

# Morton Neighbourhood Plan

## Landscape Character & Built Environment Assessment



### Final Report - September 2019



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**Acknowledgments** – The report is based on surveys carried by residents of Morton, from the Parish Council, the Neighbourhood Plan Steering Groups and as interested individuals. Common to all, was the time and dedication which the following people have given Bruce Allison, Penny Lightfoot, Les Devine, Judith Butroid, Lucille Middleton and John Youngman.

## Executive Summary and Headline Findings

This report is locally based Character Study which follows the good practice established in Guidance and utilises a proven survey methodology based on past work to support Neighbourhood Planning by Planning Aid England and Oxford Brookes University.

In addition to the local surveys, the report incorporates review of wider landscape and character studies for the Natural England National Character Areas, Lincolnshire, West Lindsey and Gainsborough.

The study identified the following key characteristics which need to be taken into account in the formulation of policies for the Neighbourhood Plan, e.g. new housing, general design criteria, protecting local open spaces, criteria for other development and renewable energy.

The characteristics identified through the surveys and review of wider studies/reports are:

- The physical links between, but separate identities of, Morton and Gainsborough and the need to retain the differing character of the two settlements.
- The physical, historical and cultural importance of the River Trent.
- The relationship between landscape, environment, culture and natural phenomena.
- Long views across a flat landscape and big skies.
- The concentration of Listed Buildings and local heritage assets on Front Street and Floss Mill Lane, approaching the heritage character typified in Conservation Areas.
- 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.
- The visual and historical importance of the (Listed) former windmill on Mill Lane.
- The distinct character of the inter-war (Local Authority) housing on Walkerith Road and Hickman Crescent.
- The distinct layout and design of late C20 developments, including Southlands.
- The importance of natural features including small woodland, hedgerows, trees in the built up area, grass verges and wetland/meadow areas in the floodplain.
- The importance of the footpath network, including the River Trent flood bank and rural routes such as Field Lane.
- 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.

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.

Seven 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.

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

The importance of other open areas, including the school playing field, the Parish recreation ground, the allotments off North Street/Cross Street, land adjoining the village hall and the parkland/gardens around the Manor House.

## 1. Introduction

### 1.1 - Purpose

1.1.1 This Character Study was undertaken by Steering Group (SG) members and local residents. It is considered to be particularly relevant because, in accordance with the principles of Localism and Neighbourhood Planning, it represents a local, community based, input into what might otherwise be an entirely technical process. The work is seen as a critical part of the emerging Morton Neighbourhood Plan (MNP). The report will be published alongside the MNP as part of the evidence base.

1.1.2 The approach to the study recognised that it does not need to replicate or duplicate other work (see section 3 below) and therefore, the focus was on the following:

- A description of the wider landscape setting of the village.
- Physical form of the village and its relationship with the countryside and Gainsborough.
- The “value” of open land within and surrounding the village in terms of: landscape, views, the setting of the village, public benefits, biodiversity and historic character.

### 1.2 - A brief history of Morton

1.2.1 - 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.

1.2.2 - 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 states 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 Trent at Morton Wharf.

1.2.3 - 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.



Pen and ink drawing of Morton tower mill in 1931 by Karl Salsbury.

1.2.4 - 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.

1.2.5 - 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 that 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 pub. There was a blacksmith in Dog & Duck Lane. The premises are still there as it was used as a garage & vehicle repair shop next to the old post office.

1.2.6 - Morton Wharf was a hive of past trade. Coal was delivered from the Nottinghamshire pits by boat which came down the Chesterfield Canal via the River Trent to Morton. A firm called Barlow's then distributed it locally before the Co-op Society took over. There was also a Maltings on Morton Wharf operated by William Gleadell and Sons. The old firm is now called Gleadell Agriculture Ltd and is still in existence. The architecture of the buildings had a Dutch influence due to the trade that existed with the Netherlands from Gainsborough and the Humber region.

1.2.7 - In terms of the 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.

1.2.8 - Saturday March 22<sup>nd</sup>, 1947 became known as 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.

1.2.9 - 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 had worked. There was some water laying in the fields behind Mill Lane and what is now Granary Close as the water level in the drainage channels rose, but it was not considered to be a significant threat to Morton.

## 2. Survey Methodology

2.1 - A workshop in March 2019 prompted the Steering Group to undertake a full Character Study and a survey was undertaken between April and June 2019 by the SG members and local residents. The intention is that the Character Study will:

- Provide a general context for the policies of the Neighbourhood Plan.
- Provide evidence for more detailed landscape, environment & heritage policies.
- Help to identify criteria against which future development proposals can be judged.

2.2 - The methodology and survey form used was adapted from the Oxford and Planning Aid England Character Assessment Toolkits. It is, therefore based on proven community-based assessments which have been successfully used in other Neighbourhood Plans. This approach is intended to create a consistent approach to the survey work undertaken by local people. The surveys are undertaken using the following headings.

### PHYSICAL CHARACTER

STREETS/ROADS (type of street – narrow, wide, straight, winding, street furniture)

SPACE & BOUNDARIES (means of enclosure/boundaries, sense of space (open/ intimate) – can be affected by the position of buildings/boundaries and the roadway), presence and size of building plots/gardens, location of buildings within the plot etc.

BUILDINGS (Use (public/domestic etc.), materials, size, scale, form (detached, terraced), density, frontage onto street (orientation); windows, doors, condition, visible alterations)

GREENERY & LANDSCAPE FEATURES (presence and scale of greenery; public/private; rural/urban; mature; changing levels)

VIEWS within the space/street/area (long or short, intimate, channelled, wide), focal points, streetscape (how the buildings and streets work together), roofscape; sense of uniformity)

VIEWS beyond the space/street/area

EMOTIONAL, PERSONAL & TRANSITORY PERCEPTIONS:

ASSOCIATIONS (Buildings of particular historical or other association)

LIGHT/DARK: (Shading, time of day/night, weather conditions)

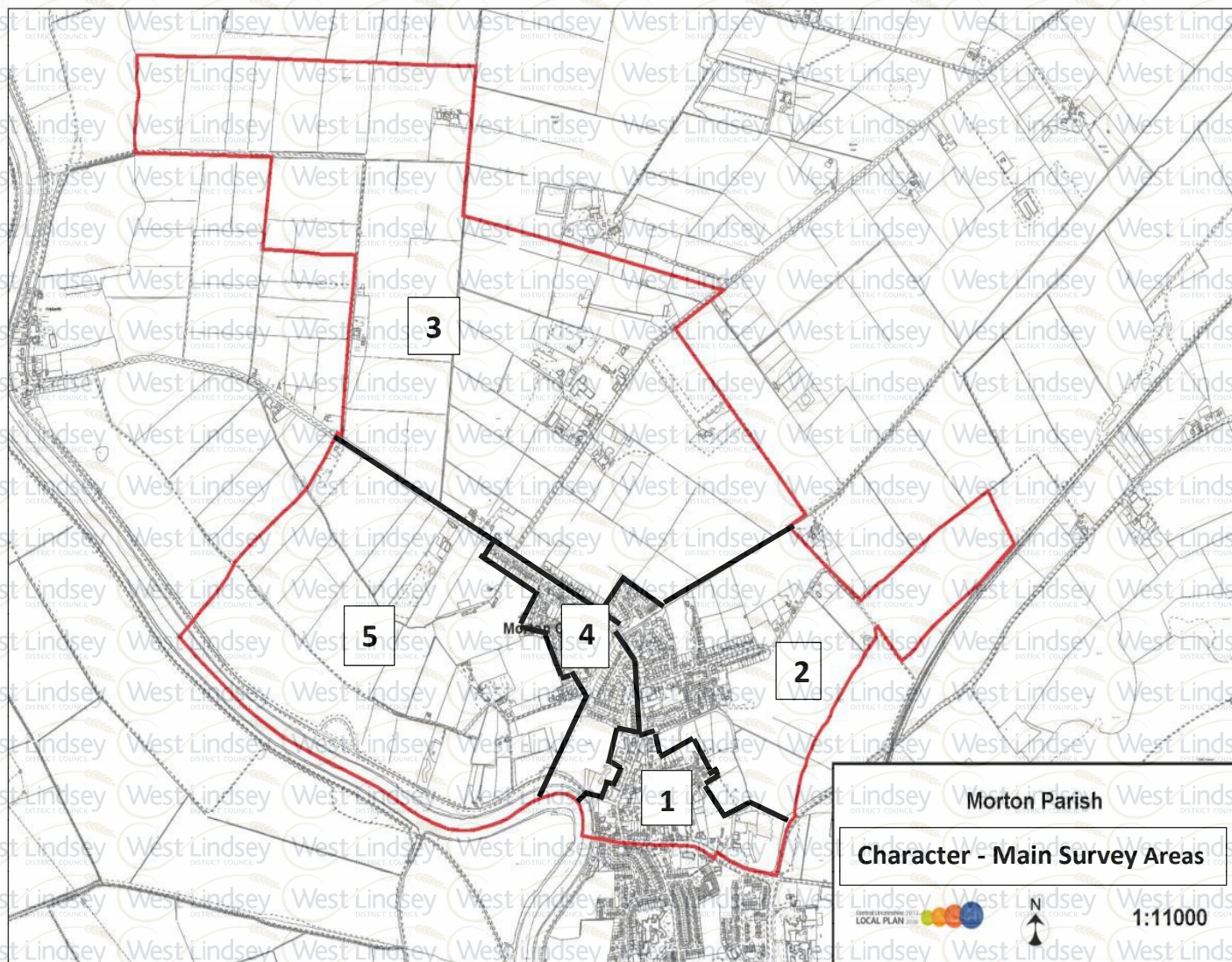
NOISE & SMELL: Man made/natural

A sample survey is included as Appendix 1 and the actual area surveys by SG members and local residents are given in Appendix 2.

2.3 - The March workshop included a session to decide how the Parish/MNP could be subdivided into survey areas, based on local knowledge about the history of Morton and how development has taken place over time. As part of this exercise, the workshop took account of the relationship between Morton and Gainsborough, which adjoin each other but are distinctly different in appearance and character, and of the importance of the wide open, flat and low-lying Trent Valley to the north of the village. Five main survey areas were identified, and these are listed overleaf and shown on the map which follows:



- 1 - Older 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 to late C20).
- 5 - Field Lane, rural area (East) and Trent Valley



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Areas 1, 2 & 4 were further sub-divided into groups of streets of similar character (See Section 4).

2.4 - In addition to the work undertaken by the small survey team, there has also been wider community input through the timely opportunity provided by the “Morton Feast”, an annual community event. It was held this year over the weekend of Friday 12th to Sunday 14th July and the Neighbourhood Plan team had a stand during part of the Saturday. The main objectives were to update the community regarding the progress of the plan and to identify which views of the landscape that villagers considered important/significant.

2.5 - The anecdotal comments made by people were that by far the most significant view was that over the River Trent from Morton Wharf especially at sunset. This was followed by views over the fields to the rear of Walkerith Road, Granary Close, Mill Lane looking North and then the views from the rear of Hickman Crescent, Bycroft Road, Mill Lane, North Street and South Street over the fields looking east and North east towards Thonock Hill. The views offered at these vantage points are over flat land so only a few properties directly bordering the edges of the residential development are afforded any access although the views from the wharf are accessible to pedestrians as well and many people gather here to photograph the sunsets. Other important vistas which were noted within the village are in Front Street as you enter the village particularly of No. 16 and St Pauls Church and the Mill in Mill Lane.





### 3. Related Studies

#### 3.1 - Natural England - National Character Area (NCA) profiles

3.1.1 - NCA Profile: 48: Trent and Belvoir Vales (NE429) - The Trent and Belvoir Vales NCA is characterised by undulating, strongly rural and predominantly arable farmland, centred on the River Trent. A low-lying rural landscape with relatively little woodland cover, the NCA offers long, open views. Newark-on-Trent (generally referred to as Newark) lies at the centre with Grantham, Nottingham, Lincoln and Gainsborough on the peripheries.....The powerful River Trent and its flood plain provide a strong feature running through 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 as well as large amounts of cooling water for local power stations.

3.1.2 - Two of the Statements of Environmental Opportunities are relevant.

SEO 3: Enhance the rivers and their flood plains for their ecological, historical and recreational importance, their contribution to biodiversity, soil quality, water availability and in regulating water flow and the important role they play in underpinning the character of the area.

SEO 4: Maintain and enhance the character of this gently undulating, rural landscape. Promote and carefully manage the many distinctive elements that contribute to the overarching sense of place and history of the Trent and Belvoir Vales.

3.1.3 - **However**, Morton is on the northern edge (**just outside**) this NCA.

NCA Profile: 45 Northern Lincolnshire Edge with Coversands (NE554) – This NCA comprises a ridge of Jurassic limestone running north from Lincoln to the Humber Estuary. The scarp slope rises prominently from adjacent low-lying land, forming the Edge or Cliff, and giving panoramic views out, in particular to the west. In the north is a second, lower scarp of ironstone. In the vicinity of Scunthorpe are the Coversands, post-glacial wind-blown sands which have given rise to mosaics of heathland, acid grassland and oak/birch woodland, supporting rare plant and animal communities akin to the Brecklands. Risby Warren, historically used as a rabbit warren, reveals the distinctive formation of inland dunes. Several of these sandy sites are designated as SSSIs, along with a number of disused limestone, ironstone and sand extraction sites, which comprise geological exposures alongside calcareous grassland, open water and other semi-natural habitats. At the northern boundary the limestone drops below the River Humber.

The Edge forms a watershed between three major river catchments. The northern boundary touches the Humber Estuary at Whitton, where the hard limestone dips down below the river and underlies the Yorkshire Wolds NCA to the north. *On the western side the River Trent flows north along the foot of the scarp slope, largely within the Humberhead Levels except for a stretch where it flows through Gainsborough, and then joins the Humber below Alkborough.* At Lincoln the River Witham cuts through a narrow gap in the limestone and flows south to The Wash. An important aquifer underlies the whole limestone ridge.

To the west, below the scarp of the Edge, soils are deeper on the lower-lying land towards Gainsborough, a market town located on the Trent. Here there is more of a sense of enclosure, with pastures bounded by full hedges, several parklands and estates associated with country houses, and woodlands on the steeper slopes of the scarp and on sandy soils around Scotton. A number of attractive small villages, including Kirton in Lindsey,

Willoughton, Glentworth and Fillingham, nestle along the springline at the foot of the Cliff. Older houses, walls and farm buildings are often built with the local warm-coloured limestone, with dark brown or red tiled roofs, creating an attractive visual coherence.

**3.1.4 - Morton is in the southern part of this NCA, adjoining the Gainsborough built-up area.** Unfortunately, whilst Morton is inside the NCA, the focus on the edge and ridges does not apply to the NP area/Parish which is almost all in the Trent Valley.

NCA Profile: 39 Humberhead Levels (NE339) - The Humberhead Levels is a flat, low-lying and large-scale agricultural landscape bounded to the west by the low ridge of the Southern Magnesian Limestone and to the east by the Yorkshire Wolds (north of the Humber) and the Northern Lincolnshire Edge with Coversands (south of the Humber). To the north it merges into the slightly undulating landscape of the Vale of York, at the line of the Escrick Moraine, and in the south it merges into the Trent and Belvoir Vales and Sherwood.

**3.1.5 - Morton lies just outside the southern edge (at Walkerith) of this NCA, where it merges into the Trent and Belvoir Vales and Sherwood.**

It shares “Statement of Environmental Quality with NCA 48 (above) “*SEO 4: Protect the open and expansive character of the landscape, its cultural features and sense of remoteness, by ensuring that new development is sensitively located, accommodates green infrastructure, retains long views and makes a positive contribution to biodiversity*”.

Flooding is also an issue. “*Regulating coastal flooding and erosion: Some central stretches of this NCA are close to sea-level and are maintained as agricultural land by pumping. The Humber Estuary drains one fifth of the area of England and much of the area is at risk from fluvial flooding from rivers that drain into the Levels from surrounding higher ground. The risk is exacerbated by combinations of high rainfall within the catchment of the estuary, high tides, onshore winds and low atmospheric pressure. Extensive areas are dependent upon flood defences including land in the floodplain of the rivers Ouse and Aire, while along the Humber Estuary some significant managed realignment is being carried out to increase the capacity of the river. Opportunities exist for extending flood storage areas and managed realignment of the estuary banks, with consequent creation of wetland and inter-tidal habitats*”.

## **3.2 - Central Lincolnshire Local Plan**

The following extracts are relevant to the Morton Character Study.

*5.1.1<sup>1</sup> Central Lincolnshire has a rich and distinctive environment that is valued and enjoyed by those who live, work, visit and invest here. It’s largely rural countryside and historic towns and villages are attractive aspects of Central Lincolnshire as a whole, while the landscape of the Lincolnshire Wolds and Lincoln’s historic core are assets of national or wider importance. It is crucial that the significant growth planned over the next 20 years is delivered carefully to ensure that environmental quality, character and diversity are protected and, where possible, enhanced. Natural resources including biodiversity, water, soils, air, tranquillity and unpolluted skies also need to be protected and managed as part of sustainable development.*

*5.1.2 The Local Plan seeks a positive and proactive approach to the environment in Central Lincolnshire, with the emphasis on achieving quality places that are attractive and*

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<sup>1</sup> Referenced from the CLLP

sustainable, and which contribute to quality of life, community wellbeing and local character.

## 5.2 Our Landscape

5.2.1 Central Lincolnshire is a predominantly rural landscape interspersed by the City of Lincoln and smaller settlements and characterised by its contrasting chalk and limestone uplands, low lying vales and fenland landscapes. The Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) is a nationally designated area, and the Lincoln Hillside is recognised as one of the most historic townscapes in the East Midlands. In addition, landscape character assessments developed for previous Local Plans have identified some additional Areas of Great Landscape Value.

5.2.2 Key views within the landscape, and in to and out of settlements, are not only valued by the local community but also define the local identity of a place and assist in way finding.

5.2.3 The Central Lincolnshire authorities are committed to ensuring that the intrinsic value of our landscape is protected and, wherever possible, enhanced whilst enabling strategic, sustainable growth which is necessary for Central Lincolnshire's communities and economies to thrive.

5.2.4 It should be noted that whilst the Policies Map highlights the AONB and Areas of Great Landscape Value, policy LP17 applies to the whole of the Central Lincolnshire area.

