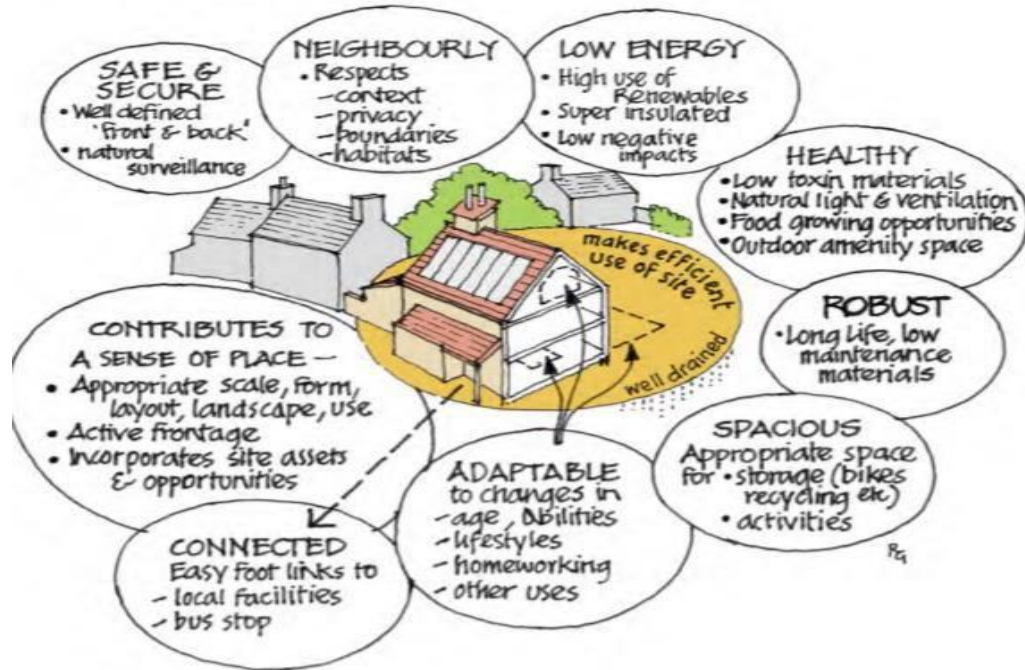
(C) As appropriate to their location they incorporate flood resilience and protection measures and otherwise comply with Policy MNP3 of this Plan & Policy LP14 of the Central Lincolnshire Local Plan.

Justification

Policy MNP3 provides detailed guidance on potential new developments within the neighbourhood area. It seeks to add particular value to the approach already included in Policies MNP1 and 2 of this Plan and the wider approach of Policy LP2 of the Central Lincolnshire Local Plan. The Neighbourhood Plan, reflecting Paras. 3.4.5 and 3.4.6 of the CLLP: “...that for the purpose of meeting the growth targets in LP3, this Local Plan assumes a zero per cent increase to take account of the uncertainty that much, if any, growth can take place in these locations...”, does not seek to make provision for a specified dwelling requirement. However, the benefits of limited development, if flooding constraints can be overcome, are recognised and the policy sets out criteria related to design, local character and sustainable development.

All new developments should meet the aspiration for quality and sustainability in their design and layout. This policy applies to Dwelling Houses (Use Class C2) and Residential institutions (Use Class C3). The diagram overleaf shows the elements of design which are forward looking, adaptable and fit for purpose in the twenty-first Century.

THE 21ST CENTURY HOUSE



This approach is supported by references to design in the NPPF (Ch. 12 – Achieving Well Designed Places) by adding local detail to provisions in CLLP Policy LP2 especially in seeking to accommodate any new development within “*the core shape and form*” and “*developed footprint*” of the village.

A focus on small scale infill development (reflecting CLLP Policy LP4) on sites within the developed footprint provides an opportunity for sensitive development to help address housing needs and aspirations in Morton. The policy has been designed to ensure that development taking place would accord with the criteria included in the definition of ‘appropriate locations’ in the CLLP. The detailed provisions of policy LP14, including water uses, will also apply.

Proposals for new residential development in the countryside beyond the existing footprint of Morton will be determined against Policy LP55 of the Central Lincolnshire Local Plan and any successor policies which may arise within the Plan period. In addition, although the Neighbourhood Plan cannot include policies for land outside the Parish, the intention to maintain the separate character of Morton and Gainsborough, preventing further coalescence, reflects local opinion and comments from Gainsborough Town Council, complementing the stance taken in the Gainsborough Neighbourhood Plan. The open setting of Morton Hall, The Church of St Paul with its graveyard and gardens and the riverside of Floss Mill lane are particular important elements of this. This issue is also addressed in Policy MNP5 on Local Character (below).

Policy LP 2 of the CLLP allows for the potential development of up to 9 dwellings on infill sites in Morton. However, it is considered that flooding constraints in Morton are such that dwelling numbers on otherwise acceptable infill sites may be much lower than that figure. Flood risk issues are considered in greater detail in Policy MNP2.

MNP 4: Residential Extensions and Conversions

Residential extensions and conversions should be designed to respect the character of nearby buildings and their setting. This will require particular attention to:

- ***The choice of materials;***
- ***The scale of development including roof heights;***
- ***Layout within the plot;***
- ***Parking provision, which as a minimum should meet the standards of Lincolnshire County Council;***
- ***The relationship with adjoining and nearby properties in terms of the impact on the amenity enjoyed by occupiers (e.g. overlooking, massing & disturbance) and the character of the area.***

The incorporation of sustainable design features (e.g. sustainable drainage, porous/permeable surfacing for drives and domestic scale renewable energy) into extensions and conversions will be supported where it is feasible, provided that they are incorporated into an overall design that complements the character of the area.

Justification

Residential extensions comprise the majority of planning application in the area. Permitted Development Rights enable a wide range of types and sizes of extensions to be built without the need for planning permission. However, depending on the type of existing dwelling involved larger extensions or those at the front of a property require planning permission. The purpose of this policy is to ensure that, in addition to residential amenity and general design, local character is taken into account. It will encourage detailed design that is appropriate to the setting and character of Morton whilst also enabling energy efficiency (e.g. solar panels, renewable heating etc.) and water management features to be incorporated into detailed design. Although there are not many buildings suitable for conversion to residential use, there is some potential and the same principles should apply. Indeed, schemes may involve both conversion and extension. It is important that schemes utilise sustainable outfalls for surface water discharges, based on the Drainage Hierarchy. This policy applies to Dwelling Houses (Use Class C2) and Residential Institutions (Use Class C3).

9 Local Character and Design Policies

MNP 5: Local character and the design of new development

(A) Development should recognise and complement the local character of the areas identified and described in the Morton Character Study and shown on the Policies Map (Inset). As appropriate to their scale, nature and location development proposals should comply with the following criteria:

- (i) Development should respect existing plot boundaries, ratios, orientation and the historic or traditional forms and grain of development within the character area;**
- (ii) The predominant materials used in the area should be respected. These include red brick with red-clay pantiles and natural slate and stucco/render;**
- (iii) The height of new buildings should be in keeping with the height of neighbouring properties and not be over-bearing or dominant in the existing street-scene;**
- (iv) Existing predominant boundary treatments in the immediate area should be reflected. These consist of low brick or rubble stone walls, hawthorn or yew hedging, or post-and-rail fencing;**
- (v) Off-road parking; servicing and access arrangements should be in accordance with the most recently published standards by Lincolnshire County Council.**
- (vi) Existing drainage features (ditches and watercourses) should be retained and incorporated.**

(B) Any development alongside or serviced from the rural lanes (as shown on the Policies Map), including Walkerith Road, Laughton Road, Field Lane and Mill Lane, should not have an adverse impact upon (and where possible enhance) the rural appearance of these byways and their green verges/hedgerows.

(C) Existing open areas (gardens, incidental open spaces and landscape features) off Front Street, Trentside and Blyton Road which help to separate Morton from Gainsborough should be retained.

Justification

The NPPF confirms that good design is an integral part of successful development. It recognises that well-designed buildings and places improve the quality of people's lives. It is reasonable, therefore, that this Neighbourhood Plan has well evidenced policies that set out the quality of development that will be expected for the area. The Character Study undertaken by the Steering Group identified the key characteristics which need to be addressed. Understanding local character and community aspirations is fundamental to achieving high quality sustainable design. The intention of this policy is that all new development must make a positive contribution to the character and appearance of the area. It remains important, however, to apply the criteria to development proposals on their merits and on a case-by-case basis according to what they are proposing. All new development in the Plan area should seek to promote local character and identity, because through doing so it is possible to protect and enhance what is already there for existing residents and provide community and social cohesion for those new to the area.

The policy complements the objectives and policies of the neighbouring emerging Gainsborough Neighbourhood Plan (*Policy NPP 6: Design Principles – "Development proposals in TCA 01 should act to conserve the distinctive historic character of both Townscape Character Area 01 and the village of Morton and should conserve the distinction between the two areas of settlement. Design proposals should demonstrate how this separation would be achieved with reference to density and pattern of development, separation between buildings, plot widths, building lines, boundary treatments such as walls, railings or hedges and spatial qualities of front gardens. The maintenance of existing views towards listed buildings within Morton should be considered..."* Finally, in the low lying riverside landscape of the Parish, historic and recent surface water drainage channels should be retained.