### Policy LP17: Landscape, Townscape and Views

#### Character and setting

To protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area, such as (but not limited to) historic buildings and monuments, other landmark buildings, topography, trees and woodland, hedgerows, walls, water features, field patterns and intervisibility between rural historic settlements. Where a proposal may result in significant harm, it may, exceptionally, be permitted if the overriding benefits of the development demonstrably outweigh the harm: in such circumstances the harm should be minimised and mitigated.

#### Creating and protecting views

All development proposals should take account of views in to, out of and within development areas: schemes should be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas and create new public views where possible. Particular consideration should be given to views of significant buildings and views within landscapes which are more sensitive to change due to their open, exposed nature and extensive intervisibility from various viewpoints.

#### The Lincolnshire Wolds, Lincoln's historic skyline and Areas of Great Landscape Value

The considerations set out in this policy are particularly important when determining proposals which have the potential to impact upon the Lincolnshire Wolds AONB and the Areas of Great Landscape Value (as identified on the policies map) and upon Lincoln's historic skyline.

## *Cumulative impacts*

*In considering the impacts of a proposal, the cumulative impacts as well as the individual impacts will be considered.*

### *8.3 Protecting Gainsborough's Setting and Character*

*8.3.1 Gainsborough is located on the eastern banks of the River Trent, extending its urban area eastwards into an undulating and often wooded landscape. Gainsborough's historic core is protected by three conservation areas, namely the Britannia Conservation Area, Riverside Conservation Area and Gainsborough Town Conservation Area.*

*8.3.2 Gainsborough benefits from a number of buildings of architectural and historical merit. Historic street patterns and passageways can still be identified within the traditional town centre area, connecting the existing town to its vibrant past. Parts of the riverside, from Chapel Staithe to the Old Hall have unique significance to the town's medieval heritage, with mill and warehouse buildings a reminder of Gainsborough's later role as an important inland trading port. Integrating these assets into regeneration proposals is vital to ensure that the town's rich history is preserved and enhanced and forms a prominent part of the development proposals that will cement Gainsborough's future.*

*8.3.3 The town centre also has a number of special assets and visitor attractions, including the Gainsborough Old Hall, the Trinity Arts Centre, The Old Nick Theatre, Gainsborough Model Railway as well as various art and music venues. These assets lie within the four key areas that make up the town centre: Market Place; Marshall's Yard; Church Street; and Trinity Street. However, these places and assets, as well as the major asset of the River Trent, are poorly connected and their settings are undervalued.*

*8.3.4 The growth of Gainsborough over the next 20 years will bring opportunities to improve the quality of the townscape by revitalising the urban fabric, reducing the number of heritage assets on the Lincolnshire Heritage at Risk Register and making the best use of key landmarks, social and heritage assets. At the same time, there will be a need to protect the town's wider setting in the landscape.*

### *Policy LP38: Protecting Gainsborough's Setting and Character*

*Proposals for development should seek to make a positive contribution to the built and natural environment and quality of life in Gainsborough. All development proposals should contribute to the realisation of the following key principles, as applicable, taking into account the Gainsborough Masterplan:*

- a. Protect, conserve and, where appropriate, enhance the benefits of heritage assets, key landmarks and their settings to local distinctiveness and sense of place, through sensitive development and environmental improvement;*
- b. Protect important local views from both within and outside the town;*
- c. Deliver improvements to the public realm that will enhance Gainsborough's attractiveness as a destination;*
- d. Support the development of art, cultural, social and leisure assets and facilities within or close to the town centre, and improve access to such assets and facilities;*
- e. Protect and enhance the landscape character and setting of Gainsborough and the surrounding villages by ensuring key gateways are landscaped to enhance the setting of the*



*town, minimise impact upon the open character of the countryside and to maintain the setting and integrity of surrounding villages.*

### **3.3 - Green Infrastructure Networks**

3.3.1 - Morton is a bridge between Gainsborough and open countryside in the Trent Valley to the North and The Edge to the North-East. Green Infrastructure is, therefore, an important consideration in the MNP. The following extracts are relevant.

*5.5.1<sup>2</sup> Green Infrastructure is a strategic network of multifunctional green and blue spaces, and the connections between them, in both urban and rural areas, which is capable of delivering a range of environmental, economic, health and quality of life benefits for local communities. The Green Infrastructure network may comprise of spaces in public or private ownership, with or without public access.*

*5.5.2 The types of green infrastructure assets to be found in Central Lincolnshire include, but are not limited to: Allotments, community gardens and urban farms; Amenity greenspaces - including play areas, urban commons, communal spaces within housing areas, green roofs and village greens; Cemeteries, churchyards and disused burial grounds; Green and blue corridors – including rivers and canals, main drains, rail corridors, hedgerows, ditches, cycle routes, pedestrian paths and rights of way; Natural and semi-natural greenspaces – woodland and scrub, grassland, wetlands, open water, bare rock habitats, existing sites of national and local biodiversity importance; Parks and gardens – including urban parks and gardens and country parks; Domestic gardens and street trees; Agricultural land; Historic I assets – including listed buildings, conservation areas, scheduled monuments and historic parks and gardens; Predominantly undeveloped natural floodplains and fens; and previously developed land that is wildlife rich, such as restored mineral sites and open mosaic habitats.*

*5.5.3 Green infrastructure offers a range of direct and indirect benefits, including addressing climate change adaptation and mitigation, improving quality of place, improving physical and mental health and social wellbeing, sustaining economic growth and investment, protecting and enhancing biodiversity, providing opportunities for local food production and protecting and enhancing landscape character and the setting of heritage assets. These benefits have been termed 'ecosystem services'.*

*5.5.4 Individual elements of the green infrastructure network can serve a useful purpose without being connected. However, connectivity between different green infrastructure assets can help maximise the benefits that they generate. For example, well-connected green infrastructure assets create a network that allows and encourages movement by people and wildlife, helping to maximise the benefits and support adaptation and resilient to a changing climate, such as potentially dramatic increases in rainfall.*

*5.5.5 In 2011, a partnership of local organisations produced the Central Lincolnshire Green Infrastructure Study, which sets out a green infrastructure strategy and network for Central Lincolnshire. Using Natural England's Accessible Natural Greenspace Standards, the study highlighted areas of existing habitats and areas where there were deficiencies in green infrastructure at the strategic level across Central Lincolnshire and identified opportunities to enhance the network. The Central Lincolnshire Green Infrastructure network can be found in the 2011 Study and defines specific priority areas where targeting investment in green infrastructure is most likely to deliver multiple benefits.*

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<sup>2</sup> Reference taken from the Central Lincs Green Infrastructure (GI) Network 2011 Study

## *Green Infrastructure Priority Areas*

*Strategic Green Corridors - 7 priority landscape-scale areas for strategic green infrastructure enhancement, linkage and creation.*

*Strategic Green Access Links - 16 priority routes within and connecting the Strategic Green Corridors intended to provide for multi-user, predominantly off-road access routes for pedestrians and cyclists. Also offers opportunities as wildlife corridors.*

*Urban Green Grids - 3 priority areas with key opportunities for greening the built environment for Lincoln, Gainsborough and Sleaford.*

*Green Infrastructure Zones - 30 areas with opportunities for targeted green infrastructure improvements in the wider countryside.*

*5.5.6 The green infrastructure network is likely to come under increasing pressure from new development as part of Central Lincolnshire's planned growth, particularly within and around the main urban settlements. However, development brings opportunities to enhance the network and deliver new green infrastructure. New development should contribute to the extension of the green infrastructure network, helping to address deficiencies in provision and providing good quality connections to the network and throughout the development. Green infrastructure should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities.*

*5.5.7 In developing proposals, the green infrastructure network for Central Lincolnshire should be viewed and considered alongside other relevant policies in this Local Plan, in particular policies on green wedges, our landscape, biodiversity and geodiversity, and open space standards, to identify opportunities for protecting, enhancing and connecting green infrastructure assets as part of new development.*

### **Policy LP20: Green Infrastructure Network**

*Central Lincolnshire Authorities will aim to maintain and improve the green infrastructure network in Central Lincolnshire by enhancing, creating and managing multifunctional green space within and around settlements that are well connected to each other and countryside.*

*Development proposals which are consistent with and help deliver the opportunities, priorities and initiatives identified in the latest Central Lincolnshire Green Infrastructure Study and Biodiversity Opportunity Mapping Study, will be supported. Proposals that cause loss or harm to this network will not be permitted unless the need for and benefits of the development demonstrably outweigh any adverse impacts. Where adverse impacts on green infrastructure are unavoidable, development will only be permitted if suitable mitigation measures for the network are provided.*

*Development proposals should ensure that existing and new green infrastructure is considered and integrated into the scheme design from the outset. Where new green infrastructure is proposed, the design should maximise the delivery of ecosystem services and support healthy and active lifestyles.*

*Development proposals must protect the linear features of the green infrastructure network that provide connectivity between green infrastructure assets, including public rights of way, bridleways, cycleways and waterways, and take opportunities to improve such features.*

*Development will be expected to make contributions proportionate to their scale towards the establishment, enhancement and on-going management of green infrastructure by contributing to the development of the strategic green infrastructure network within Central Lincolnshire, in line with guidance set out in LP12.*

### **Local Green Spaces and other Important Open Spaces**

*5.8.1 Local Green Space (LGS) is a national designation, referenced in the NPPF, which aims to protect green areas or spaces which are demonstrably special to a local community and hold a particular local significance. LGS designation can be used where the green space is:*

- in reasonably close proximity to the community it serves; and*
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including playing fields), tranquility or richness of its wildlife; and*
- local in character and is not an extensive tract of land.*

*5.8.2 Planning permission will only be granted for development proposals in very special circumstances. These exceptions are set out in the NPPF and align with Green Belt status.*

*5.8.3 In addition to LGS designations, this Local Plan also protects other existing Important Open Spaces (IOS). These open spaces are different to LGSs, in that LGSs have been identified by local communities, whereas IOSs have been identified by the Central Lincolnshire Authorities as open spaces important to the settlement in which they are located.*

*5.8.4 Central Lincolnshire has a wide variety of IOSs, performing a range of functions and delivers a wealth of benefits to local people and wildlife. Parks and gardens, amenity space, play space, outdoor sports facilities and allotments are all examples of publicly accessible IOS valued for their recreational and social functions, but they also contribute to the visual amenity and character of a settlement, providing relief from the built-up area.*

*5.8.5 It is also important to note that public or private open spaces with limited or no public access can also perform an important role in contributing to the local community and quality of life. Open undeveloped spaces within a settlement are as important as the buildings in giving a settlement its unique character and form. Some open spaces, especially towards the edge of a settlement, are important in preserving the setting of a settlement. Other open spaces, including those not publicly accessible, provide breaks in the street scene and may allow views of the surrounding countryside to be enjoyed from within the settlement.*

### **Policy LP23: Local Green Space and other Important Open Space**

*An area identified as a Local Green Space on the Policies Map will be protected from development in line with the NPPF, which rules out development on these sites other than in very special circumstances. An area identified as an Important Open Space on the Policies Map is safeguarded from development unless it can be demonstrated that:*

- a. In the case of publicly accessible open space, there is an identified over provision of that particular type of open space in the community area and the site is not required for alternative recreational uses or suitable alternative open space can be provided on a replacement site or by enhancing existing open space serving the community area; and*
- b. In the case of all the Important Open Spaces, there are no significant detrimental impacts on the character and appearance of the surrounding area, ecology and any heritage assets.*

3.3.2 - In Morton the linear open space and the Mill Wood open space are listed in this policy.

***Design Principles and Amenity*** (NB Heritage policies are covered by – Policy LP25)

*5.11.3 A fundamental part of achieving high quality sustainable design, and ultimately high-quality sustainable places, is the need to develop a thorough understanding of the local character and the qualities which contribute to local distinctiveness. Central Lincolnshire is made up of many locally distinctive places including high streets, market squares, industrial estates, urban neighbourhoods, rural villages and landscapes, which, in combination with a variety of natural forms and features, contribute to the rich and varied character of Central Lincolnshire. All development must make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context, and should not impact negatively upon the amenity experienced by neighbours.*

***Policy LP26: Design and Amenity***

*All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. Development proposals will be assessed against the following relevant design and amenity criteria.*

*Design Principles - All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they:*

- a. Make effective and efficient use of land;*
- b. Maximise pedestrian permeability and avoid barriers to movement through careful consideration of street layouts and access routes;*
- c. **Respect the existing topography, landscape character and identity**, and relate well to the site/surroundings, particularly siting, height, scale, massing, form and plot widths;*
- d. **Not result in the visual or physical coalescence** with any neighbouring settlement;*
- e. **Not result in ribbon development**, nor extend existing linear features of the settlement, and instead retain, where appropriate, a tight village nucleus;*
- f. **Incorporate and retain as far as possible existing natural and historic features** such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;*
- g. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;*
- h. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;*
- i. **Protect any important local views into**, out of or through the site;*
- j. **Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;***
- k. Use appropriate, **high quality materials which reinforce or enhance local distinctiveness**, with consideration given to texture, colour, pattern and durability;*
- l. Ensure public places and buildings are accessible to all.....Amenity Considerations.....*



### **Protecting Gainsborough's Setting and Character**

8.3.1 Gainsborough is located on the eastern banks of the River Trent, extending its urban area eastwards into an undulating and often wooded landscape.....Gainsborough's historic core is protected by three conservation areas.....and benefits from a number of buildings of architectural and historical merit.....but, these places and assets, **as well as the major asset of the River Trent**, are poorly connected and the settings are undervalued..... growth over 20 years will bring opportunities to improve townscape quality/revitalise urban fabric.... **At the same time, there will be a need to protect the town's wider setting in the landscape.**

#### **Policy LP38: Protecting Gainsborough's Setting and Character**

Proposals for development should seek to make a positive contribution to the built and natural environment and quality of life in Gainsborough. All development proposals should contribute to the realisation of the following key principles.....

- a. Protect, conserve and, where appropriate, enhance the benefits of heritage assets, key landmarks and their **settings to local distinctiveness and sense of place**.....
- b. Protect important **local views from both within and outside the town**;
- c. Deliver improvements to the public realm that will enhance Gainsborough's attractiveness;
- d. Support the development of art, cultural, social and leisure assets....
- e. Protect and enhance the landscape character and setting of Gainsborough **and the surrounding villages**.....minimise impact upon the open character of the countryside and to **maintain the setting and integrity of surrounding villages.**

3.3.3 - Central Lincs. Green Infrastructure (GI) Network 2011 Study is relevant to the Character Study in that it contains several Morton specific references. (Also see section on Central Lincs. Local Plan (Policy LP20) above. In Fig. 1.3 of the GI Network Study, the GI assets around Morton are:

- Predominantly undeveloped natural floodplain/fens.
- Historic environment assets.
- Historic Parks and gardens.

3.3.4 - The relevant extracts from the Study are set out below

2.2.5..... Residents and visitors only have access to very few accessible natural greenspaces in and **around Gainsborough and Sleaford**.....

2.2.6 **Domestic gardens and street trees** in settlements also represent an important asset...

2.2.9 Floodplains are an important landscape-scale GI asset in Central Lincolnshire and include the **major floodplains of the Trent**, Ancholme and Witham, and other smaller rivers.... Not only of importance for flood management and food production with investment and appropriate management floodplains can also provide other key GI functions such as wildlife habitat provision, access and recreational opportunities.

2.3.1 GI needs and opportunities - There is a need to protect areas of open land from development in and around the settings of settlements, in particular Lincoln, **Gainsborough and Sleaford, which contribute to maintaining settlement character and preventing coalescence of adjoining settlements.**

- There is a need to promote high quality design of new development to enhance the integrity and **local distinctiveness** of its landscape and townscape context.
- **Gainsborough Area** – deficiency in neighbourhood accessible natural greenspace sites for all inhabitants except a small pocket in the eastern part of the town; deficiency in district

scale sites for all residents; and deficiency in county scale sites for two thirds of residents.

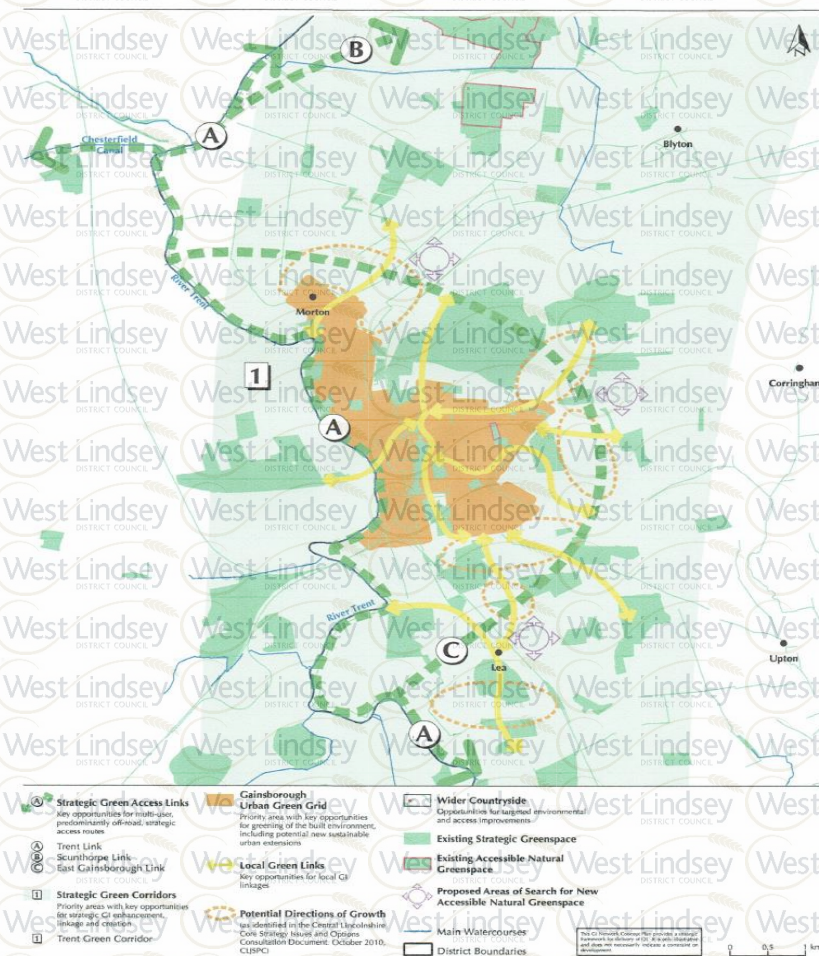
- The Trent Valley is identified as Strategic Green Corridor (1).
- The Trent Valley is identified as a Strategic Green Access Link (A).
- The Gainsborough area is identified as an Urban Green Grid priority area with key opportunities for greening the built environment.

3.3.19 The proposed **GI Network for the Gainsborough Area** is illustrated on Figure 1.4b.

The Area lies within the Trent Strategic Green Corridor, a priority area with key opportunities for strategic GI enhancement, linkage and creation....

3.3.20 ....the East Gainsborough Strategic Green Access Link connects communities and businesses within the potential growth locations to the east and south of Gainsborough to local leisure opportunities/destinations, greenspaces and public transport services.....

3.3.21 The Strategic Green Access Links, greenspaces and habitats in the countryside around the town, and also the adjoining villages of Morton and Lea, are connected to the Gainsborough Urban Green Grid by a network of Local Green Links. This network includes local GI linkages with the open space of the 'Gainsborough Escarpment', a prominent north-south feature through the town that affords extensive views both east and west across the Trent Valley..... **Protection of undeveloped land as settlement breaks between the town and Morton to the north, and between Gainsborough and Lea to the south, provides the opportunity to locate accessible natural greenspace in these areas.**



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NOVEMBER 2011

GREEN INFRASTRUCTURE STUDY FOR CENTRAL LINCOLNSHIRE  
Volume 1: Strategy

FIGURE 1.4b  
Green Infrastructure Network  
Concept Plan - Gainsborough Area

*3.3.22 The protection and enhancement of biodiversity sites, landscape/townscape character and historic environment assets, in line with needs and opportunities identified in the relevant GI Zones, are intended to support the GI Network for the Gainsborough Area. These include: Zone 2: Laughton Wooded Vales and Zone 9: Gainsborough Urban Area and Zone 12: River Trent Floodplain Valley.*

*3.3.23 In addition to the above, it is also intended that delivery of the GI Network for the Gainsborough Area takes into account the Bassetlaw District Green Infrastructure Strategy for areas to the west of the River Trent.*

### **3.4 - Lincolnshire Historic Landscape Characterisation (HLC) Project (Sept. 2011).**

3.4.1 - There is limited coverage of Gainsborough, but the following may apply, (Character Zone TVL1), The Northern Cliff Foothills, within The Trent Valley Character Area. Includes NCA 45 Northern Lincolnshire Edge with Coversands. Extracts are presented below

**Description.** *The landscape of this zone is largely flat, with a gentle upward slope from the River Trent in the west to the foot of the Northern Cliff in the east. The level topography allows wide views of large features the landscape, especially the large power stations on the west bank of the Trent whose exhaust plumes can be seen across the zone.*

*A line of settlements, aligned approximately north to south, runs through the middle of the zone from Messingham in the north to Sturton-by-Stow in the south. The settlements retain much of their historic character, with organic infill development on vacant plots and occasional large-scale modern development at their edges. There are also, scattered across the zone, several isolated farmsteads the majority of which have expanded significantly from their original size to include modern barns and animal pens.*

*The largest settlement in the zone is Gainsborough, an historic town situated on the east bank of the River Trent. The town displays a mixture of residential types, but the two most dominant are the strict grid-pattern, nineteenth-century terraces in the centre and the sinuous branching mid to late twentieth-century housing estates on the edge. The boundary between the two is marked by the railway line. The town is also home to a number of industrial facilities, both active and historic. The Britannia Iron Works was once the largest of these and its former premises at Marshall's Yard have now been converted into office space and retail outlets, while retaining much of its former industrial character. The port facilities along the Trent are now largely disused and there are several areas of overgrown derelict land.*

*The fields in the zone comprise a balanced mix of types. Close to the historic settlements at the western edge of the zone there is a preponderance of surviving ancient enclosures, characterised by small field sizes. Away from the settlements there are a number of ancient enclosures of larger size which seem to be associated with specific isolated farmsteads. There is also strong survival of planned enclosure landscapes across the character zone, and the modern fields, produced through a process of consolidation in the twentieth century, seem to retain much of the rectilinear character of the underlying planned enclosures. Most of the modern fields and planned enclosures have a strong east to west orientation, evident from the long boundaries that have survived the process of consolidation. Much of the road network reflects the strong east to west alignment of the fieldscapes, apart from the road*

linking the central settlement line, which is aligned north to south and roughly follows the 20m contour line. The E to W aligned roads are characterised by their wide, sinuous nature.

**Historic Landscape Evolution.** The earliest identifiable landscape features in this zone date from the Roman period. The modern A1500, also known as Till Bridge Lane, follows the course of a Roman road from Ermine Street on the top of the cliff to the former river crossing on the Trent to the west of Marton. To the south of this road the Foss Dyke, that may be a Roman canal, meets the River Trent at Torksey. The Anglo-Saxon town of Torksey was sizable and important, being considerably larger than Nottingham in 1066. It declined later and is now a relatively small village on the banks of the Trent.

The main line of settlement, running through the centre of the zone, appears to have been in existence by the time of the Domesday survey, with most settlements recorded. The villages are situated at some distance from the river, presumably to minimise the risk of flooding. The settlements on this line appear to have had typical, medieval, open field farming systems, with two or three strip fields in close proximity to each settlement and common grazing land on the marshes adjacent to the river.

Three large deer parks were established in the north of character zone in the twelfth the fourteenth centuries, at Gainsborough, Stow and Kettlethorpe. All three of these parks have since been enclosed, but there are still identifiable elements, such as continuous field boundaries, that reflect the former park outline in the landscape today. As well as the enclosure of former deer parks, there are several examples of early enclosure of former open field strips to be found in close proximity to most of the villages in the zone. There are also several examples of ancient enclosures associated with isolated farmsteads.

The zone as a whole was largely enclosed, in a planned fashion, between the seventeenth and nineteenth centuries. This is evident from the strongly rectilinear field boundaries that survive to this day. These planned enclosures resulted from private agreements and Parliamentary Acts in approximately equal measure, judging by the survival of these types in the modern landscape. The process of planned enclosure also created a new settlement pattern of many isolated farmsteads in the landscape. The nineteenth century saw a massive expansion in the population of Gainsborough, as people forced from the land by enclosure found employment in the factories and docks. The town took on a new character with large factories small terraced houses constructed to accommodate the workforce.

**Legibility.** Legibility of the medieval landscape is evident in the survival of the linear settlement pattern and long east to west orientated field and parish boundaries. Some surviving ridge and furrow, visible as extant earthworks and as cropmarks on aerial photographs, is also present within the ancient enclosures near to settlements....Legibility of the post medieval landscape is evident in the good survival of planned enclosure and isolated farmsteads across the character zone, which gives the zone its dispersed character... Most modern housing is centred on ancient settlements, but retain their historic character.

3.4.2 - The study goes on to consider Regional Character Areas, including:

**6 The Trent Valley. Description of Present Landscape.** It is described as, primarily rural in character. The eastern edge is formed by the scarps of the Northern and Southern Cliff. The western edge of the area is formed by the River Trent in the north, and by the county boundary in the south. The entire area is characterised by nucleated settlements and isolated farmsteads. The nucleated settlements to the north of Lincoln are arranged in two distinct north-south lines: aligned along the eastern Trent bank and, to the east, along the



line of the shallow ridge which leads up to the Northern Cliff scarp. The character of the nucleated settlements to the south of Lincoln..... Isolated farmsteads are found throughout the area, with equal distribution, but, due to the lower frequency of nucleated villages, appear more dominant in the central part of the area.

There is a balanced mix of field types. Close to the historic settlements at the edge of the area, there is some survival of ancient enclosures of the former open field systems. Survival of ancient enclosure is more prevalent north of Lincoln, apart from an extensive area in the vicinity of Haddington and Aubourn. There is also a strong survival of planned enclosure landscapes across the character area, and the modern fields, produced through a process of consolidation in the twentieth century, retain much of the rectilinear character of the underlying planned enclosures. Most modern fields and planned enclosures have a strong east to west orientation, evident from the long boundaries that have survived.

Although outside of the county, views throughout the area are dominated by the visibility of the Trent valley power stations and associated infrastructure. Settlements are generally small, scattered villages linked by a network of small, quiet country lanes, which contrast markedly with the busy A1 and A46 roads which both traverse this character area. The villages are, on the whole, closely linked to the underlying geology and topography with many located on slight rises. There are two distinct lines of settlement in the north of the character area which generally follow the line of current and former River Trent terraces, and a crescent of settlements in the south of the character area which follow the line of River Witham terraces.

**Landscape History.** There is little surviving visible evidence of older settlements in surviving landscape features, apart from the alignment of two Roman roads and possibly the line of the Foss Dyke canal which may be of Roman construction..... Many of the present parish boundaries still respect the line of the A46, and the Foss Dyke, suggesting that these features remained important elements in the landscape into later periods.

### **Drivers of Change**

**Agriculture:** Further field consolidation, changes to the crop regime, mainly for bio-fuels and the closure and dereliction of farms.

**Climate Change:** Changes to the crop regime, mainly for bio-fuels, construction of windfarms/micro-hydro generation and loss of tree species

**Industry:** Potential loss of existing power stations in Nottinghamshire as new sources come online and creation of new aggregate extraction sites or expansion of existing ones.

**Settlement:** Modern development within and around settlement edges and new housing development around Gainsborough.

## **3.5 - West Lindsey Local Plan**

3.5.1 - There is a Landscape Character Assessment, which is a technical assessment of the special character, distinctiveness and quality of the different landscape types within the district. It was prepared in 1999 by Environmental Resources Management (ERM). Fourteen Landscape Character Areas (LCAs) were identified, including (1) Loughton Woods and (2) The Trent Valley. It is noted that in some places, the boundaries between different Character Areas follow precise natural visual edges in the landscape, but it is more usual for them to represent a transition from one type of landscape character to the next. Areas close to these boundaries may display some characteristics from each of the adjoining landscapes.

3.5.2 - As with the more recent NCA, Morton lies at the junction of the Character Area 1 and 2 identified in the 1999 study and is not specifically covered. However, the following points/comments are helpful:

- Settlements are “islands” of buildings in the flat landscape, churches are landmarks and there are panoramic views with “Big” skies.
- A minor north to south routes links small settlements along the River Trent – small hamlets at old ferry crossings, with the flood defence bund acting as a visual barrier to the west, but there are extensive views across the flat landscape to the east.
- Views of church towers, woodland and higher ridges are important.
- Expansion of small settlements could lead to coalescence in the open river corridor.
- The most sensitive parts of the landscape included historic parklands around Gainsborough, River Trent washlands and low-lying land along the River Trent (west of the A156 and A1133).
- The principles for landscape management included the protection and improvement of woodland and hedgerows, the potential expansion of wetlands and identification of key views and entrances to settlements as a focus for landscape improvements.
- The principles for accommodating new development included avoiding further linear development along main roads, a careful approach to design at village entrances, reflecting local building material (red brick and pantiles) with driveways and parking off the street behind walls.
- Development on low lying land west of the A156/A1133 would be prominent and cannot be easily accommodated without detracting from the gentle transition to the open flat farmland on the banks of the River Trent.

3.5.3 - The summary of Key Issues includes:

- The loss of distinctive landscaped settings to settlements.
- The erosion of distinctive rural landscape patterns and features.
- The impact of agricultural buildings in the rural landscape.
- Damage to the landscape setting of historic and archaeological features.

### **3.6 - Emerging Gainsborough Neighbourhood Plan – Draft Green Infrastructure Study (Proposals for the Creation of a Green Wheel for Gainsborough).**

3.6.1 - This report was commissioned to provide the emerging Gainsborough Neighbourhood Plan with a robust summary of existing Green Infrastructure (GI) provision within the town; and to propose GI enhancements to inform Neighbourhood Plan policies. The report summarises plans and proposals identified in a range of local, district and national-level policy documents and draws them together through site surveys. It identifies the potential for new and existing GI assets to be created, enhanced and linked to form an accessible corridor around the town served by linked sites and routes through the settlement. The ‘Gainsborough Green Wheel’ is the principal proposal of the report, supported by proposed policy areas to be included within the Gainsborough Neighbourhood Plan.

3.6.2 - The following elements of the report are relevant to Morton:

- The Vision....” *All development within the Plan period will maximise the environmental assets in and around Gainsborough, particularly the river, access to*

*the countryside and the parks and green spaces so that people can cycle or walk around the town...”*

- *“Green Wheel” elements - Section 1 - North: River Trent (Morton) – A631. This section starts on the eastern bank of the River Trent at Trentside, Morton. The most direct route eastwards would utilise the pavement and road of Front Street, to the junction with the A159 (Morton Road). The grass verges along the eastern portion of this route have the potential for pavement/ cycleway widening. However, a quieter and ‘greener’ route is desired to enable the route to more fully adhere to the Green Wheel principles. Accordingly, a route has been identified using a short section of Crooked Billet St, a Public Footpath and North St. A new Public Right of Way is proposed to be created and surfaced between North St and the Front St / A159 (Morton Road) junction. The parcel of land close to the junction has been the subject of a previous planning application. Should planning consent ever be permitted for this site, consideration should be given to incorporating this Green Wheel link within the development design/conditions.*

### **3.7 - The ‘OnTrent’ Initiative**

3.7.1 - The ‘OnTrent’ Initiative is a broad-ranging scheme managed by the Nottinghamshire, Lincolnshire, Derbyshire and Staffordshire Wildlife Trusts, to conserve and enhance the rich natural and historic heritage along the River Trent – making a better habitat for wildlife and a better environment for people to enjoy. The initiative aims to:

- Create a rich diversity of linked wetland habitats along the Trent and its tributaries.
- Encourage the adoption of sustainable practices in agriculture, forestry, mineral extraction, building development, water management and energy.
- Enable people to connect with, understand and benefit from rivers and wetlands.
- Conserve, interpret and research the historic environment of the river valley.
- Encourage sustainable recreation and tourism.
- Work with organisations and land managers to promote the value of wetlands and where appropriate the re-establishment of natural processes in floodplains.

## 4. Conclusions from area surveys

This section summarises the main characteristics of the survey areas and identifies issues and opportunities which can be addressed by Neighbourhood Plan Policies. In general, over the past 70 years Morton has developed by the use of infill land, with former paddocks, orchards as well as gardens used to build additional housing particularly in the oldest part of the village and supplemented with the development of four larger sites in Southlands, Nursery Vale, Westminster/Salisbury Close and Orchard/Granary Close. Other large parcels of privately-owned land still exist within the boundaries of the village which could be developed for more housing should the owners choose to pursue this course of action in the future and that flooding constraints are recognised.

### 4.1 - Main survey areas (with sub areas)

#### Area 1. Older Village Core

- i - Crooked Billet Street, Walkerith Road (S), Dog & Duck Lane and Tudor Drive
- ii - Cross Street and South Street
- iii - Front Street, Belvoir Close, and Floss Mill Lane
- iv - Gladstone Cottages, West Street and Chapel lane
- v - North Street
- vi - Trentside and The Wharf



*The Ship Inn, Front Street*



*Eliot House, Crooked Billet Street.*



*Dog and Duck Lane*



*Old Post Office and Forge*



*New apartments at Trentside*



*Important mature trees (Tall Trees House)*

### **Main conclusions for Area 1**

A - There is no Conservation Area in Morton but the concentration of listed buildings along the north side of Front Street and the presence of St Paul's and its churchyard on the south side (in Gainsborough), leading onto Crooked Billet Street and Mill Floss Lane, means that new development must pay respect to the heritage and character of the area.

B - The "Gateway" to Morton, which comprises Morton junction (A159 Blyton Road, Thonock Hill and Front Street) and (from the north) the parkland setting of The Manor House, is important and new development (including highways works and services), should respect the open, well landscaped character of this part of the village.

C - There is a distinct character in the late C19 and early C20 streets in Area 1, related to traditional materials (red brick/slate) and the tight street pattern. There are several potential local (non-designated) heritage assets, e.g. the old chapel, post office and forge.

D – The historic relationship with the river, manifested today by the street pattern, large houses and the former wharf area, with anecdotal evidence of tunnels and smuggling, should be recognised in the design of new buildings and old features should be retained.

E – The importance of older boundary wall and railings to the character of Front Street and Floss Mill Lane.

F - The importance of street trees and mature trees in larger gardens and grounds (e.g. The Manor House).



**Area 2. Mill Lane, leading to rural area (West)** i - Bycroft Road & Hickman Crescent,  
 ii - Granary Close, iii - Mill Lane, iv - Morton Close, v - Orchard Close & vi - Salisbury Close.



*Hickman Crescent post war housing*



*Granary Close*



*View of Mill from Granary Close*



*Protected woodland off Granary Close*



*Old Mill & steam laundry before conversion*



*View eastwards from Mill Lane*

### **Main conclusions for Area 2.**

A – The mill is an important feature its setting, with local/longer views, need protection.

B – Mill Wood is an important, valued local landscape feature which justifies protection.

C – The post war housing on Hickman Crescent has a distinct planned character where the short terraces, original materials (brick and concrete interlocking tiles) and front boundary hedges are largely intact. New development should reflect this character.

D – Views towards open countryside are attractive and there is a clear boundary between the house and the adjacent fields. Incursions into open countryside could be harmful.

### Area 3. Laughton Lane and rural area (North)



*House – transition to countryside*



*Rural Industry*



*Village to countryside transition*



*Wide verges typical in Morton Parish*

### Main conclusions for Area 3.

A – The character of the rural roads, with wide verges and hedgerows is important in terms of both landscape and nature conservation and to provide pedestrian routes in the absence of surfaced footways. However, the narrow roads give rise to problems when new development is serviced by HGV traffic and large farm machinery.

B – The open nature of the countryside is valued such that care needs to be taken with new development for employment and/or agriculture that involves larger buildings, e.g. associated with the employment area off Laughton Lane.

C – The potential for larger agricultural and industrial buildings to impede landscape views.



#### Area 4 - Field Lane, Walkerith Road and Southlands (mid to late C20).

- i - Field Lane (Nos. 2 -20)
- ii - Nursery Vale
- iii - Southlands
- iv – Walkerith Road

(See photographs overleaf)



*Field Lane houses and wide verge*



*Nursery Vale, more recent housing*



*Southlands more recent housing*



*View across Field Lane form Southlands*



*Old Southlands House (demolished)*



*Walkerith Road, wide verge & mature trees*

#### Main conclusions for Area 4.

A -The rural stretch of Walkerith Road, with wide verges and hedgerows is important, in terms of both landscape and nature conservation and to provide pedestrian routes in the absence of surfaced footways. However, the narrow road again gives rise to problems.