MNP 6: Key Views

The key views listed below and as shown on the Policies Map (Inset) contribute to the character and appearance of Morton and should be respected and not be unacceptably compromised by the location, scale or design of new development.

- 1. Trentside looking South and West towards Gainsborough.**
- 2. From Trent Valley, looking North East across allotments and playing field.**
- 3. Trent Valley flood bank looking across the river in Morton and further to the West.**
- 4. Trent Valley flood bank looking along the river in Morton and further to the North West.**
- 5. From Front Street looking West.**
- 6. (a&b) From Granary Close (looking South East) & Mill Lane (looking West) focused on the mill.**
- 7. Walkerith Road (on outskirts of village) looking North West.**
- 8. (a&b) From rear of Hickman Crescent/Bycroft Road looking South/South East and from Blyton Road looking North West.**

Justification

The Character Study noted the importance of views out into the countryside from Morton as part of the character and identity of the settlement. Views were identified using desk based and field surveys, taking account of key public locations, including public footpaths, roads/lanes, and gathering places. The identified views will help to define locations where care will be needed with the design of new development, or where large-scale development will not be acceptable.

The policy complements the objectives and policies of the emerging Gainsborough NP (*Policy NPP 6: Design Principles – “Development proposals in TCA 01 should act to conserve the distinctive historic character of..... the village of Morton and should conserve the distinction between the two areas of settlement. Design proposals should demonstrate how this separation would be achieved with reference to density and pattern of development, separation between buildings, plot widths, building lines, boundary treatments such as walls, railings or hedges and spatial qualities of front gardens. The maintenance of existing views towards listed buildings within Morton should be considered...*). Photographs of the views and further details of their local significance are contained within the Character Study report.

Some of the identified key views originate within the neighbourhood area and extend outside the designated area. This is not unusual, and views do not respect administrative boundaries. However, for development plan purposes Policy MNP6 applies only within the Morton Neighbourhood Area.

10 Heritage Policies

MNP 7 Designated heritage assets

Development proposals involving or affecting Listed Buildings and their settings should achieve high quality design, set in a clear context in terms of the significance of the building, materials, scale, setting and layout.

Development proposals affecting a listed building should have regard to the desirability of sustaining and enhancing the significance of the heritage asset concerned and putting it to viable uses consistent with its conservation and the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality.

The Listed Buildings covered, also shown on the Policies Map (Inset), are listed below:

Grade II* Willow Bank Gate and Railings - 50 Front Street.

Grade II Eliot House - Crooked Billet Street.

Grade II Manor House - Dog and Duck Lane.

Grade II Mill at Gainsborough Laundry - Mill Road.

Grade II Morton House - 2 Front Street.

Grade II Stable Block and Yard at Morton House.

Grade II House, Railings and Gate -16 Front Street.

Grade II Sundown and Railings - 48 Front Street.

Grade II The Bramlings - 1 Trentside.

Justification

The Listed Buildings make an important contribution to the quality of the built environment in Morton, especially on Front Street and Floss Mill Lane. This heritage is understood and appreciated by local people. In addition, although it is in Gainsborough (Town Council area) rather than Morton Parish, St Pauls Church (10-16 Front Street) is Grade II* Listed and together with the churchyard, it also makes a significant contribution to the historic environment and character.

The requirement to preserve the building/structure in question is based on the intent of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. There is no Conservation Area in Morton, but the concentration of the above buildings and structures within a small area means that the relationship between them and the spaces between them are important and the wider setting therefore needs to be taken into account, especially around the Church of St Paul.

The Character Study also identified Local Heritage Assets and Local Green Spaces (see other Neighbourhood Plan policies), the human and cultural aspects of heritage are important. These include literary connections to George Eliot; The Aegir; the Trent trade (and smuggling) and the wartime "Gymes disaster" as detailed in the Character Study.

MNP 8 Protecting and enhancing local built heritage assets

Proposals for changes of use or other development affecting a non-designated heritage asset should demonstrate how this would contribute to its conservation whilst preserving or enhancing its architectural or historic interest taking into account local styles, materials and details and the character, context and setting of the asset. The effect of a development proposal on the significance of a non-designated heritage asset should be taken into account in determining the planning application concerned. In weighing development proposals that directly or indirectly affect non-designated heritage assets, a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the heritage asset.

The buildings and structures covered by the policy, also shown on the Policies Map (Inset), are listed below.

1 - Holly House & outbuildings (14 Mill Lane).

2 - The Crooked Billet (Crooked Billet Street/Floss Mill Lane).

3 - Old post office and forge (3-5 Dog & Duck Lane).