B - Southlands Avenue & Southlands Drive are a distinct character exemplifying 1980s housing layout, design, materials and landscaping, which efforts should be made to retain.

C - The (originally local authority) houses on Walkerith Road have a distinct character such that new development should take account of materials, vernacular and scale.

D – Field Lane, with its linear open space is a gateway for the village to the Trent Valley, providing access to the footpath network, giving a key view to the South.

#### **Area 5 - Field Lane, rural area (East) and Trent Valley**



*Field Lane, improved rural dwellings*



*Field Lane, rural byway and countryside*



*Historic photograph of "The Gymes"*



*View South along Trent from flood bank*

#### **Main conclusions for Area 5.**

A – The character of the rural section of Field Lane (as a road and track), is important in terms of landscape and nature conservation and to provide a pedestrian route on footways. However, this should be recognised as a constraint on new development

B – The open nature of the countryside is valued such that care needs to be taken with new development for agriculture that involves larger buildings, however, the integrity of the valley landscape with five key views west and north needs to be kept intact.



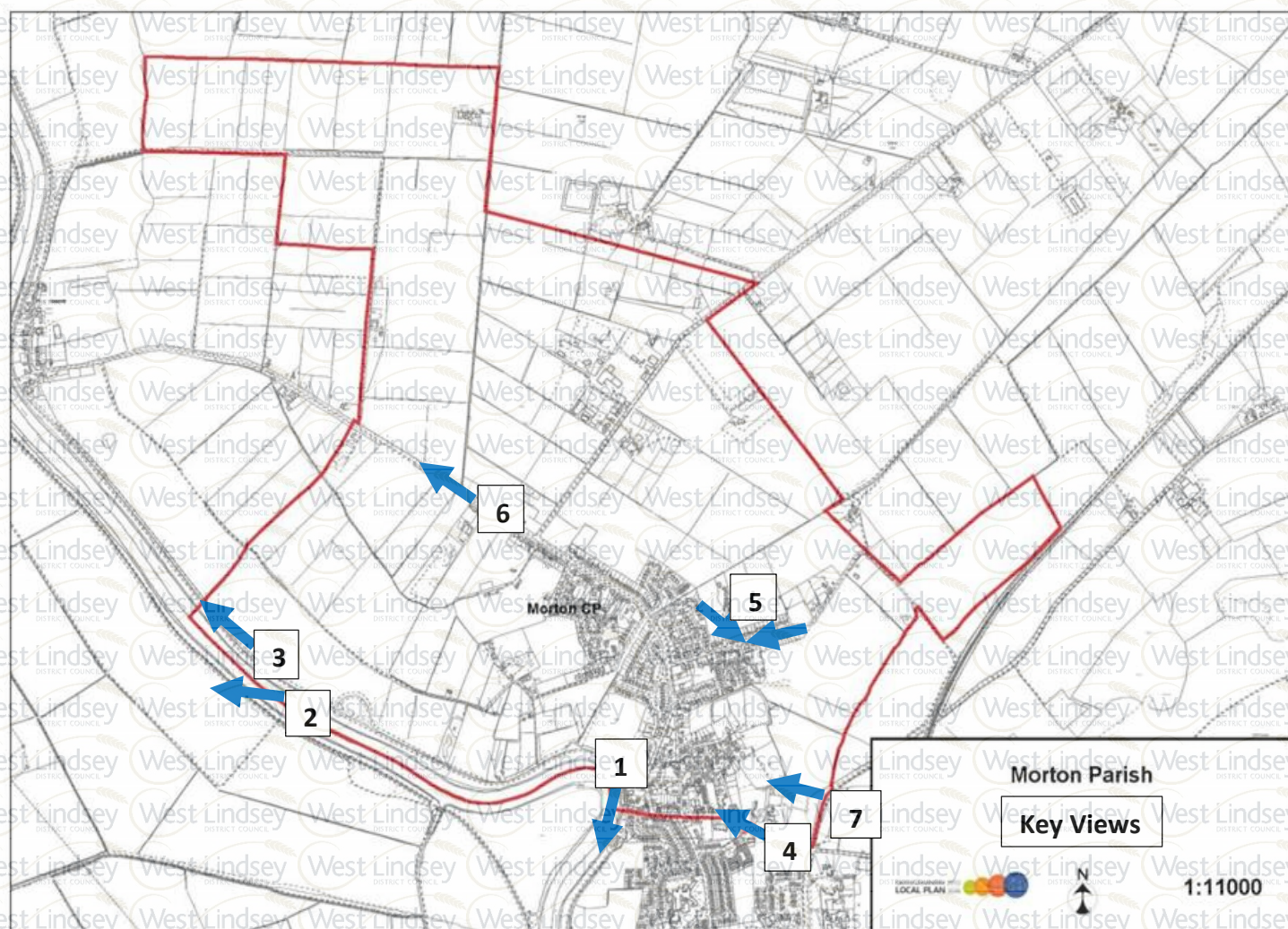
C – The sites of the 1947 flooding breach and the 1915 Gymes disaster are an important link between the River Trent dominated landscape of Morton and C20 culture/history and it is desirable for these sites to be protected and enhanced, if possible.

D – The recreational use and further potential of public footpaths, including alongside Field Lane, across to the river and along the flood bank is important and locally valued.

E – The importance of trees, hedges and small wetland/meadow areas.

## 5. Key views

In addition to the details of the built environment, the Character Study has identified the importance of open spaces, the countryside and key longer views which should be addressed by policies for the Neighbourhood Plan. These could include general design criteria, local open spaces, criteria for considering other development and renewable energy. Views have been 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 great care will be needed with the design of new development or where large scale development will not be acceptable. Key views are shown on the map below, listed and illustrated by photographs.



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**Views number 1 to 7 – Brief descriptions and photographs follow.**

- 1 - Trentside looking South and West.
- 2 - Trent Valley flood bank looking West.
- 3 - Trent Valley flood bank looking North.
- 4 - From Front Street looking West.
- 5 - From Granary Close/Mill Lane, looking West.
- 6 - Walkerith Road (on outskirts of village) looking North West.
- 7 - From Blyton Road, looking South-West.

1 Trentside: South down the valley past new apartments/houses towards West Burton.



2 - Trent Valley flood bank looking west across the river to Walkeringham and Gringley on the Hill on the skyline (in Nottinghamshire).





3 - Trent Valley flood bank looking North from the footpath linking to Field Lane.



4 - Looking West along Front Street to St Paul's and C18/19 houses.



5 - From Granary Close looking West to the old windmill and East from Mill Lane





6 - Walkerith Road (on outskirts of village) looking North West to open countryside, highlighting wide verges either side of the lane.



7 From Blyton Road (from permissive footpath) looking West over cross fields towards Morton village, including the Mill.





## 6. Local (Non-Designated) Heritage Assets

Seven potential Local (non-designated) Heritage Assets have been identified to underpin a policy to protect local valued buildings and structures. These 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.

1 - Holly House & outbuildings (14 Mill Lane). A substantial late Victorian gentleman's residence of red brick and slates, with stone sills and lintels, with a separate stable block and other outhouses and a Victorian greenhouse (in poor repair) and a later (interwar?) brick garage. The grounds are around 0.5Ha (1.25 acres) with mature trees and lawns.



2 - The Crooked Billet (Crooked Billet Street/Floss Mill Lane). A prominent former public house, rebuilt in the 1930s, of red brick and small tiles, with arched/sashed windows. In 2019 it was converted to a shop (with residential premises over it), changing the appearance of the building.



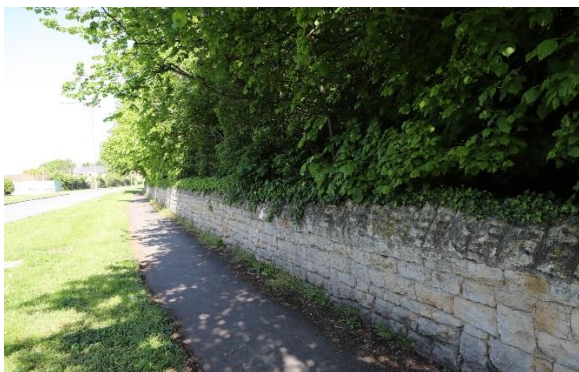
3 - Old post office and forge (3-5 Dog & Duck Lane). Traditional (brick and slate late Victorian shop, cottage and workshop.



4 - St Oggs. Late C19 villa (now nursing home) original windows, brick details & ornate facias.



5 – C18 & 19 boundary walls/railings (exc. Listed Buildings) on Front Street & Floss Mill Lane. Traditional stone, brick and iron railings forming the original boundaries of larger houses.



6 – Early C20 houses in large plots on Walkerith Road (Opp. Village Hall). 3 detached houses in large plots. Brick/slate construction with chimneys, ridge/eaves details and front hedges.



7 – Traditional interwar houses (originally local authority) on Walkerith Road (Nos. 34-54). Three blocks of 4 houses each with traditional construction, brick, render and small element

concrete tile roofs. Gable details at the ends and centres of each block.



## 7. Potential Local Green Spaces

7.1 - The wider reports and landscape studies for Lincolnshire and West Lindsey emphasise the importance 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 are identified and protected to help to maintain local character.

7.2 - 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.

7.3 - The potential to use a Neighbourhood Plan to identify Local Green Spaces (LGS) is a great opportunity to address this element of local character, based on this study, in accordance with the requirements of the National Planning Policy Framework (NPPF) as set out in Paragraphs 99 -101 see below.

*“99 - The designation of land as Local Green Space through Neighbourhood Plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.*

*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 and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

*101 - Policies for managing development within a Local Green Space should be consistent with those for Green Belts”.*

7.4 - Applying these criteria, the following sites in Morton may qualify for designation as Local Green Spaces in the Neighbourhood Plan. (N.B. landowner consultation will be undertaken).

**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 Gyms disaster and of the 1947 Morton Breach (flood) on river south of Field lane (SK79850 91762).**

7.5 - The table summarises how the sites fulfil NPPF criteria and photos follow overleaf.

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

### Photographs



Potential LGS Site 1 - Mill Wood

Potential LGS Site 2 - Field Lane



Potential LGS Site 3 – Morton Gyms and Morton Breach







7.6 - Other important open spaces; the allotments off North Street/Cross Street and the Parish/School recreation ground and playing fields can be covered by open space and recreation policies in the Neighbourhood Plan.

## Appendix

### Appendix 1 - Assessments Sheet Morton Character Surveys (March to May 2019)

#### STREET/AREA:

##### PHYSICAL CHARACTER

STREETS/ROADS
(Hints: type of street – narrow, wide, straight, winding, street furniture)

SPACE and BOUNDARIES
(Hints: means of enclosure/boundaries, sense of space (open/ intimate – can be affected by the position of buildings/boundaries and the roadway), presence and size of building plots/gardens, location of buildings within the plot (uniformity?) – does this change?)

BUILDINGS
(Hints: Use (public/domestic etc.), materials, size, scale, form (detached, terraced), density, frontage onto street (orientation); windows, doors, condition, visible alterations)

GREENERY & LANDSCAPE FEATURES (e.g. canal)
(Hints: presence and scale of greenery; public/private; rural/urban; mature; changing levels)

VIEWS within the space/street/area
(Hints: long or short, intimate, channelled, wide), focal points, streetscape (how the buildings and streets work together), roofscape; sense of uniformity)

VIEWS beyond the space/street/area
(Hints: long/short, high level; obstructions to views – buildings/structures/topography)

**EMOTIONAL, PERSONAL & TRANSITORY PERCEPTIONS:**

ASSOCIATIONS (Buildings of particular historical or other association)

LIGHT/DARK: (Shading, time of day/night, weather conditions)

NOISE & SMELL: Man made/natural

SUMMARY; QUALITIES & ISSUES (related to potential planning & land use policies)

Name(s) of surveyors.....

Date & time of survey.....

## **Appendix 2 – Completed Survey forms**

### **Area 1 – Older Village Core**

**Sub Area: 1 – Crooked Billet Street, Manor Lane, Walkerith Road (South), Dog & Duck Lane, Tudor Drive**

**Surveyed by Bruce ALLISON Date: 15/05/2019 Between the hours of 13:00 to 14:00hrs**

### **Physical Character**

#### **Streets Roads**

Crooked Billet Street is a marked (markings temporarily obscured due to recent resurfacing work) main thoroughfare road running from the bend outside the old Crooked Billet Pub junction with Front Street to where it merges with Walkerith Road. It is approx. 5.5m wide with pedestrian pavements/walkways on either side and is used as a bus route and is used by HGV traffic accessing farm and light industrial facilities along the river Trent. There are school safety zone signs on the approach to; and markings on the road outside Morton Trentside school and road signs warning of elderly people crossing. There is street lighting which is permanently on during the hours of darkness. There are telegraph poles that convey communications cabling to the properties in the street. Despite the volume of traffic there are no safe crossing points in this road except for a manned school crossing patrol during school hours. The pavements are wide enough for disabled users using scooters or wheelchairs and there are some dropped curbs at junctions and outside the school to assist, but at the junction of Walkerith Road there are none

Walkerith Road (South) runs from the junction of Crooked Billet Street back towards the direction of Front Street near to the Ship Public House where it merges with Dog & Duck Lane at the junction with North Street. This is a 4m unmarked road except for junction markings and marking relating to two speed reduction humps (Sleeping policemen) in the road. There is street lighting, but this is turned off after midnight until 4am. Telegraph poles carry phone lines. There is a dog poo bin near the junction with Crooked Billet Street.

Dog and Duck Lane is a 4m unmarked road but like Walkerith Road it has two speed reduction humps. It is a one-way street with traffic only permitted to head south towards Front Street, road signage is in place to indicate this. There is street lighting and telegraph

poles and a dog poo bin. There is a very narrow pedestrian walkway and the entire street is unsuitable for disabled access.

Tudor Drive is cul-de-sac that is set back off Dog & Duck Lane. It is a block paved road that leads to four properties that have off street parking.

Manor Lane is a small unmade access road to two properties off Crooked Billet Street that then becomes a public footpath that links Crooked Billet Street to Walkerith Road at the junction with North Street and where it merges with Dog & Duck Lane. There is no disabled access for the access road or footpath.

All roads are 30mph and an advisory 20mph zone outside Morton Trentside School.

### **Spaces and Boundaries**

Crooked Billet Street does not have wide roadside borders. There are pavements and then walled, fenced, railings or hedge lines denoting property boundaries of various designs and appearance. Nearly all properties have off street capacity.

Walkerith Road (South) has some grass border outside the village hall and wildflowers do grow in it. There are pavements on the east side of the street. The property boundaries consist of hedges and fences and there is a small drainage channel that runs along the hedge outside the village hall. Nearly all properties have off street capacity.

Dog & Duck Lane has a small pedestrian pavement, otherwise the property boundaries are onto the roadway. Near Tudor Drive the road widens to allow a small vehicle passing area.

Manor Lane is bordered by Manor House and a hedgerow bordering properties the other side. Wildflowers do grow here but the grass and foliage are cut at certain times of the year.

### **Buildings**

Crooked Billet Street is an older part of Morton and this is reflected in the types of building. Beginning with The Crooked Billet Pub an early 18<sup>th</sup>C property that has seen many cosmetic changes over the years, but which has drastically changed in the past few months – it is now a shop. The building has red bricks and has had a new roof installed of interlocking flat concrete tiles along with upvc windows with one main window being removed and blocked up, the chimney stacks have been removed. The main door has also been removed and an aluminium shop door with metal pull down roller shutter fitted above it. There are three satellite dishes fitted to the outside walls as well. Opposite is an old garage filling station that is now used as office space for a travel company and the forecourt is used for parking. Progressing down the road in the direction of Walkerith road on the right there are two 18<sup>th</sup>C 3 bed semi-detached properties (16 & 18). Both have been refitted with upvc windows and replacement wooden doors. Both properties have concrete interlocking tile roofs.

Opposite these two houses there has been some infill development has taken place on land that was previously occupied by old buildings that have been demolished. The Wharf is a development of flats and semi-detached 3 bed houses and there is a vehicle access to this from Crooked Billet Street. The flats are of the same construction as previously mentioned in the report relating to the Wharf & Trentside however there are 3, 2 bed flats which have garages at the rear of the flats. This is a gated community and only accessible via a security coded gate system from Crooked Billet Street and from a pedestrian access on to the Wharf

and riverside. These were built in 2015 and are red brick with wooden board fascia and non-interlocking pinned cement slate roofs. All are fitted with modern upvc windows and doors. This courtyard faces out onto the rear of the Bramlings building which has a wall to the rear and a gate. Next to the gates that allow access to the Wharf development are two properties (17 & 19) – again infill. Possibly built in the 1980's one is a three-bedroom two storey house and the other a two-bedroom bungalow both have modern doors and windows and interlocking cement tile roofs.

Numbers 20 & 22 are two Edwardian properties built in 1903 that have renovated over the decades and fitted with modern windows and doors and modern roofs.

Further modern buildings are next to them 22a a 4-bed bungalow built in infill land and 'Tall Trees' a 3 bed 1970's house with attached garage.

Opposite is Eliot House a Grade 2 listed property used as a care home for 29 people with a range of care needs. The description published on Historic England states the following '*Mid C18 with late C19 and early C20 alteration and addition, altered late C20. Red brick with ashlar dressings, having slate roofs with lead dressings and 2 brick end wall stacks. 3 storey 5 bay front arranged 2:1:2 with centre bay advanced under pediment; brick plinth and ashlar moulded coped parapet. The central half glazed C19 door with plain fanlight and moulded surround is covered by a C19 brick gabled porch with semi-circular arch with keystone and pedimented lead roof to either side are single narrow sashes and beyond single splayed bay windows with cross mullioned windows, dentillated frieze and hipped lead roofs. To 1st floor is a central Venetian window with Gothic tracery in the raised central head, flanked by pairs of cross mullioned timber casements. To 2nd floor is a central Diocletian window flanked by pairs of small square 2 light casements. The windows of the central bay have ashlar sills on brackets and plain rubbed brick heads. The flanking windows of the upper storeys have flat rubbed brick arches with raised keystones. To the right is a 2 storey, 2 bay C19 addition with hipped slate roof having 2 tripartite windows to both floors. INTERIOR: has original mid C18 staircase with 2 turned balusters with knops per tread and a wreathed handrail and carved string. The stair wall has dado panelling with raised and fielded panels and the staircase hall is lit by a tall round headed window with Gothic tracery. The front room on the left has an egg and dart cornice and a heavily moulded fireplace surround decorated with scrolls, flutes and a dentillated cornice, largely C20. Front room right has moulded plaster cornice, dado rail, moulded door surrounds, panelled shutters and wooden fireplace, also mostly C20.*'

Numbers 21 a, b & c to 29 except for number 23 are set back from the road. They have hedges and fencing to denote the boundaries at the front. They have large gardens to the rear that border onto the playing field and are of different construction to those on the Southlands development and comprise of 2, 3 and 4 bedroom bungalows, detached & semi-detached two storey houses. The windows are all double glazed some have had replacement windows and doors fitted. Numbers 24 to 26 are all modern bungalows built on a former field two of which have flood safe rooms in the loft. The plots of two of these buildings run through to Walkerith Road that runs parallel to Crooked Billet Street.