4 - St Oggs (Front Street).

5 – C18 & 19 boundary walls/railings (exc. Listed Buildings) on Front Street & Floss Mill Lane.

6 – Early C20 houses in large plots on Walkerith Road (Opp. Village Hall).

7 – Traditional interwar/post war houses (originally Council) on Walkerith Road (Nos. 34-54).

8 – The Ship Inn on Front Street

9 – Pair of Nineteenth Century houses on North Street

Justification

The Character Study identified seven Local (non-designated) Heritage Assets which are part of the character and identity of Morton. Such assets may be buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated. This protection is in accordance with the guidance contained in paragraphs 127(c) and 130 of the National Planning Policy Framework.

The buildings and features identified which may not be of sufficient architectural or historic merit to justify listing, are an important part of the character of Morton and have been highlighted as such through consultation on the Neighbourhood Plan. The policy will help to ensure they are protected. Works to buildings or structures affecting non-designated local heritage assets should be designed sensitively, with careful regard to the historical and architectural interest of the building and its setting. Historic England identify that local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment and locally the identification and protection of local assets is supported by the County Council.

Photographs of the buildings and structures and further details of their local historical/heritage significance may be found in the Character Study report. The buildings are identified on the Policies Map (Inset).

The majority of the buildings are in, or adjoin, the older part of Morton but the exception are the blocks of inter war and post war (existing and former) Local Authority houses on Walkerith Road. The identification of these properties is supported by comments made by the West Lindsey DC Conservation Officer. The view is taken that they comprise a category of heritage asset that is often overlooked. There are listed examples of local authority housing built between the two world wars, and including these properties in Morton is forward thinking.

The local focus of this policy complements the more strategic focus of Policy LP25 in the Central Lincolnshire Local Plan.

11 Open Space Policies

MNP 9 Existing open spaces and recreation facilities.

Existing open spaces and recreation facilities should be protected from development. Proposals which would reduce the quality or quantity of these facilities will only be supported where existing facilities are replaced at a better quality or quantity and in an appropriate and accessible location.

The extent and quality of school playing fields should also be maintained. This policy covers the facilities/locations listed below and shown on the Policies Map (Inset):

- ***Morton Recreation Ground.***
- ***Morton Trentside Primary School Playing Fields (in part connected to the recreation ground).***
- ***Allotments off Cross Street/North Street***
- ***Allotments off Field Lane***
- ***Off Nursery Vale***

Justification

Existing open spaces and recreation facilities spaces may be protected in line with the provisions of the NPPF (Para. 92(c) and 97(a, b & c). The recreation ground and allotments are well used and valued community assets which support social and recreational activity and help to define the landscape and character of the area adding to the quality of life for local residents. The protection of them is in accordance with Policy LP25 in the Central Lincs. Local Plan, which also covers Local Green Spaces.

In addition, the Parish Council will support proposals to enhance and improve the local open space and recreation facilities, including considerations of nature conservation and habitats as advised by Natural England. Maximising the use of the playing field and recreation facilities will be a priority.

MNP 10 Proposed Local Green Spaces

The Plan designates the following parcels of land as shown on the Policies Map (Inset) as Local Green Spaces.

- 1. Mill Wood (off Granary Close). Small Wood (Woodland Trust) with landscape and nature conservation and recreational value, providing a setting for the mill and recent housing.***
- 2. Field Lane. Informal linear open space (grassed, ditch & mature trees), providing wildlife benefits, a pedestrian route alongside the lane and long views west across the Trent Valley.***
- 3. The site of the 1915 Morton Gymes disaster and of the 1947 Morton Breach (flood) on river South of Field lane (SK79850 91762).***

Development proposals within the designated local green spaces will only be supported in very special circumstances.

Justification

This policy is linked directly to the Character Assessment. The wider reports and landscape studies for Lincolnshire and West Lindsey emphasise the important of the Trent Valley and the Lincolnshire Cliff to the setting and character of Morton (and Gainsborough). This is reflected in the key views that have been

identified, especially in terms of open countryside, but it is also important that open land within and adjoining Morton is identified and protected to help to maintain local character. The surveys by local people and other research which underpin this character study have identified those spaces within Morton which are valued by the community. Of equal importance, the work has identified the way in which heritage and events in Morton are inter-twined with local landscape and character.