Walkerith Road (South) has mostly older buildings built in the early 20<sup>th</sup>C (Edwardian period) and one modern bungalow. All buildings have been updated with new doors and windows although one retains some non-interlocking pinned clay roof tiles whilst the others have got cement interlocking tiles. The Village Hall was built on a field with the proceeds from the development of the Nursery Vale development further down Walkerith Road in 2003 to 2005 and the new brick built one replaced an old prefabricated wooded version.

Dog & Duck Lane & Manor Lane is also an area with significantly older buildings. The Manor House is a Grade 2 listed building that is now a care home and has accommodation for 26 people with a range of care needs. Historic England has recorded the following about the property *“Former house, now incorporated in larger office complex. Mid C18 with major C19 additions and alterations. Red brick with clay pantile roof, raised and tumbled gables. The rear front has 3 storeys and 4 bays with a plinth and dentillated eaves course. The ground and 1st floors have 4 plain sashes and the 2nd floor has 4 similar sliding sashes. All windows have flat rubbed brick arches with raised keystones. The main front has been obscured by later C19 additions. Interior; one room has plaster panelling and a dentillated cornice. The 2 doors are 6 panelled with balustraded friezes over. The early C19 fireplace surround is cast iron and decorated in a light Adam style. The C18 over mantle is in the form of an eared surround which is reeded and garlanded.”*

Many other original properties in Dog & Duck Lane have been demolished (including a Methodist Chapel built in 1893 as recently as 2015) to make way for a new bungalow and garden space. Some remain e.g. an old forge building and a building that was a Post Office. Tudor Drive which is a cul-de-sac off Dog & Duck Lane are 1980's built 3 and 4 bed detached properties two of which are bungalows. Two of the properties have mock Tudor facades but all are modern infill development on what was once a field.

## **Greenery and Landscape Features**

### **Street Boundaries & property borders**

There are mature trees in all of these roads, but all are within property boundaries that line the road. At 22a Crooked Billet Street there is a TPO (Morton 1984) on a large Ash Tree. The five properties in Crooked Billet street, numbers 21 a, b & c to 29 with the exception of number 23 are set back from the road with front gardens set to lawn with off street parking and garages. They have hedges and fencing to denote the boundaries at the front. Numbers 21 b & c have large gardens to the rear that border onto the playing field. The trees adjacent to numbers 21b & c are protected sycamore and cedar trees.

**Topography (arrangement of the natural/physical features)** - The area is flat.

## **Views & Streetscape**

### **Views**

The properties are surrounded by residential area

### **Street Design & Flow**

Whilst Crooked Billet Street and Walkerith Road (south) are wide enough for vehicles to pass in either direction vehicles parked at the side of the road make this difficult especially at the bends on Crooked Billet Street.

## **Emotional, Personal and Transitory Perceptions**

### **Associations – Buildings of a significant historical or local importance**

Two Grade 2 listed (Eliot House & The Manor House). Other buildings of historical significance are: Eagre Coach Garage, Crooked Billet Pub. Nos. 16, 18, 20 & 22 Crooked Billet Street. Older buildings in Dog & Duck Lane include the old Forge and Old Post Office.

## **Natural Lighting**

The natural light to some houses on Crooked Billet Street is obscured because of tall Trees but otherwise light is not obstructed.



## **Pollution: Noises and Smells**

The houses on Crooked Billet Street suffer from traffic noise and pollution.

### **Drainage:**

Crooked Billet Street contains a main sewer underneath it. The area of the village hall was prone to flood when it was a field prior to the hall being constructed. There is now a small drainage channel alongside the hedge line in Walkerith Road outside the village hall and the grass verges outside the village hall have been left undeveloped to assist with water drainage.

### **Key Qualities and Issues relating to potential planning policies**

There have been some bad planning decisions especially in relation to the demolishing of older buildings. This area is however fully developed in terms of infill opportunities.

## **Area1 - Sub Area: 2 –Cross Street/South Street**

**Surveyed by Les Devine & Bruce Allison Date: 15/05/2019 Between 1100 & 1200**

### **Physical Character**

#### **Streets Roads**

Cross Street and South Streets are small unmarked roads linked to North Street and in the oldest part of Morton Village. The width at the right-angle junction with North Street is narrow, approx. 4m which gradually widens at the other end where the road merges into a crescent shape with South Street before linking back onto North Street. This configuration makes it impossible for large vehicles to gain access to the street without crossing onto the narrow pedestrian pathways that are also either side of the road. This is a similar problem with the parallel road of South Street and comments on the narrow approach were recently made in objection to a planning application for a development of new infill housing in South Street although in the end the refusal was made on the basis of the flood risk because LCC Highways did not object. At the point where South Street and Cross Street merge roadside vehicle parking is concentrated and has caused obstruction to residents wishing to access their properties which are situated adjacent to Pump Alley which runs from Cross Street through to Front Street. Some markings have been placed on the road at this point to try to prevent this. In terms of street furniture there are three lamp posts which are switched off after midnight and telegraph poles. Overhead electricity cabling has been removed in the past three years and buried underground. Access for disabled people is poor with no purpose built ramps or dropped curbs except those for vehicular access to properties, and the pavements are narrow.

#### **Spaces and Boundaries**

There are no clear boundaries in Cross Street, the street is surrounded by other dwellings. In Cross Street most gardens have small plots or in the case of the flats none, in South Street the plots are more generous. There are pavements in Cross Street but not in South Street and the only grass verge is outside the flats at 17 Cross Street that have been considered by the residents of those flats as suitable for removal in order to create more parking space. At the rear of South Street there are privately organised allotments.

#### **Buildings**

The buildings in the two streets are a mixture of old and new with buildings ranging in age from the late 18thC to the 1990's. There has been quite a lot of infill development in this

area with buildings being constructed on plots previously belonging to the older houses. All the properties are domestic dwellings ranging from Flats, small terraced houses, detached bungalows, cottages and two story two, three- and four-bedroom properties. The buildings are of different construction with brick covered by cement render or brick left exposed. Most roofs are tiled with modern pantiles although one or two of the roofs have older tiled roofs or slate. Most of the buildings are double glazed with modern wooden or pvc doors. In South Street most of the properties have garages with off street parking.

### **Greenery and Landscape Features**

#### **Street Boundaries & property borders**

The newer properties are set back from the road whilst the older ones border the road. There are no pedestrian walkways in South Street but there is in Cross Street. Property boundaries are a mixture of fences, small brick walls and hedges. There is some off-street parking.

### **Topography (arrangement of the natural and artificial features of an area)**

The area is flat.

### **Views & Streetscape**

#### **Views (within the space/street area)**

Cross Street is surrounded by other properties and South Street properties face out onto each other at the front.

#### **Views (beyond the space/street area) Focal points.**

In South Street the properties that face east to the rear look out over fields towards Thonock Hill in the distance.

### **Street Design & Flow**

Because the streets merge and there is a block of flats at that point there is some confusion in relation where one street stops, and another begins.

### **Emotional, Personal and Transitory Perceptions**

#### **Associations – Buildings of a significant historical or local importance**

Whilst none of the buildings are listed there are some old properties of significant historical value which supports this part of Morton reputation for being the oldest part of the village. Local knowledge indicates that Pump Alley was so named because there was an old water pump at top of it which was removed when bungalows were built. It was also used to transport the dead bodies from the village to St Pauls church for burial. The flats at the top of Cross Street were built on land that used to be wood yard owned by a Mr Wartons. There was also a little chip shop which is now a garage to new bungalow.

### **Natural Lighting**

There are some tall mature trees at the entrance to the allotments none are listed and they only have a limited effect on the natural light in the area. The flats are not tall enough to impact of the light in nearby buildings.

### **Pollution: Noises and Smells**

This area is close to open fields and is therefore prone to rural odours. There is no appreciable traffic noise or pollution.

## **Drainage:**

The area is in a flood risk zone and does impact upon planning considerations.

## **Key Qualities and Issues relating to potential planning policies**

There remain limited opportunities for infill development, but as per a recent objection to a planning application this area lays within a flood area. The fields and allotments to the rear of South street provide development opportunities. The area East of South Street falls within the area designated as the Gainsborough Oil & Gas Field but there are no active well sites on the land.

## **Area 1 - Sub Area: 3 – Front Street, Belvoir Close, Floss Mill Lane**

**Surveyed by Bruce Allison Date: 16/05/2019 Between the hours of 1000 & 1100**

## **Physical Character**

### **Streets Roads**

Front Street is the main thoroughfare entering the village from the A159 Gainsborough to Scotter Road. The junction with the A159 known as Morton Corner but also known in the past as 'Four Lanes End' for obvious reasons. The layout today is as it was when horse and carts were used as the main form of transport. It is a vehicle accident blackspot due to the layout and has been known to be the limit of flood water from the River Trent as a photo from 1947 illustrates. There are no speed signs as you enter the village from that direction. Front Street is a 5.5m wide marked road (road mark temporarily erased due to recent road surfacing). It is a bus route and is used by HGV and farm traffic that access light industrial areas situated in the villages positioned along the river Trent. There is LED street lighting that is permanently on during the hours of darkness. Front Street continues towards the river Trent past the Old Crooked Billet pub and merges with Floss Mill Lane which turns away from Morton into the rear or properties that line the riverbank to the South at the point at which Front Street merges with Floss Mill Lane it is known as 'Morton Front'. Front Street denotes the parish boundary with the town of Gainsborough and there are several roads that join with Front Street, Belvoir Close (which is a cul-de-sac), Dog and Duck Lane (See related report), Ropery Road which is in the Gainsborough Town district and Crooked Billet Street which merges with Front Street on the bend outside the old Crooked Billet Pub. In addition to streetlights other street furniture includes telegraph poles which supply BT communications and a Morton Village sign. At the junction of Front Street Ropery Road and Dog & Duck Lane there are numerous road signs indicating a hospital (John Coupland), No entry to Dog & Duck Lane, and another Morton Village sign along with directional signs indicating the near villages. There is also a traffic island near to the junction with Ropery Road and Dog & Duck Lane.

Disability access in Front Street is poor with no drop kerbs other than those designed for vehicle access and no safe crossing point on what is a busy road.

All roads are 30mph.

### **Spaces and Boundaries**

The area is residential and apart from an open field next to St Pauls Church the land has been developed for housing where once there were open fields. The houses vary in size of plot as do the gardens only the properties on the north side are in the parish of Morton and the properties from 2 to 10 have open fields and allotments situated behind them but this

cannot be seen from Front Street. At the rear of number 4 Front Street here is a large parcel of land, nearly 2 acres, situated behind this property.

## Buildings

This is another old part of the village and the buildings illustrate this. Whilst there has been some in fill development four of the eight buildings in Morton that are listed by Historic England are in Front Street.

Morton House is situated on Morton Corner but is surrounded by a wall and mature trees and foliage so very little can be seen from the road. There is a compass gate set into the wall around Morton House and is situated on Morton Corner. The buildings appearance has not changed over many years and Historic England gives the following detail about the building Stable block and yard.

*“Early C19 Red brick with ashlar dressings, slate hipped roof, lead dressings. Central bay has pediment. Central wooden clock tower with canted angles, cornice, lead domed roof and clock to courtyard side, topped by wrought iron weathervane. 2 storey, 3 bay front with centre bay slightly advanced, pilasters to outer angles, brick plinth and ashlar first floor band. Central semi-circular headed opening to door and staircase. Flanked by single semi-circular headed windows having iron glazing bars, the lower parts are now covered; set in deeper blank concentric blind panels. The left-hand window has single low semi-circular headed plank kennel doors to either side. To first floor are 3 two light sliding glazing bar sashes with splayed brick lintels. To right is an attached single storey carriage house with a hipped slate roof and 2 wide brick basket arches. To the left a high stone coped screen wall contains double gates to the yard with flanking complex plan brick gate piers.”*

Morton House is also used as business office premises for a Funeral Directors.

Next to Morton House is a dormer style house built in the 1980's that has a red brick exterior and modern pantiles. This house (no 4 Front Street) was originally built behind an old gate lodge (see photo) which was then in turn demolished about 1985. The property has modern double glazing and a conservatory to the rear.

Number 6 and 8 Front street are two semi-detached cottage type dormers which look as though they were built in the 30's or 40's. They appear to have original metal frame windows, original wooden doors and non-interlocking pinned clay tiles.

Number 10 is the Old Vicarage, built in the late 1800's is a 5-bedroom red brick house that has had a large double garage block added to the side of it. It appears to have wooden sash windows and a wooden door that may have replaced the original fittings at some point. It has a non-interlocking pinned slate tile roof on the main house but a different roof construction on the garage to the side.

Number 12 is also a large late Victorian property with possibly 4 or 5 bedrooms it is of a similar construct to number 10. It has non interlocking pinned slate tile roof, wooden sash windows and wooden doors.

Number 14 'St Oggs' is a residential care home and built in the 1800's it derives its name fictional town of St Ogg's in George Eliot's The Mill on the Floss who is believed to have visited Morton & Gainsborough in the late 1850's. It has accommodation for 21 people that have special needs in relation to their mental health and has been extended to the rear to expand accommodation and dining and leisure area. The front of the property is ornately

decorated with stucco plasterwork of bunches of grapes and female heads wearing a hat – possibly in honour of the author(ess) George Eliot. The building has original wooden sash windows, but the wooden door is not original. It has ornate porch tile work, but the inside of the property has been subject to alterations. Like 16 next door it has a slate hipped roof with lead dressings and has retained its 18<sup>th</sup>C chimney stacks.

Number 16 is a Grade 2 late 18<sup>th</sup>c six-bedroom building that was extended in the mid 19<sup>th</sup>C. The building is brick; covered in a cement render to imitate sandstone blocks with an ashlar dressing and at times this has been painted white and covered in Virginia Creeper Ivy. Historic Englands Description is as follows:

*“House; railings and gate. C18 with early C19 alterations. Stucco with ashlar and stucco dressings, slate hipped roof with lead dressings, one ridge and 2 wall brick stacks. 4 bay 2 storey front with plinth, moulded 1st floor string course and rusticated quoins. Off centre partially glazed 6 panelled door with plain fanlight having stone doorcase comprising 2 Tuscan columns with square bases supporting a frieze with paterae and a hood. To the left are 2 glazing bar sashes with to right a single early C19 tripartite plain sash. To the 1st floor are 4 glazing bar sashes. Interior; the early C19 stair has pairs of delicately turned balusters. A semi-circular archway leads to the inner rooms. The arch and architraves have reeded surrounds and decorative angles. The cornice is of Greek Key and egg and dart. The rear room has a highly ornate rose cornice in a lattice work design. There is one C19 marble fireplace. The external cast iron railings sit on an ashlar plinth and consist of 2 tiers of plain rods with mid and top rails.”*

The garage attached to number 16 was formerly a shop in the 19<sup>th</sup>C. The frontage has been changed to accommodate garage doors.

Number 18 is an 18<sup>th</sup>c cottage that has been extended to the rear and heavily renovated inside. It has double glazing and replacement doors and interlocking cement tiles. The exterior walls have been rendered and painted.

Belvoir Close is a 1980's infill development built upon the site of two blocks of terraced workers cottages that were demolished to make way for the current houses. The two-bedroom houses are of a standard construction all have upvc windows and doors and tiled pitched roofs. An old 19<sup>th</sup>C shop (Smithsons) number 20 Front Street; was demolished to allow for an access road to be built into the cul-de-sac as the only access to the old terraced houses was via an alleyway that led between number 18 and the shop. The Terraced houses were split into two rows one called Ebenezer Terrace and the other Belvoir Terrace there was even a little chapel as well.

Due to the old shop at number 20 being demolished to allow access to the redeveloped Belvoir Close the next property is a red brick semi-detached mid 19<sup>th</sup>C house numbers 22 and 24 which again have been extensively renovated over the decades with new upvc windows and doors and the original slate roof tiles have been replaced with new interlocking cement roof tiles. Part of the frontage of number 22 has been rendered and painted. The original chimney stacks have been reduced in height by two thirds.

Number 24a and including numbers 34a to 38a further along Front Street past the Ship Public House, are all similar in construction and were built in the same period. All have some wooden cladding on the frontage and were built with garages to the rear or side and small driveways to accommodate vehicles. They have upvc windows and doors and cement

interlocking tiles. Number 24a is a property that replaced an old 17<sup>th</sup>C cottage that was demolished in the 1980's.

Number 26 is an old 18<sup>th</sup>C property that was once the Old School House as Morton School was situated to the rear of it before it was also demolished in the 1980's to make way for the new Co-op building. Number 26 has also been subject to extensive renovation with upvc windows and doors but has retained its porch. It has old non interlocking pinned slate roof tiles and has retained its 18<sup>th</sup>C chimney stacks.

The co-op store situated next door number 26 was built in the 1980's after several buildings on the corner of Front Street and Dog & Duck Lane were demolished. This included the original co-op store and another next to it plus the old Morton School situated to the rear of them. This allowed for car parking to be developed for the new store's customers.

The Ship Public House at 34 Front Street is a 17<sup>th</sup>C pub that has only changed cosmetically in appearance over the years. Buildings at the rear of the property have been demolished to allow an open yard at the back. The inside of the property has been renovated and upvc windows fitted.

Numbers 40 and 42 Front Street are semi-detached and have received modern makeovers with new upvc windows and doors, and the exterior walls have been rendered and painted. They have non locking pinned slate tile roofs.