The inclusion of this proposal in the Draft Neighbourhood Plan will enable further (formal) engagement with the landowners and with the local community, in accordance with legal requirements. In the NPPF (Paras. 99 -101) it is stated that the designation of Local Green Spaces within Neighbourhood Plans: *“allows communities to identify and protect green areas of particular importance to them.”* In accordance with the remainder of those paragraphs, it is recognised that designating land as a Local Green Space should be consistent with the local planning of sustainable development and complement investment in homes, jobs and other essential services. In particular, it is considered that the three areas of land proposed to be designated as Local Green Spaces fulfil the requirements of Para 100:

The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community, holding a particular local significance, e.g. because of beauty, historic significance, recreational value (inc. playing fields), tranquillity or richness of wildlife;
- c) local in character and is not an extensive tract of land.

The policy wording is also in accordance with Para. 101, which states that *“Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”* The policy takes the matter-of-fact approach set out in Para. 101. In the event that development proposals come forward within designated local green spaces within the Plan period the District Council will be able to assess them to establish if they present any very special circumstances on a case-by-case basis.

The table below summarises how the three proposed Local Green Spaces meet NPPF criteria.

Site	Proximity	Local Significance	Local in Character	Not Extensive
1 Mill Wood	Yes	Beauty, Wildlife & Setting for mill	Yes	Yes
2 Field Lane	Yes	Recreation, Wildlife & long views	Yes	Yes
3 The Gyms/ Morton Breach	Yes	Local historic and cultural significance and wildlife	Yes	Yes

Photographs of the sites and further details of their local historical significance and planning background are contained in the Character Study report.

It is acknowledged that in the existing CLLP, Mill Wood and Field Lane are identified as “Important Open Spaces” under Policy LP23 (Local Green Space and other Important Open Space). It is, however, considered appropriate in a Neighbourhood Plan, with a very local focus, to propose the additional formal designation as Local Green Spaces.

Where it is appropriate, the Parish Council will support proposals to enhance and improve the Local Green Spaces, including considerations of nature conservation and habitats as advised by Natural England, as and when opportunities emerge.

12 Local Services, Facilities & Businesses Policies

MNP 11 Community Buildings, Shops and Public Houses

Community facilities in Morton Parish will be protected. Where planning consent is required, the loss of such facilities will not be supported unless:

- (i) alternative provision, with explicit community support, or of equivalent or better quality will be provided and made available prior to the commencement of development; or***
- (ii) it is evident that there is no reasonable prospect of the service/facility being retained or resurrected; or***
- (iii) it is evident that the service or facility is no longer economically viable; or***
- (iv) there is little evidence of local use of that service or facility.***

Proposals for the enhancement, improvement and extension of these facilities, will be supported, subject to the compliance with other Neighbourhood Plan policies.

This policy covers the facilities listed below and shown on the Policies Map (Inset).

The Co-op on Front Street

The Crooked Billet local shop on Front Street/Crooked Billet Street

The Ship Inn on Front Street

The Village Hall on Walkerith Road

Justification

Morton has an appropriate range of local community and other facilities to serve the local needs of the community and whilst higher level facilities and services are available in nearby Gainsborough, these local facilities play a vital role in supporting the Parish's sense of identity. The Parish Council recognises the importance of these facilities and therefore seeks to protect them from inappropriate changes of use. It is recognised that in some circumstances, replacement may provide benefits to the community, but this will need to be demonstrated before the Parish Council will support proposals for redevelopment or alternative uses. Applicants will be expected to demonstrate, to the satisfaction of the Local Planning Authority, that all reasonable efforts have been made to sell and let the site or premises for its existing use(s) or another community use at a realistic price for, at least, a 12-month period.

The Crooked Billet (former PH) and The Ship Inn are also local (non-designated) heritage assets and the provision of Policy MNP8 will also apply to development proposals that affect them. Policy MNP 5 on Local Character will also apply.

Where the loss of a facility, e.g. the last remaining public house, is being justified by the owner or a developer on market-based grounds, the Parish Council will consider requesting designation of the building as Assets of Community Value.

13 Employment Policies

MNP 12 Local employment and business

(A) Proposals for new small business units, the expansion or diversification of existing small units, farm based businesses and tourism related development will be supported, providing that:

(i) it can be demonstrated that there will be no significant adverse impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development;

(ii) it would not have an unacceptable impact on the character and scale of the site and/or buildings, by virtue of its scale or design, or on the local landscape including Key Views (see Policies Map Inset);

(iii) where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings (designated and non-designated - see Policies Map Inset); and,

(iv) Traffic generated by the proposal, including deliveries by HGVs and larger farm vehicles will be consistent with the visual and nature conservation value of the rural lanes identified in Policy MNP 6 and shown on the Policies Map.

(B) Insofar as planning permission is required proposals for home working or home-based activities, proposals will be supported where there is no unacceptably adverse impact on the residential amenity of neighbouring properties or on the character of the local area.