Front Street continues towards the river, becoming known locally as Morton Front. (for the Crooked Billet pub see the survey relating to that road). The first property is 46 'Hollydene' a 3-bed semi-detached cottage it is not listed and as a consequence it has been redecorated and new wooden latch windows installed, the exterior has been rendered and painted but is in keeping with neighbouring properties. The roof is interlocking concrete tiles,

The final two properties on Front Street are both listed. Number 48 Sundown is a late 18<sup>th</sup>C property with early and late 19<sup>th</sup>C minor alterations. Stucco, slate roof having raised stone coped gables and 2 yellow brick gable stacks. 3 storey 3 bay front with the 2 outer bays projecting through all 3 storeys. The central half glazed panelled door has a traceried overlight and fluted surround with dentillated pediment on brackets and is flanked by single glazing bar segmental bow windows. The ground floor bows project slightly and have narrow leaded cornices. To the 1st floor is a central glazing bar sash flanked by single splayed glazing bar sash bay windows. The 2nd floor repeats this pattern with smaller windows. To the right is a single bay C19 2 storey addition with wide garage door and tripartite window over with beyond to right a semi-circular headed planked door to rear passage. The railings consist of 2 tiers of plain square spikes with top and mid rails having turned knobs to end and central pillars.

Number 50 Willow Bank is a Grade 2 Star listed property House, gate and railings. c.1720 with early 19<sup>th</sup>C alterations; orange brick, concrete tiled roof. The 5-bay front was originally of 2 storeys with garret and raised to 3 full storeys in the 1800's. The central 6 panelled door has an over light and a plain wooden surround of pilasters supporting a narrow frieze and hood. It is flanked by pairs of glazing bar sashes. To the 1st floor are 5 glazing bar sashes and to the 2nd floor 5 smaller glazing bar sashes. All the windows have segmental brick heads. Interior; the dog leg stair has turned and knobbed balusters and a carved string. The ground floor front room on the right is panelled full height and has a dentillated cornice, a panelled beam and 2 alcoves with semi-circular heads and panelled reveals. The 1st and 2nd floors have fully panelled C18 cupboards, one with L and H hinges. The 1st floor bedrooms have



small grates fitted with Delft tiles. The C19 railings and gate have atop rail and decorative pointed finials. The railings sit on a stone plinth.

## **Greenery and Landscape Features**

### **Street Boundaries & property borders**

The street boundaries are various with walls, Morton House has an extensive 1.2m high stone wall and the tress bordering the wall are protected under TPO: Morton 2005 species include Oak, Sycamore, Lime, Holly, Yew, Birch, Beech, Sweet Chestnut. Other properties have more modest modern half metre high walls. There are hedges and railings and also protected railings outside numbers 16, 48 and 50.

### **Topography (arrangement of the natural and artificial physical features of an area)**

The street rises on a slight incline from Morton Corner and the A159 before falling away again towards the river. Otherwise the area is flat.

## **Views & Streetscape**

### **Views**

The Morton side of the street on the whole looks out over residential dwelling from in Vanessa Drive and a new development of Alderton Chase at one end to residential properties backing onto St Pauls Road at the other. Two major focal points are St Pauls Church opposite number 16 but this is obscured by mature trees and the river from Willow Bank at the end of Front Street. The properties at 4 to 8 look out over open fields and allotments to the rear.

### **Street Design & Flow**

The street is straight the only confusion is at the end where the road splits from the main thoroughfare which becomes Crooked Billet Street and heads towards the river.

## **Emotional, Personal and Transitory Perceptions**

### **Associations – Buildings of a significant historical or local importance**

Of the 8 properties in Morton that are listed by Historic England 4 are located in Front Street. MORTON HOUSE, NO 16 FRONT STREET, NO 48 FRONT STREET – SUNDOWN and NO 50 FRONT STREET - WILLOW BANK.

Willow Bank was built in 1720 by Mr Fretwell who also built Floss Mill which has since been knocked down. It is alleged that the author(ess) George Eliot stopped there on one of her visits. There is a secret tunnel in the cellar that led from the house to Floss Mill which was situated on the river. The garden went up to the back of the sailor boy inn that was on Morton wharf and there was a secret opening in the pub to smuggle stuff into the house via the garden and then onwards. There are two freshwater Wells in the garden which may have since been covered up.

Number 16 was built in the late 1760's originally as a cottage and extended into the current house in the mid 1800's. Morton Hall was built by the Hickman Bacon family and has been the home of many notable families from the Gainsborough area for many years.

## **Natural Lighting**

The area has some tall trees, but they do not obstruct daylight.

## **Pollution: Noises and Smells**

There is significant road noise and traffic pollution.

## **Drainage:**

Front Street carries a main drain underneath it.

## **Key Qualities and Issues relating to potential planning policies**

The area contains a number of Listed Buildings and other attractive/interesting properties.

## **Area 1 Sub Area: 4 - Gladstone Cottages West Street Chapel Lane.**

Surveyed by **Bruce Allison & Les Devine** Date: **15/05/2019** Around **1pm**

## **Physical Character**

### **Streets Roads**

West Street and Chapel Lane are two narrow unmarked roads approx. 3m wide. The road leading to Gladstone cottages that sits between Chapel Lane and the rear of Belvoir Close is an unmade (unadopted) lane that allows only limited vehicular access to the properties. The narrow roads cause problems with vehicles parking and access to properties, vehicles are parked on the only pavement which is in Chapel Lane and this obstructs pedestrians especially those with disabilities, the larger properties do have off street parking. There is very little street furniture except for telegraph poles carrying phone cables, there is no street lighting. The only light was removed a few years ago when the pole carrying the overhead power cabling was removed when the power cables were buried underground. Access for disabled people is poor with no ramps or dropped curbs and the pavements are narrow forcing wheelchair and mobility scooter users to use the road.

### **Spaces and Boundaries**

The streets are surrounded by other buildings, the only buildings with and frontage are those in Chapel Lane otherwise the buildings in West Street and Gladstone Cottages have no frontage space and are built up to the pathway or road line. The gardens are of various shapes the largest being approx. 150m<sup>2</sup> and the largest plot area being approx. 400m<sup>2</sup>.

## **Buildings**

This is a residential area which has seen considerable infill development over the years in what is one of the oldest parts of the village. The houses range in size and construction from 2 bed terraced cottages and bungalows to 3, 4 & 5 bed detached houses made of old and new brick with painted render or brick left exposed. All the roofs are tiled mostly with cement pantiles indicating that even the older properties have had new roofs at some point. All have been double glazed, and doors are of a standard modern wood or upvc construct. A couple of properties have solar panels fitted to the roof and quite a few have had conservatories attached.

## **Greenery and Landscape Features**

### **Street Boundaries & property borders**

Apart from the bungalows in Chapel Lane there is no green space in the front of the properties and the roads are too narrow to accommodate trees at the side of the road. There are some narrow pedestrian pathways.

## **Topography (arrangement of the natural and artificial physical features of an area)**

There are no such features.

## **Views & Streetscape**

### **Views (within the space/street area)**

There are no views.

### **Views (beyond the space/street area) Focal points.**

Views from the rear of the properties look out of the surrounding properties gardens.

## **Street Design & Flow**

This is the oldest part of the village where streets were not made originally for vehicles, the house numbering can be confusing.

## **Emotional, Personal and Transitory Perceptions**

### **Associations – Buildings of a significant historical or local importance**

There are buildings of significant historical value in West Street and in Gladstone Cottages not all have been altered from the original construction.

## **Natural Lighting**

The area is not overlooked by any tall buildings or tall trees.

## **Pollution: Noises and Smells**

This is close to a rural area so rural odours can occur but there is no traffic noise or pollution.

## **Drainage:**

The area is in a flood risk zone and does impact upon planning considerations.

## **Key Qualities and Issues relating to potential planning policies**

The area has been developed to its fullest extent in relation to new properties however applications for extensions to existing properties are possible.

## **Area 1 - Sub Area: 5 – North St.**

**Surveyed by** Les Devine & Bruce Allison **Date:** 15/05/2019 **Between** 1300 and 1400 hours

## **Physical Character**

### **Streets Roads**

North Street is an unmarked road (except for give way markings at the junctions) in the oldest part of the village of Morton. The road is approx. 5m which allows two cars to pass each other at low speed. The road allows access to properties in South Street, Cross Street and West Street. There is a pedestrian walkway running the entire length of the street. There is some off-street parking but residents also park on the side of the road. There are lamp posts which are switched off after midnight and telegraph poles. Access for disabled people is reasonable but there are no purpose built ramps or dropped curbs except those for vehicular access to properties to assist those with disability scooters or wheelchairs. The road is 30mph.

## **Spaces and Boundaries**

North Street is surrounded on three sides by other residential development but to the north east there are fields. The size of the plots varies according to the size of the property with the largest being approx. 700m<sup>2</sup>. The pavements do not have any grass verges and the older properties are close to the road.

## **Buildings**

The buildings are a mixture of old and new with buildings ranging in age from the late 18thC (1760's) to as recently as 2008 and there is still one plot ready to be built on. The buildings are terraced, semi-detached and detached bungalows are two storey 2, 3 & 4 bedroom houses. Over time there has been quite a lot of infill development in this area with buildings being constructed on plots previously used as fields or belonging to the older houses. All the properties are domestic dwellings apart from one, the vets at 17 North Street which is also used as a residential dwelling. The buildings are of different construction with brick covered by cement render or brick left exposed. Most roofs are tiled with modern pantiles although one or two of the roofs have older tiled roofs or slate. Most of the buildings are double glazed with modern wooden or pvc doors. Some of the properties have garages with off street parking. The latest development of four plots has been built on a former field at the end of North Street at the junction with South Street WLDC Planning Application Number: 123488 of the 12/01/2009 refers. A couple of properties have added conservatories.

## **Greenery and Landscape Features**

### **Street Boundaries & property borders**

There are pedestrian walkways in North Street, but no trees planted alongside the road. Property boundaries are a mixture of fences, small brick walls and hedges but there is no uniformity to this. There is some off-street parking. The newer properties are set back from the road whilst the older ones border the road. One tree at number 20 North Street has a registered TPO T1 of Morton 1993 refs.

## **Topography**

### **(arrangement of the natural and artificial physical features of an area)**

The area is flat.

## **Views & Streetscape**

### **Views (within the space/street area)**

There are no particular views from within the streetscape with buildings either side of the road looking onto each other.

### **Views (beyond the space/street area) Focal points.**

At the eastern end of North Street there are views across the fields looking towards the Old Mill on Mill Lane and to the rising land at Thonock Hill.

## **Street Design & Flow**

The street is straight and therefore quite straight forward in its design.

## **Emotional, Personal and Transitory Perceptions**

### **Associations – Buildings of a significant historical or local importance**

There are buildings of significant historical value (17, 20, and 22) due to their age but all have been renovated and changed over time so are not original in appearance.

### **Natural Lighting**

There are few tall mature trees except for the one at number 20 that might obstruct light but there are no buildings tall enough to impact of the light in nearby buildings.

### **Pollution: Noises and Smells**

This area is close to open fields and is therefore prone to rural odours. There is no appreciable traffic noise or pollution.

### **Drainage:**

The area is in a flood risk zone and does impact upon planning considerations.

### **Key Qualities and Issues relating to potential planning policies**

There remain some opportunities for infill development at the end of North Street but the street itself is not conducive for a larger development to be constructed because it would not be able to cope with additional traffic. The area East of North Street falls within the area designated as the Gainsborough Oil & Gas Field but there are no active well sites on the land.

## **Area 1 - Sub Area: 6 – Trentside & The Wharf**

**Surveyed by** Bruce Allison **Date:** 16/05/2019 **Between the hours of** 1000 - 1100

### **Physical Character**

#### **Streets Roads**

These are two unmarked roads that lead to and run alongside the river. The Wharf is made of block paving whilst Trentside is a bitumen road with a wide strip of unmade surface running alongside the wall to the Bramlings House. Roadside parking does occur in the Trentside but not on the Wharf due to its narrowness of 5 meters.

#### **Spaces and Boundaries**

The wharf borders with the river Trent and Trentside with residential properties with high brick walls.

#### **Buildings**

Trentside has three older properties however despite that two of them have been renovated inside with UPVC doors and UPVC rear windows and one a conservatory at the rear. One has solar panels on the roof. The other old building is a detached Grade II Listed Georgian house on 3 floors. Original features including sash windows and original wooden door and roof.

The Wharf area was developed between 2010 and 2015 into an apartment block and housing with many old 17<sup>th</sup> and 18<sup>th</sup> century buildings knocked down. The development consists of 2 bed apartments and 3 bed terraced houses that have garages on the ground floor and all living accommodation raised above a high-water level. The apartments have

flat roofs whilst the terraced houses have pitched roofs with concrete slate tiles thus replicating a sense of the warehouses that once populated the wharf.

## **Greenery and Landscape Features**

### **Street Boundaries & property borders**

The area is surrounded by the river on one side and by other residential property on the other. Some of the surrounding property is infill built at the same time as the Wharf development. The older properties have walls, 8 Trentside has a small piece of lane to the front, 7 Trentside has a courtyard surrounded by a wall and the Bramlings has a large garden surrounded by a wall but no garden at the rear. There are river flood defence walls and earthworks bordering the river, the wall is approx. 1.5m tall.

## **Topography**

### **(arrangement of the natural and artificial physical features of an area)**

The land is flat with a drop off towards the river.

## **Views & Streetscape**

### **Views**

The views from the apartments and houses lining the river are the best in Morton with spectacular sunsets across the open land to the west across the river. There is a power station to the south west over the river that is a focal point.

## **Street Design & Flow**

The street is at right angles and reasonably well designed. There are no pedestrian walkways.

## **Emotional, Personal and Transitory Perceptions**

### **Associations – Buildings of a significant historical or local importance**

8 Trentside a 3-bed cottage early 1800's – is of historical significance.

7 Trentside a 4 Bed Georgian riverside house – is of historical significance.

The Bramlings a Grade 2 listed 3 storey Georgian building.

The area was a wharf for ships that sailed grain up the Trent to the Humber in the 18<sup>th</sup> & 19<sup>th</sup> and received coal from the Nottinghamshire Coal fields. A Century later it fell into disrepair later becoming bus depot.

## **Natural Lighting**

The area is open except for the Bramlings that is overshadowed by the Wharf development.

## **Pollution: Noises and Smells**

This is close to an agricultural area and river so natural smells can prevail.

## **Drainage:**

This is close to a river which despite the river defences nevertheless has a high risk of flooding which could impact on 7 Trentside the most as it has a cellar.



## **Key Qualities and Issues relating to potential planning policies**

This area has already achieved maximum development, but further development of a similar nature could occur further down the riverbank which could impact upon the views.

### **Area 2 - Sub Area: 1 – Bycroft Road & Hickman Crescent**

**Surveyed by Penny Lightfoot & Judith Butroid Date: 18/04/2019 Between 11:00 - 12:00hrs**

## **Physical Character**

### **Streets Roads**

Also, off Mill Lane are Bycroft Road and Hickman Crescent. Both are 4m wide roads. Bycroft is straight with a dead end and Hickman is a curved road with two cut ins for cars to park or turn around in, at the end there is a dead end with some garages. There are some streetlights that are turned off after midnight until 4am and telegraph poles that carry phone lines. There is insufficient off-street parking for the volume of cars so kerbside parking does occur. The level of access for disabled users in mobility scooters and wheelchairs is reasonably good except if you live in the newest buildings in Bycroft Road as there is no pavement outside those houses.

### **Buildings**

All the properties in these two roads are domestic properties. There are two 18<sup>th</sup>C semi-detached properties in Bycroft Road the others have been built in phases since the 1960's and comprise of flats, terraced, detached and semi-detached two storey buildings and bungalows. All are made of brick and have modern interlocking tile roofs with modern upvc or wooden doors and upvc windows. Some are old council properties which have been sold on and ACIS the housing association manage the flats on the right-hand side as you enter Bycroft Road.

## **Greenery and Landscape Features**

### **Street Boundaries & property borders**

The streets have pavements except for outside the newest houses in Bycroft Road which have grass verges and some houses have drop kerbs to allow off street parking. Fewer houses in Hickman Crescent have the facility to park vehicles off street so parking bays have been designed into the road and there is a row of separate garages and a large turn around area for vehicles to be housed. There are some grassy areas in Hickman Crescent and a short area of grassy verge in Bycroft Road but no playing areas. The size of the plots in Hickman Crescent area are approx. 160m<sup>2</sup> ranging up to 600m<sup>2</sup> in Bycroft Road. The property borders consist variously of hedges, fencing, small walls. The houses are set back from the road with some fronts are open to allow off street parking whilst the majority have been laid to lawn. There are no protected trees in these roads. There is a pathway that leads directly from Hickman Crescent through to Mill Lane and there used to be a public right of way that led from the rear of Hickman Crescent along the edge of the field to Walkerith Road emerging next to number 10 Walkerith Road – this has now been closed off.

## **Topography (arrangement of the natural and artificial physical features of an area)**

The area is flat.

## **Views & Streetscape**

### **Views (within and beyond the space/street area + any focal points)**

From within the street the houses face out onto each other. From the rear of some houses in Hickman Crescent and Bycroft Road views are out over open fields. The Old Mill in Mill Lane can also be seen from the street and from some houses in Hickman Crescent and Bycroft Road

### **Street Design & Flow**

Bycroft has been subject to infill development which has played havoc with the numbering of properties. On the even side older properties were of low number so the new ones are identified by name i.e. The Clockhouse. The identification of properties in Hickman crescent flows better.

## **Emotional, Personal and Transitory Perceptions**

### **Associations – Buildings of a significant historical or local importance**

There are no properties of historical or local importance in either Bycroft or Hickman Crescent.

### **Natural Lighting**

There are no tall trees or tall buildings that obscure the light in these two roads.

### **Pollution: Noises and Smells**

Apart from rural smells there is no pollution in these two roads.

### **Drainage:**

A drainage channel does run alongside the back of Hickman Crescent and down to the end of Bycroft Road separating the area from the field beyond. The drainage channel comes off a larger channel called Hawcrofts Drain that is situated in the fields that run alongside Blyton Road.

## **Key Qualities and Issues relating to potential planning policies**

The fields to the rear of Hickman Crescent and Bycroft Road could possibly become the subject of planning and development if the land was ever sold although the flood risk is a problem due to the drains.

## **Area 2 - Sub Area: 2 –Granary Close**

Surveyed by Penny Lightfoot & Judith Butroid Date: 18/04/2019 Between 10:00 11:00hrs

### **Physical Character**

#### **Streets/Roads**

Granary Close is a 4m wide block paved cul-de-sac off Mill Lane it is curved to assist with reducing traffic speed. There are no street signs but there are streetlights which are turned off between midnight and 4am. At the end of the cul-de-sac there is a private road of similar construction – it has no streetlights.