Justification

Local employment is an important element of overall sustainability. The Neighbourhood Plan needs to accommodate appropriate proposals for business development. The conversion of former agricultural buildings has enabled farm diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate wealth and employment opportunities for local people. This is a trend which the Parish Council would like to continue as part of the maintenance of Morton as a vibrant and balanced community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues.

Criteria (iv) will need to be based on targeted surveys and forecasts. It is acknowledged that traffic generation from small units is likely to be limited, but based on experience, some farm based activities require servicing by larger vehicles on a regular basis.

The second part of the policy recognises the economic environment and social benefits of home working, which also contributes to the overall sustainability of communities. However, it is also recognised that home working, for example where it involves larger numbers of clients, should not lead to the erosion of the character of an area and have an adverse impact on residential amenity.

14 Transport and Active Travel Policies

MNP 13: Development related transport issues

Development proposals should be of a type and of a scale which can be satisfactorily incorporated within the local highway network. Proposed developments that would generate a significant amount of movement or would affect a known and evidenced traffic hazard should be accompanied by appropriate measures to maintain highway safety and avoid vehicular and pedestrian conflict.

Development proposals that would have an unacceptable impact on highway safety and/or the free flow of traffic will not be supported.

Justification.

The road system in Morton has been adapted for motorised traffic only in the last 100 years and not successfully in many places, including the older village core (Dog and Duck Lane, Floss Mill Lane Chapel Lane, North Street and Cross Street). Although they are wider, Front Street and Crooked Billet Road are heavily trafficked which has an adverse impact on pedestrian/cycle safety and on the quality of the environment of Listed Buildings and Local Heritage Assets. In addition, the Parish Council will work with the County and District Councils to ensure transport needs and traffic issues in Morton, are considered as part of large-scale development in adjoining areas, including Gainsborough Sustainable Urban Extensions. Where appropriate, development proposals should be supported by a Transport Statement or Assessment which sets out details of the transport issues relating to the development, including the measures to be taken to deal with the traffic impacts of the scheme and opportunities for improving the pedestrian and cycle connectivity.

It is acknowledged that transport is the responsibility of the highway authority (Lincolnshire County Council) working with West Lindsey District Council and that the policy context is provided mainly in the Central Lincs. Local Plan and the Local Transport Plan. In addition, it is acknowledged that the need for surveys and the acceptability or not of proposals will be dependent on comments from the Highway Authority. However, there are local issues which need to be addressed in a Neighbourhood Plan. The intention is that Morton will benefit from agreed measures so that the adverse impacts of the residential and commercial development are taken into account. The implementation of the policy will require cross boundary working on investment drawing upon Section 106 Agreements, Community Infrastructure Levy and subject to funding priorities, Local Transport Plan funding.

MNP 14 Active Travel (Pedestrian/cycle access and connections)

Existing footpaths, bridleways and other designated routes, as defined on the County Rights of Way Map, will be protected. Where necessary development proposals should incorporate such routes in a safe and attractive way.

Justification

Roads provide connectivity but there is a lack of dedicated and safe routes for pedestrians and cyclists from Morton to Gainsborough and links into the countryside could be improved, but the quality of the rural lanes should not be eroded. The intention is to protect, maintain and enhance public rights of way, to support an increase in their usage, which will help promote the social health and well-being of the community. Rather than the construction of completely new routes the focus of this policy will be on existing roads/footpaths, with opportunities taken as and when they arise, at the same time as considering other aspect of public safety and residential amenity. Community Aspiration 4 comments about the work which the Parish Council will undertake to explore opportunities for extending and improving routes to increase pedestrian and cycle connectivity to and from Gainsborough and into surrounding countryside.

15 Community Aspirations

15.1 In this section those other important aspirations which, although they are not formal planning policies, are linked to development in and around Morton are set out. It is important to demonstrate how the Neighbourhood Plan meets the needs of local people. They are, local aspirations and do not constitute or suggest agreement with West Lindsey District Council or other bodies to fund or act on them, however, the Parish Council will consider ways of fulfilling them in an ongoing manner as part of the implementation of the Neighbourhood Plan.

CA 1 Local history and heritage

Morton Parish council will work with the District and County Councils to interpret, enhance and increase the appreciation of; the identified Character Areas, Heritage Assets (designated and non-designated), Local Green Spaces and social history.

Explanation

It was noted in the Character Study that Morton has distinct character areas, each with their own history and that the heritage assets contribute to the character of the Parish and are much appreciated by residents. Of equal importance, the value of views and open space has been established and in particular, the way in which historic events (floods, wartime activity, trade, the regime of the River Trent and folklore) combine, gives Morton a unique sense of identity. Using the Neighbourhood Plan process and evidence base as a platform, this Community Aspiration is intended to add value to the formal policies to protect these assets, drawing on local community interest and seeking funding for activities from various sources, including the Heritage Lottery Fund.

CA2 -Countryside Management/Nature Conservation.

The Parish Council intends that nature conservation sites and habitats will be protected and enhanced through:

- (a) Working with the Lincolnshire Wildlife Trust, County and District Councils and landowners to increase landscape and habitat connectivity in and beyond the Parish. In particular, there will be a focus on the Trent riverside and on road verges, in the latter case using good practice from the Wildlife Trust "Life on the Verge" project, to seek designation of roadside nature reserves;*
- (b) Taking opportunities to add to the local conservation records from other studies and possible community-based species and habitats surveys as part of implementing the Neighbourhood Plan;*
- (c) Working with farmers and other landowners to encourage the take up of government environmental stewardship schemes and other locally based support;*
- (d) Supporting projects which enable the management of the landscape and enable and/or improve access to the countryside for walkers, cyclists and horse riders.*

Explanation

In the community survey, the benefits of access to adjoining countryside emerged as one of the main things that people like about living in Morton. This is a proactive partnership-based approach and it is intended to use the consultation on the draft Neighbourhood Plan to secure engagement from the bodies listed. The policy will complement others in the plan aimed at protecting and enhancing the quality of rural lanes, footpaths, cycle routes and Local Green Spaces. It is recognised, however, that more detailed surveys of these locations will be needed.

CA 3: Traffic management and speed limits

The Parish Council will work with others (including the County Council, the Police and the District Council) to encourage traffic management measures and 20 mph speed limits in the village.

Explanation

The community consultation has shown that local residents value the quality of life in Morton and feel that it is important to protect environment. However, the consultation also showed that traffic volumes, parking and HGV are of concern. Traffic management is required to address this. In addition to the village area there is also concern over the impact of traffic (especially HGVs and farm vehicles) on the rural lanes. These have soft verges, often wide, providing landscape and nature conservation benefits in tandem with flanking hedges and ditches.

CA 4 : Active Travel

In conjunction with the County and District Councils, the Parish Council will investigate opportunities for extending and improving routes to increase pedestrian and cycle connectivity to and from Gainsborough and into surrounding countryside.

Explanation

In support of Policy MNP 14 (Active Travel (Pedestrian/cycle access and connections), the Parish Council wishes to explore opportunities for extending and improving routes to increase pedestrian and cycle connectivity to and from Gainsborough and into surrounding countryside.

16 Implementation Monitoring and Review of the Neighbourhood Plan

16.1 The Neighbourhood Plan will be monitored by the Local Planning Authority and the Parish Council once it has been Made. The policies in this plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable, Morton Parish Council will also be actively involved, for example, as part of the pre-application process and in using Neighbourhood Plan to frame representations on submitted planning applications.

16.2 This Plan provides a 'direction of travel' through its Purpose, Objectives, Policies and Community Aspirations. Flexibility will also be needed as new challenges and opportunities arise the plan may be modified accordingly. It is intended to review the plan periodically (e.g. every five years) in line with the Neighbourhood Planning Act (2017), based on several strands of activity, comprising:

- a) Private sector investment in the village. Securing the right type and nature of investment through adaptations and new development will be crucial; and
- b) The statutory planning process. This, under the Neighbourhood Plan, will direct and control private developer and investor interest in the village in the context of the plan itself and the wider Council and national planning framework; and
- c) Investment in and management of public services, and community assets, together with other measures to support local services for the vitality and viability of the village.

16.3 In accordance with the regulations, the Neighbourhood Plan has been prepared to be in General Conformity with the adopted (2017) Central Lincolnshire Local Plan. The current review of the CLLP is acknowledged but it is indicated that, especially related to the flooding constraints and the low/zero expectation on dwelling requirements, the context for Morton is unlikely to change materially. It is expected that the District Council and the County Council will support the monitoring of the Neighbourhood Plan by providing dedicated data for the plan area. The Parish Council will give particular attention to the ongoing review of the Central Lincolnshire Local Plan. Its eventual adoption will be a key element in any potential review of this Plan.

Funding Mechanisms

16.4 Where appropriate, financial contributions will be sought from developers, through either S106 Agreements or the Community Infrastructure Levy (CIL). In addition, the Parish Council will seek to influence budget decisions by the District Council and the County Council, including on transport. The Parish Council will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies and aspirations. This might include the Lottery, UK Government programmes, and LEP programmes.