#### **Buildings**

With 12 houses built in 1993 they comprise of large 4 and 5 bed detached and 2 and 3 bed semi-detached. There are constructed of red brick with concrete pantiles, the detached

properties have been designed with a feature Georgian style window. All the doors and windows are of a modern construction. All except three semis have garages and driveways.

#### **Greenery and Landscape Features - Street Boundaries & property borders**

All the properties have open frontages laid to lawn and block paved driveways. Some have small shrubs. To the rear all gardens are fenced or have hedge boundaries. There are the remains of an old high brick wall on the left as you enter the Close. There is a pavement which runs the entire length of the western side is block paved.

**Topography (the natural and artificial physical features of an area)** The area is flat.

#### **Views & Streetscape - Views (within and beyond the space/street area + focal points)**

All the buildings face onto a protected woodland area comprising of Horse Chestnut, Pine, and Silver Birch. At the rear they face out on to open fields and the skyline is dominated by the sight of the Old Mill in Mill Lane which has been converted into a home.

**Street Design & Flow** The street is not long and flows well.

#### **Emotional, Personal and Transitory Perceptions - Associations – Buildings of a significant historical or local importance**

There are no buildings of historical or local significance in Granary Close however all the trees are protected by TPO's.

**Natural Lighting** The tall trees in the woodland do have some effect on the natural light but there are no tall buildings overshadowing the street.

**Pollution: Noises and Smells** There is no traffic pollution and because of the fields to the rear there is some rural odour.

**Drainage:** A drainage channel runs behind 22 & 24 Granary Close that forms part of the Morton Warping Drain which takes water off the fields. It is linked to the River Trent via Field Lane, but it does not flow towards the river but away from it. In the past this channel had been blocked at the Field Lane end but has now been cleared of obstructions. Residents state that there has been some limited flooding to small parts of these fields but the water flows either into the Morton Poor Drain or along the Morton Warping Drain north to the pumping station at Ravensfleet. Local landowners take responsibility for ensuring the water courses remain free flowing whilst the Environment Agency concentrate on the Trent.

#### **Key Qualities and Issues relating to potential planning policies**

There have been attempts to develop the field behind Granary Close using an access between Nos. 8 & 10. However, planning has been refused because of flooding risk.

## **Area 2 - Sub Area: 3 – Mill Lane**

**Surveyed by Penny Lightfoot & Judith Butroid Date: 15/05/2019 Between 13:00 - 14:00hrs**

### **Physical Character**

#### **Streets Roads**

Mill Lane is a straight 4,5m wide unmarked road that heads from east to west. The road has a bend at the end of the main row of houses leading to some more rural area before becoming an unmade access to West Wharton Farm.

At the entrance to Mill Lane from Walkerith Road there are road signs that indicate a dead-end road.

#### **Spaces and Boundaries**

There is a pavement on the right-hand side of Mill Lane heading East. At the junction of Walkerith Road there are drop kerbs to facilitate disabled access however along the length of Mill Lane there is no further drop kerb leaving no disabled access to cross to Granary Close despite the Granary Close junction having drop kerbs – a more recent development. The property boundaries are open, with hedges, wooden fencing and walls. The walls of property boundaries vary in height, age and type of brick. The plots are of a varied size ranging from 300m<sup>2</sup> to 3500m<sup>2</sup>. A large number of properties at the western end have off street parking whilst at the other end, off street parking is limited, and kerbside parking takes place

#### **Buildings**

There are some older 18<sup>th</sup>C houses with a lot of later infill developments. At the Western end of Mill Lane all the new buildings are 2 bed detached bungalows. At the junction with Granary Close the buildings become two storey 3 bed semi-detached and 3 & 4 bed detached properties. At the farther end the properties are again infill on former farmland, some are old council houses that have been sold on – there is also one old cottage. The most prominent property is Holly House at the western end of Mill Lane – a 7 bed detached property on a 3500m<sup>2</sup> plot. The house has been unoccupied for some time and has been the subject of some planning applications. The other building of significance is the Old Mill part of a steam laundry that serviced the factories in the Gainsborough area. The mill has now been developed into a residential dwelling. Apart from Holly House the buildings have modern fittings including windows and doors.

#### **Greenery and Landscape Features**

##### **Street Boundaries & property borders**

Half of Mill Lane is developed the other half is rural with fields behind the properties. There are some trees on the street and property boundaries – the ones at the western end of Mill Lane are have TPO's.

#### **Topography**

**(arrangement of the natural and artificial physical features of an area)**

The area is flat.

#### **Views & Streetscape**

##### **Views**

The properties face each other – in street views are limited.

The rear of properties starting at 11 and 36 have views across the fields behind. The Mill provides a focal point for many of the properties in Mill Lane and beyond.

### **Street Design & Flow**

The street is straight and flows well.

### **Emotional, Personal and Transitory Perceptions**

#### **Associations – Buildings of a significant historical or local importance**

The Mill is a Grade 2 listed building. Holly House is a building of local significance and has retained many of its original features.

### **Natural Lighting**

The area is not overlooked by dense tall trees or tall buildings.

### **Pollution: Noises and Smells**

Rural Smells.

### **Drainage:**

The area is crisscrossed by drainage channels taking water off the land, with no direct flow towards the Trent River. The water flows via the Morton Warping Drain towards the pumping station at Ravensfleet.

### **Key Qualities and Issues relating to potential planning policies**

There is some greenbelt land on all sides of Mill lane however planning constraints affected by the risk of flooding have limited development with surrounding farmland prone to flooding.

### **Area 2 - Sub Area: 4 – Morton Close and Walkerith Road (Salisbury Close to Crooked Billet Street)**

**Surveyed by Bruce Allison & Lucille Middleton Date: 09/04/2019 Between 12:00 - 14:00hrs**

### **Physical Character**

#### **Streets Roads**

Morton Close is a small cul-de-sac off Walkerith Road. (for details of Walkerith Road refer to previous reports). It is a 4.5-metre-wide unmarked road. There are no road signs but there is street lighting which is switched off from midnight to 4am. Other utilities are laid underground. There are pavements on either side of the road and drop kerbs to allow off street parking however the number of vehicles parked in the road often means that vehicles are parked with two wheels on the pavement. At the end of the cul-de-sac there is a vehicle turning area. Disabled access is good and with drop kerbs access to pavements on both sides of the road is possible.

#### **Buildings**

The buildings are all domestic homes. Built in the late 1960's and 1970's they comprise of 3 bed detached, semi-detached, linked detached (where the garage porches are attached to the neighbouring property) or 3 bed bungalows. Some of properties have fitted solar panels otherwise all a 20<sup>th</sup>C construction and have benefited from modern upgrades in terms of doors and windows. The construction mostly involves brick with some wood fascia and rendered walls. All the roofs are pitched with modern interlocking pantiles. In Walkerith



Road there has been some infill construction involving the building of bungalows – one is in progress now.

### **Greenery and Landscape Features**

#### **Street Boundaries & property borders**

The properties are set back from the road and have open front gardens with driveways to allow off street parking. Front gardens are mostly laid to lawn and shrubbery with some hedges used as boundaries. Overall there is more of a sense of uniformity here.

In Walkerith Road there are some trees that are subject to Tree Preservation Orders

#### **Topography (arrangement of the natural and artificial physical features of an area)**

The area is flat.

### **Views & Streetscape**

#### **Views (within the space/street area and beyond)**

Houses on both sides of the street face each other but to the rear the south side has views out across open fields and on the north side across gardens backing on to Mill Lane and Hickman Crescent.

#### **Street Design & Flow**

The street is straight so there are no issues with the flow of the road however the design was made at a time when households only had one car and the road was not designed for much more than that.

### **Emotional, Personal and Transitory Perceptions**

#### **Associations – Buildings of a significant historical or local importance**

There are no buildings of significance in this road.

### **Natural Lighting**

The natural lighting is good and not overshadowed by any tall buildings or large trees.

### **Pollution: Noises and Smells**

There is little traffic pollution but there are some rural odours from the fields behind the road.

### **Drainage:**

In the fields behind Morton Close there are drainage channels that are meant to take the excess water from the fields but in the street the main sewer takes away the water.

### **Key Qualities and Issues relating to potential planning policies**

The issue lies to the rear of Morton Close in the fields and in the grounds of Holly House which could potentially see development but access to the area is severely restricted.'

## **Area 2 - Sub Area: 5 – Orchard Close**

**Surveyed by Penny Lightfoot & Judith Butroid Date: 15/05/2019 Between 09:00 - 10:00hrs**

### **Physical Character**

#### **Streets Roads**

Orchard Close is a Cul-de-sac off Mill Lane. The furthest and newest part of the development has a block paved roadway. The road is unmarked and approx. 4m wide. There are pavements on both sides of the road. The disabled access is good, but the pavements are in need of maintenance. There is streetlighting but it is turned off from midnight to 4am.

#### **Buildings**

The buildings in Orchard Close are all 3 bed detached bungalows with garages and off-street parking. The first phase was probably built in the late 1960's or early 1970's and the second phase built in the early 1980's. The early ones are made of yellow brick and the later ones red, offering a separation in styles and look with the later ones also being larger and having brown window frames and doors. The early ones have some wood facia and white upvc doors and windows. The tiles are of the same material; concrete, but slightly different in the type of interlocking tile.

### **Greenery and Landscape Features**

#### **Street Boundaries & property borders**

The frontages of the properties are all different with small hedges, fences or walls. Some of the fronts are open and laid to lawn and the driveways either concrete or block paved. There is some landscaping shingle used as well.

The sizes of the plots vary with the older properties averaging 300m<sup>2</sup> and the newer builds larger at an average 600m<sup>2</sup>.

The streets are bordered with pavement there are no grassy verges, with all the properties being set back from the road. The foliage has matured since the properties have been built especially to the rear.

#### **Topography (arrangement of the natural and artificial physical features of an area)**

The area is flat.

#### **Views & Streetscape Views (within and beyond the space/street area + any focal points)**

The properties look out on each other at the front and at the back only the houses facing east look out onto the protected woodland that separates the street from Granary Close.

#### **Street Design & Flow**

The streets are designed to reduce the speed of traffic and flow reasonably well.

### **Emotional, Personal and Transitory Perceptions**

#### **Associations – Buildings of a significant historical or local importance**

There are no buildings of historical or local importance.

#### **Natural Lighting**

The area is not overshadowed by tall buildings. The properties on the eastern edge are affected in terms of light by the tall trees in the woodland to the rear.

## **Pollution: Noises and Smells**

There is minimal traffic pollution and some rural smells.

## **Drainage:**

A drainage channel runs along the northern edge of the development separating it with Salisbury Close. The street has sewerage to cope with excess water.

## **Key Qualities and Issues relating to potential planning policies**

The area is surrounded by development so further development is not possible except for the woodland which is protected.

## **Area 2 - Sub Area: 6 – Salisbury & Westminster Close**

**Surveyed by** Bruce Allison & Lucille Middleton **Date:** 09/04/2019 **Between** 12:00 - 13:00hrs

## **Physical Character**

### **Streets Roads**

Salisbury Close and Westminster Close are unmarked roads within a housing development. The road is approx. 5m wide. Some of the road is block paved and, in those parts, there are no pavements. The access for disabled persons using wheelchairs and buggies is reasonable with drop kerbs to allow access to the walkways. The road has been designed in traffic calming bends but there are no speed reduction signage or other signs. There are streetlights which are switched off between midnight and 4am. All other utilities are buried underground. Despite small driveways in the front of the properties the properties do not have sufficient space for more than one vehicle so kerbside parking is common.

### **Buildings**

The buildings were constructed in 2002. They are all domestic properties consisting of 4, 5 & 6 bed detached properties. Some of the buildings have since had extensions along with double garages and solar panels on the roof. All properties are fitted with modern doors and windows and are constructed of similar material and roofing providing a sense of uniformity in the street. The design has incorporated some Georgian feature windows.

In Westminster Close the properties are more varied with 4 bed detached and 2 bed terraced houses again brick built with all modern roofing materials. There is less opportunity for extensions in this road, however. Some affordable housing is available here.

## **Greenery and Landscape Features**

### **Street Boundaries & property borders**

There is a drainage channel that runs from the river Trent along one side of the development to the fields at the rear of Westminster Close. The houses are set back from the road (less so in Westminster Close) gardens are open with some shrubbery and hedges that have matured since the estate was built and laid to lawn with some off-street parking capacity. Despite the properties having garages and small driveways there is not enough parking space however and vehicles do park on the kerbside. This is the same in Westminster Close. There are some terraced properties at the rear of Westminster Close that are accessible from a path that runs alongside the drainage channel. There is some open area which is maintained by a management company – this is also grass with no wildflowers. There are no TPO's on the estate.

## **Topography (arrangement of the natural and artificial physical features of an area)**

The area is flat.

### **Views & Streetscape**

#### **Views (within and beyond the space/street area)**

The houses face onto each other, so views are limited from within the street. From the rear of some properties in Westminster and Salisbury Close there are views across the fields.

### **Street Design & Flow**

The street flow is a curved design aimed at reducing the speed of vehicles. The layout of the plots does not allow for much parking other than on the frontages or in garages attached to properties.

### **Emotional, Personal and Transitory Perceptions**

#### **Associations – Buildings of a significant historical or local importance**

There are no buildings of local importance here.

### **Natural Lighting**

The area is open, and light is not obscured by tall buildings or trees.

### **Pollution: Noises and Smells**

Apart from rural smells off the fields behind the estate there is no other significant pollution.

### **Drainage:**

The estate is bordered by a drainage channel that leads to the fields behind where there is another. This is aimed at reducing the amount of standing water in the residential areas and on the farmland however the risk of flooding remains significant.

### **Key Qualities and Issues relating to potential planning policies**

There is open greenbelt land behind Salisbury Close that could potentially be used for development in the future if the flood risk were to be managed and the site could be accessed from a main road.

## **Area 3 – Laughton Lane (No sub areas)**

Surveyed by **Bruce Allison & John Youngman** Date: **24/05/2019** Between **13:00 - 14:00hrs**

### **Physical Character**

#### **Streets Roads**

Laughton Lane dissects this area it is a 5m unmarked hard surface road vehicles can pass in either direction. It is a bus route and used by HGV's there are no pathways and no disabled access or cycle lane. There are telegraph poles carrying phone lines and electricity cabling. There are no street signs and drivers on the road are expected to observe the national speed limit of 60mph. There are some streetlights near to the small group of houses, but these are switched off between 12 midnight and 4am.

## **Buildings**

There are a number of isolated former farms Blackbird Hill Farm, Strawberry Farm, Burnt Bridge Farm (access via Carr La), Morton Carr Farmhouse – all of these farms are in private ownership now and used as domestic residences. Burnt Bridge Farm has a pet Crematorium attached.

There are six domestic properties which have 3 or 4 bedroom and are detached or semi-detached houses which have names not numbers Marsun House, Laughton Lodge, Raedene, Lynfield Cottage, The Wheelhouse and The Lodge. These are of various construction completed at various times. 4 of them are bungalows all have modern tiles roofs and modern doors and windows. There is no sense of uniformity.

Businesses include Laughton Wood Equestrian, HK timbers, EMI Electrical, Gainsborough Skip Hire and comprise of small and large industrial units and low-level office blocks.

Williamson Farm which is on Thonock Road farms a lot of the land along with a farmer who lives in Nottinghamshire.

There are various agricultural buildings also.

On the portion of Walkerith Road there are two plots named as Close Farm which still has some agricultural use and Sunnyside which is a modern bungalow.

## **Greenery and Landscape Features**

### **Street Boundaries & property borders**

Plenty of Grass verges and wildflowers the old farms have large plots but the houses except for The Lodge (3500m<sup>2</sup>) are on plots no larger than 800m<sup>2</sup>. All houses are set back from the road.

There are a number of unmade pathways accessible by walkers that skirt the edges of the fields.

There are no protected trees in this area.

## **Topography (arrangement of the natural and artificial physical features of an area)**

The land is flat.

## **Views & Streetscape**

### **Views (within and beyond the space/street area + focal points)**

Wide open views from all angles and views of Thonock Hill to the East.

### **Street Design & Flow**

The street is straight.

## **Emotional, Personal and Transitory Perceptions**

### **Associations – Buildings of a significant historical or local importance**

Where the EMI electrical equipment company is there used to be an isolation hospital and later a refuse tip both are no longer there.

## **Natural Lighting**

No tall trees or tall buildings obscuring light.



## **Pollution: Noises and Smells**

Farm smells and no traffic pollution.

### **Drainage:**

The land is dissected by drainage channels the main ones being Walkerith Drain and Morton Poor Drain that feeds into Cross Drain which in turn flows north towards the Trent via the Ravensfleet pumping station further up the Trent. Walkerith Drain has no direct access to the Trent. The Morton Poor Drain which drains the land behind Westminster Close also connects with the Morton Warping Drain which also flows north to Ravensfleet.

### **Key Qualities and Issues relating to potential planning policies**

Burnt Bridge Farm recently had applied for planning permission for a pet crematorium, but the land has many drainage channels preventing more development.

## **Area 4: Sub Area 1 – Field Lane (numbers 2 to 20)**

**Surveyed by** Bruce Allison & Les Devine. **Date** 1st April 2019 **Between** 10am and 12 noon

### **Physical Character**

#### **Streets Roads**

The street is a 4m wide unmarked road with houses on one side of the road opposite protected green space. The area surveyed is a straight road with no pedestrian path or pavement. There is one speed sign (30mph) halfway near the bend and some limited old street lighting attached to telegraph poles. All phone lines are overhead and electricity. There is drainage to remove water from the roadway. Access for disabled people is poor with no ramps or dropped curbs and no pavements.

#### **Spaces and Boundaries**

The surveyed area has an obvious boundary of protected land. Gardens are of a random and mixed size with older properties having a larger plot than the newer more modern ones. All the street borders are well maintained and managed by the local residents. There is a mixture of fences and walls which act as property boundaries.

### **Buildings**

The buildings are a mixture of old and new, the oldest property dating back to 1887. There has been infill building on former plots attached to the older properties of land that was previously agricultural in use. All the buildings are of domestic use and are mostly detached. The building construction varies because of the different ages of the properties with a mixture of red brick and cement rendered walls. The roofs consist of cement red pantiles, which includes the older buildings which have all had new roofs at some point. All have had replacement double glazed windows fitted as well as new front doors.