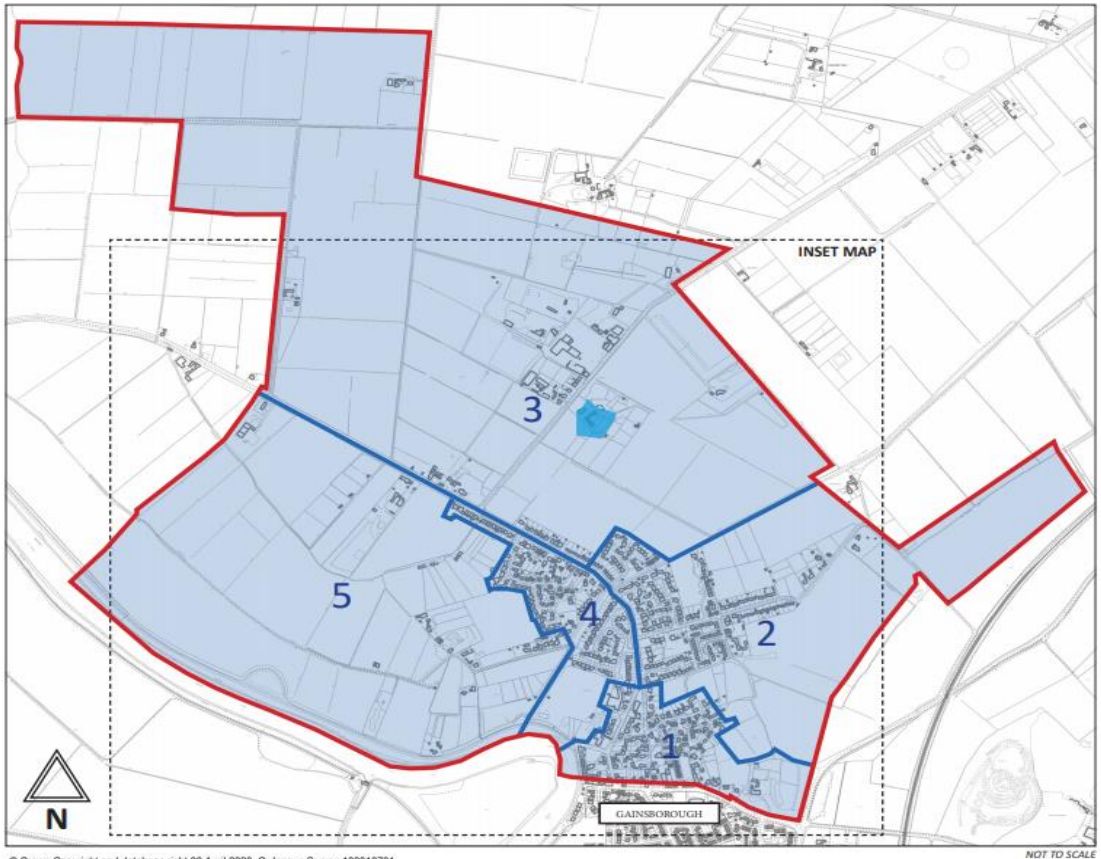
Local Priority Projects

16.5 The list of infrastructure projects below reflects local priorities. This should inform the spending of the Neighbourhood portion of CIL, the negotiation of Section 106 agreements and priorities attached to relevant spending programmes and external funding bids. For example:

- Local heritage and social history;
- Countryside management and access to the countryside;
- Road safety and traffic management.

16.6 Consideration will also be given to projects from other plans, strategies and projects prepared by the Parish Council or other partners which relate to local aspirations.

Policies Map (Whole Neighbourhood Plan Area)



MORTON NEIGHBOURHOOD PLAN PROPOSALS MAP (NP AREA)

- NEIGHBOURHOOD PLAN AREA
- FLOOD ZONE 3 (MNP 2)
- FLOOD ZONE 2 (MNP 2)
- CHARACTER AREAS (MNP 5)**
- 1 OLD VILLAGE CORE
- 2 MILL LANE LEADING TO RURAL AREA (WEST)
- 3 LAUGHTON LANE AND RURAL AREA (NORTH)
- 4 FIELD LANE, WALKERITH ROAD AND SOUTHLANDS (MID-LATE C20)
- 5 FIELD LANE, RURAL AREA (EAST) AND TRENT VALLEY








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Policies Map (Inset)



**MORTON NEIGHBOURHOOD PLAN
PROPOSALS MAP (INSET)**

-  RURAL LANES & VERGES (MNP 5)
-  KEY VIEWS (MNP 6)
-  LISTED BUILDINGS (MNP 7)
-  LOCAL HERITAGE ASSETS (MNP 8)
-  OPEN SPACE AND SPORTS FACILITIES (MNP 9)
-  PROPOSED LOCAL GREEN SPACE (MNP 10)
-  COMMUNITY FACILITIES (MNP 11)

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