### **Greenery and Landscape Features**

#### **Street Boundaries & property borders**

The survey area is surrounded by mature foliage which prevents wide ranging views. The foliage bordering the protected green space and Southlands Avenue to the east are subject to Tree Preservation orders (WLDC TPO Name: Morton 1969). The area is bordered by a protected green space which backs onto a residential street. Some of these gardens have been extended onto the green space under which lies a drain culvert that takes water away from the Salisbury Close development (see area 2). Just over 300m to the south of number

20 Field Lane, the last house on the bend, lays the River Trent which has riverbanks that have been increased in height to form a flood barrier. The river is obscured from view however by the mature foliage that grows along the river. The property borders are set back from the road with a grass verge to the front which has been turned into flower beds by some residents.

### **Topography (arrangement of the natural and artificial physical features of an area)**

The area is flat.

### **Views & Streetscape**

#### **Views (within the space/street area)**

From the rear of the properties the houses look out over back gardens in Nursery Vale and a green open space situated there also. Other gardens back onto gardens of houses that are located in Walkerith Road. From the front they look out over the protected green space or allotment area that is situated between the river front and Field Lane at the southern end of the surveyed area.

#### **Views (beyond the space/street area) Focal points.**

There are no views beyond this area due to the mature foliage and surrounding residential properties.

### **Street Design & Flow**

The Street is straight and street numbers flow well. The frontages are aligned and there is a sense of individualism within the streetscape.

### **Emotional, Personal and Transitory Perceptions**

#### **Associations – Buildings of a significant historical or local importance**

The oldest building was constructed in 1887 and then later in the earlier 20<sup>th</sup> century. There are no listed buildings in the road.

### **Natural Lighting**

The area has good natural lighting during daylight and the mature foliage does not affect the houses in Field Lane.

### **Pollution: Noises and Smells**

The area is bordered by agricultural fields. There is no detrimental traffic noise.

### **Key Qualities and Issues relating to potential planning policies**

There have been 10 planning applications since 2013. Application Numbers:- L130947, L134450, L001328, L115725, L131773, L130646, L116289, L138381, L117170 & L125059 refer.

The protected green space prevents any development on it, although as previously mentioned some homeowners in Southlands Avenue have extended their gardens to encroach upon it by a few metres.

## **Area 4 – Sub Area 2 - Nursery Vale and Meadowlands**

**Surveyed by Bruce Allison, Penny Lightfoot Date – April 30<sup>th</sup> between 2pm & 4pm**

### **Physical Character**

#### **Streets Roads**

The streets that are contained within the Nursery Vale and Meadowlands area are approximately 6 metres wide, there enough room for two cars to pass comfortably but it is more difficult for larger vehicles and the roads are curved and there is a significant amount of street parking. Some of the roads especially at the ends of the cul-de-sacs are not adopted and as such do not have pedestrian pavements. The roads have no markings or centre line.

There is street lighting and all utility cabling has been placed underground.

There are no speed reduction/notification signs or other signs to warn drivers of children playing etc.

There is a footpath that runs from Meadowlands to Walkerith Road.

Access for disabled people is reasonable but there are no specific ramps or dropped curbs for disabled users except those used for vehicular access to properties.

#### **Spaces and Boundaries**

There are no obvious boundaries to the area from the street level. From the rear of the houses open countryside can be seen but trees and hedges obscure this from the actual roadway. The front gardens are mostly open with some small fencing and hedges. There is an open area of approximately 1000 sq. metres which is maintained at the expense of the residents by a management company<sup>3</sup>. Otherwise gardens are hidden behind the rear of the properties and range from 50 to 200 sq. metres with corner plots having the largest rear gardens.

Some of the properties have utilised the front garden space to allow for the parking of vehicles, although the deeds to the properties state that no trades vans can be parked on the front or in the street area – but this is not adhered to rigidly<sup>4</sup>.

#### **Buildings**

The properties are all domestic dwellings with a mixture of semi and detached properties, bungalows, two storey houses and affordable houses. The buildings are all made of the same construction and design – and range from two to four bedrooms and were built between 2003 and 2005. There is not much solar panelling installed but they all benefit from double glazing and modern insulation. Some will have been upgraded in the time since they were built with more up to date doors and windows.

#### **Greenery and Landscape Features**

Largely the properties are not set that far back from the roads and pathways with only one property considered to have a large front garden. The open area previously mentioned is not utilised as a play area and is bordered by hedges, shrubs and fencing. The foliage has matured since the properties were constructed but no wildflowers grow on the borders and the area is level and flat.

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<sup>3</sup> Source: Penny Lightfoot

<sup>4</sup> Source: Penny Lightfoot

### **Views (within the space/street area)**

Most of the properties face onto each other so views from the front are onto the neighbour's property.

### **Views (beyond the space/street area)**

Approximately half the properties do face out onto fields from the rear looking west, otherwise the views are over other rear gardens of properties that are situated in Walkerith Road and Field Lane.

### **Emotional, Personal and Transitory Perceptions**

#### **Associations – Buildings of a particular historical or local importance**

There are no buildings of historical nature or of local significance.

### **Light and Dark**

The area is reasonably well lit with no tall buildings to obstruct light and there is a significant area of open space to create a feeling of spaciousness.

### **Noises and Smells**

The area is situated close to fields and within 400 meters of the River Trent so natural rural are expected.

### **Key Qualities and Issues relating to potential planning policies**

There is a large area of land, used for agriculture/horse grazing W of Nursery Vale, which represents the transition between the built-up edge of the village to open countryside.

**Area 4 - Sub Area: 3 –Southlands Gardens, Southlands Avenue & Southlands Drive, Morton Trentside School (buildings only) & Morton Parish Playing Field open space.**

**Surveyed by Penny Lightfoot, Bruce Allison and Lucille Middleton Date: 30/03/2019 Around 16:00hrs**

### **Physical Character**

#### **Streets Roads**

The Southlands development was built in the 1980s on land that was once part of a single property Southlands House the home of Mr Tom Kelsey, whose family owned the Mill on Mill Lane, Morton. He later built Townrows Flour Mill in Gainsborough. Later residents were Mr and Mrs Barton who came from Grimsby. Mr Barton was a Trawler owner and Mrs Barton ran a clothes' shop on Trinity Street. The house fell into disrepair and was demolished and replaced by three interlocking streets ending in two cul-de-sacs. There is a wide access onto Walkerith Road approx. 12 meters narrowing to a 5-meter road width within the development which allows for some roadside parking. There are pedestrian pathways and pavements on both sides of the road. Upon entering from Walkerith Road the roadway splits to the left & right, with Southlands Gardens leading round to Southlands Avenue to the right and Southlands Drive to the left. Except for the junction with Walkerith Road the roads are unmarked and there are no street signs. There is some street lighting with other utilities such as phone and power cabled underground. Access for disabled people is reasonable but there are no ramps or dropped curbs designed specifically for

disabled buggies or wheelchairs except those which are used specifically for vehicular access to properties.

### **Spaces and Boundaries**

The development has a boundary of protected trees to the rear of Southlands Gardens and Southlands Avenue, with Southlands Avenue also bordered by a protected greenspace which runs along Field Lane. Some residents of Southlands Avenue have over time extended their gardens onto this green space by approx. 3 meters. To the rear of Southlands Drive the properties look out over the Morton Parish playing field where some of the gardens have high hedges or low wooden fencing which affords a view of the playing field. The majority have rear gardens that are approximately 90m<sup>2</sup> although some corner plots have larger gardens. Most gardens are of a uniform appearance, size and shape. With very few hedges and fences to the front the appearance is of a wide grassy border to the road.

Morton Parish playing field situated at the rear of Southlands Drive and Morton Trentside Primary School is an open space of approx. 20,000m<sup>2</sup> (approx. 5 acres) which is jointly owned and administered by Morton Trentside School and Morton Parish Council. It is bordered by trees on two sides with the southern edge bordering the River Trent. It is used for recreational sporting activities and by the school for the same purpose. An agreement exists between the school and the parish council over its use and purpose.

### **Buildings**

On Southlands the properties are all private domestic detached residences however the Morton Trentside Primary School is situated to the rear of the development and was built at the same time as part of the land settlement after the division of the original properties plot. Southlands Drive has 3 bed bungalows on the right, 3 bed bungalows and three and four bed houses on the left backing on to the Community Playing Field. There is a mixture of garages, hard standing and car ports for residents vehicles at these properties. Southlands Gardens of three and four-bedroom dormer properties with garages at the southern end of the road and large four-bedroom two story properties at the northern end. In Southlands Avenue the properties are a mixture of three-bedroom dormer style properties and bungalows with an equal amount of block paved drives and garages. All the buildings on this development are made of brick with pitched concrete pantile roofs. The windows are all double glazed, some in a Georgian style and despite their age some have had replacement windows and doors fitted since they were built.

### **Greenery and Landscape Features**

#### **Street Boundaries & property borders**

On the Southlands development some gardens have fencing whilst others have hedges on the property boundary. At the front the gardens are largely open with small drives to allow for off street parking for two cars.

In all cases the foliage is now mature, and all boundaries are maintained by local residents with no public grass verges.

### **Topography (arrangement of the natural and artificial physical features of an area)**

The area is flat.



## **Views & Streetscape**

### **Views (within the space/street area)**

Properties largely look out onto each other or have views obstructed by trees.

### **Views (beyond the space/street area) Focal points.**

At the end of Southlands Drive properties look out across the allotments off Field Lane and Fountain Hill between Gringley and Misterton some 5km in the distance. To the rear of Southlands Drive the properties look out over the Morton Parish playing field where some of the gardens have high hedges or low wooden fencing which affords a view of the playing field. Views from the playing field are obscured by trees and a high flood prevention bank so that no views of the river are possible.

### **Street Design & Flow**

On the Southlands development there are street signs to guide provide reference to the street layout that ends in two distinctive cul-de-sacs. The numbering of houses can be confusing due to the merging streets and plot location.

### **Emotional, Personal and Transitory Perceptions**

#### **Associations – Buildings of a significant historical or local importance**

There are no buildings of historical value in this survey area. There are a number of protected trees bordering the Southlands development area.

### **Natural Lighting**

Some natural light is obstructed by the trees to the rear of Southlands Avenue.

### **Pollution: Noises and Smells**

The area is close to a rural area over the river Trent so some odours can occur.

### **Key Qualities and Issues relating to potential planning policies**

The only area free for development is the playing field and this is not listed as a protected space.

**Area 4 - Sub Area: 4 – Walkerith Road heading W from the junctions of Salisbury Close & Field Lane**  
**Surveyed by Bruce Allison & Les Devine Date 01/04/2019 Between 0900 & 1000 hrs**

### **Physical Character**

#### **Streets Roads**

Walkerith Road is a main thoroughfare that takes traffic towards the Trent villages of Walkerith, East Stockwith, Wildsworth & East Ferry. It is a marked road approx. 5m in width which is a bus route, and which is also used to carry HGV traffic. There is a speed sign at the junction with Laughton and as you enter the village from the direction of Walkerith (30mph). I have included the houses on the north side of the road from the junction of Salisbury Close to Laughton Road (numbers 38 to 80) in this survey as they were originally split between Areas 3 and 2. The portion of the road that is in this survey area 4 is a straight road that emerges from the bend after the junction of Field Lane. The width of the road allows for vehicles to be parked at the side of the road; vehicles are known to drive at speed along the road at times. The streets are lit during the hours of darkness by LED lighting.

There are telegraph poles that carry BT phone cables and there is a main sewer under the road. Access for disabled people is reasonable with ramps or dropped curbs at junctions and the pavements are wide enough for disability scooters and wheelchairs. There are however no safe crossing points on this busy road.

### **Spaces and Boundaries**

There are wide grass verges and there are pedestrian walkways/pavement space on both sides of the road adjacent to the residential properties. The borders are maintained by the local authority and by residents. There are also some old 19<sup>th</sup>C cottages accessible by a pathway to the rear of 15 Walkerith Road, these have been developed into two residential properties down from 4.

### **Buildings**

The buildings are all domestic dwellings although some have been used as shops in the past and others have workshops attached at the rear. They are of varied age and design ranging from early 20<sup>th</sup>C to modern infills consisting of two-story houses and bungalows with no obvious design criteria. The roofs are nearly all pitched and covered in roofing tiles, the exception being is the house at 59 that has a flat roof. All the buildings are double glazed and have benefited from replacement doors and windows at some point. One of the buildings on the north side of the road (number 68 was converted into a dwelling from a shop in the 1970's.

### **Greenery and Landscape Features**

#### **Street Boundaries & property borders**

Some of the properties border open fields to the north and south whilst others look out onto housing developments. The property boundaries are a mixture of open frontages, hedges, fencing and brick walls. There are a few trees but the only trees with preservation orders on them are situated at the front of 1 Nursery Vale which borders Walkerith Road TPO: M028400 refers. The gardens and house plots are of varied sizes with the smallest backing onto the fields looking south approx. 100m<sup>2</sup>. From the junction of Field Lane to the junction of Nursery Vale the plots at the rear are quite large with one having an area of 1000m<sup>2</sup>. All the properties on the south side of Walkerith Road are set back from the road.

#### **Topography (arrangement of the natural and artificial physical features of an area)**

The land is flat and while there are views from the rear of the houses on the edge of the village (numbers 57 to 73) the rest back onto the Nursery Vale development.

### **Views & Streetscape**

#### **Views (within the space/street area)**

There are no appreciable views from the street.

#### **Views (beyond the space/street area) Focal points.**

Some of the properties at the western end of the road have views across open fields to the north and south whilst others look out onto housing developments.

### **Street Design & Flow**

The street is straight.

## **Emotional, Personal and Transitory Perceptions**

### **Associations – Buildings of a significant historical or local importance**

Although there are some older buildings there are no buildings of historical value.

### **Natural Lighting**

The natural light is not obstructed.

### **Pollution: Noises and Smells**

This is a busy road so there is some traffic noise. This is a rural area bordered by agricultural land so there will be some rural odour.

### **Key Qualities and Issues relating to potential planning policies**

This road has already been subject to various infill planning applications over the years and over time this has had some impact of the appearance of the street.

## **Area 5 (no sub areas) Field Lane, Walkerith Road & Riverbank**

**Surveyed by** Bruce Allison & John Youngman **Date:** 24/05/2019

**Around** 10:00 hrs

### **Physical Character**

#### **Streets Roads**

In this survey report the part of Field Lane we are discussing runs from the bend outside number 20 until it leaves the Parish and crosses the boundary into Walkerith where it becomes Ings Lane. From the bend to number 56 Field Lane the road is a 4m wide road of tarmac after that it becomes a track at points with the borders being so close to the road it is difficult for two cars to pass each other. There are two more bends in the road but otherwise it is level and straight. There is one speed reduction sign at the bend outside number 20. There are some streetlights which are situated near to the houses and the ends in the road, but they are switched off between midnight and 4am. Electricity is fed via overhead cables attached to telegraph poles.

There are no pedestrian walkways and the area is not accessible for disabled users in wheelchairs or scooters unless using the made roadway.

#### **Buildings**

There is a variety of domestic houses and farm buildings obviously due to properties being developed at various stages through time. They range from 4 bed detached to 3 bed bungalows as well as new dormer bungalows in order to comply with regulations relating to flood risk so with as much as 3 acres of land attached. There is also one house the 'White house' which is situated within 40m of the River Trent. The houses from 24 to 34 do have mains supply gas but otherwise properties have LPG tanks that need to be supplied.

Other buildings of note in this area are on the edge of the village and are situated on Walkerith Road, number 78 and Pot Belly Nursery and garden centre. The last house on Walkerith Road before the Parish Boundary ends belongs to GW Lord who have a dwelling house and an Abattoir and pet crematorium housed in separate buildings.

The construction of the buildings varies because of when they were built but all are of a reasonable modern construction benefitting from upvc windows and doors and tiled roofs.

## **Greenery and Landscape Features**

### **Street Boundaries & property borders**

There are no TPO's in Field Lane and the land is not protected. Mostly Farmland and some allotments owned by Thonock Estates with mature trees and shrubs – very rural with copious amounts of wildflowers and plants.

The houses are set back from the road, some are isolated properties. The row of houses 24 to 34 have grass verges outside their properties and all have small driveways and off street parking capacity.

## **Topography**

### **(arrangement of the natural and artificial physical features of an area)**

The land is flat.

## **Views & Streetscape**

### **Views (within and beyond the space/street area + Focal Points)**

Fountain Hill on the approach to into Misterton in the distance where the land rises to 20m above sea level. Otherwise there are wide ranging views over the fields.

## **Street Design & Flow**

Field Lane and Walkerith Road are on the whole straight roads with very few properties so the roads flow well.

## **Emotional, Personal and Transitory Perceptions**

### **Associations – Buildings of a significant historical or local importance**

The area has a notorious disaster site where several soldiers training for combat in France during WW1 drowned in what is known as a Gyme that lies near the bank of the River Trent and which has now been filled in. See <https://www.gainsboroughheritage.co.uk/?event=gainsborough-at-war-the-morton-gymes-disaster-and-the-thonock-mine-filling-factory> for more detail.

## **Natural Lighting**

The area is not densely populated with tall trees and there are no tall buildings so natural light is not affected.

## **Pollution: Noises and Smells**

Apart from rural smells there are no pollution issues.

## **Drainage:**

There is poor sewerage and drainage affects properties in Field Lane as it does to a lot of older houses in Morton, the drains and main sewers are very shallow. Field Lane has a sewage treatment system and after number 34 the properties all have cesspits. The sewage system is susceptible to damage warping and backflow. The open land is crisscrossed with drainage channels taking water from the land and moving it via the main drainage channels of Walkerith Drain and then into Cross Drain to the Trent via the pumping station at Ravensfleet. The drainage channel that runs under the protected grassy area in Field Lane is

a direct channel to the Trent, but it flows away from the river not towards it. It has been blocked in the past, but obstructions have now been cleared. Despite some home owners in Southlands Avenue extending their gardens onto the grassy area this does not appear to have affected the drain as they do not appear to have built over the drain itself and the blockages appear to have been caused by a built up of silt and dumped rubbish especially at the southern entrance of the drain. There is another drainage channel that is situated in the fields between Field Lane and Walkerith Road, this also flows north into Walkerith Drain and then into Cross Drain.

### **Key Qualities and Issues relating to potential planning policies**

Agricultural land could become under pressure for development and there are some views up down and across the Trent valley which are important.