

Sustainability Appraisal

Alford Neighbourhood Plan

August 2017

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1. Introduction

What is a Sustainability Appraisal?

- 1.1 The Sustainability Appraisal (SA) process is a way of ensuring that plans and programmes relating to the development and use of land are compatible with the aims of sustainable development. Sustainable development is about ensuring that the needs of everyone can be met now, without compromising the ability of future generations to meet their own needs. Put simply, sustainability looks at balancing a range of competing environmental, social and economic objectives when making decisions about the development and use of land.
- 1.2 The Alford Neighbourhood Plan (the Plan) SA is being carried out to ensure that the development management policies included in the Plan are sustainable, therefore ensuring they are effective in providing for the current residents of the area, as well as future residents. This SA of the Plan is also being carried out as a means to ensure and demonstrate that the principles of sustainable development as defined by the National Planning Policy Framework (NPPF) have been taken into account in its preparation.
- 1.3 The environmental assessment of plans deemed to have a significant environmental impact is a requirement of the EC Directive on the assessment of plans and programmes on the environment (Directive 2001/42/EC), known as the Strategic Environmental Assessment (SEA) Directive. Due to the Alford Neighbourhood Development Plan including site allocations that could potentially see a further 161 houses built within the area, the undertaking of an SEA in accordance with the Directive has been considered necessary and the elements of this have been incorporated into this document.
- 1.4 To ensure continuity with the Core Strategy, this SA for the Draft Neighbourhood Plan will follow the same method as the SA of the Core Strategy, and where appropriate will use the same tools and techniques.

1.5 Appraising the Plan will enable the Steering Group (SG) to identify issues with the Plan that are affecting its sustainability. This in turn will allow the SG to address these issues by amending the Plan, ensuring the final document itself is contributing to the achievement of sustainable development.

Who has carried out this Sustainability Appraisal?

1.6 This SA of the Alford Neighbourhood Plan has been conducted and produced by Open Plan working in conjunction with Alford Town Council, in particular with the Neighbourhood Plan SG; the SG consists of local residents and Town Councillors from Alford.



2. Structure of the Sustainability Appraisal

2.1 The following sections of this SA of the Alford Neighbourhood Plan will be structured in the following way;

- **The Sustainability Framework** – This section introduces the Sustainability Framework that will be utilised to appraise the Plan. Using the Core Strategy framework as a base, this section will develop Sustainability Appraisal Objectives suitable for use in appraising the Plan.
- **Community Vision, Aim & Objectives Appraisal** – Sustainability Appraisal of the Community Vision, Aim & Objectives using the developed Sustainability Framework Objectives.
- **Development Management Policies Appraisal** – Sustainability Appraisal of the individual development management policies contained in the Neighbourhood Plan. Identify necessary alterations.
- **Alternatives** – Assessing the effects of alternatives to the Plan, including the alternative where no Plan is produced.
- **Assessing Secondary, Cumulative and Synergistic Effects** – Assesses the secondary, cumulative and synergistic effects of the Neighbourhood Plan on the sustainability of the area.
- **Monitoring** – The final section of this Sustainability Appraisal will outline how the document will be monitored.

3. Scoping Report

3.1 A Sustainability Appraisal Scoping Report (the Scoping Report) was produced in December 2015. This outlined the relevant planning policies and documents that apply to the Neighbourhood Plan and presented baseline data under a number of different headings, including:

- General Information;
- Heritage and Townscape
- Age Distribution
- Economic and Miscellaneous Indicator
- Social Grade and Occupation
- Human Health
- Water Quality
- Soil and Geology
- Air Quality

Overview of Sustainability Appraisal Progress

3.2 The Sustainability Appraisal process is an ongoing and iterative process. It has five stages:

- Stage A: Scoping, evidence base gathering and establishing the SA framework;
- Stage B: Developing and refining options and assessing the significant effects and establishing the mechanism for monitoring the significant effects of the Neighbourhood Plan;
- Stage C: Preparing the SA Report which sets out the appraisal process and findings;
- Stage D: Consult with stakeholders on the proposed Neighbourhood Plan



and the SA Report; and

- Stage E: Monitoring the significant effects of implementing the Neighbourhood Plan once adopted.

3.3 Work on the SA of the emerging Neighbourhood Plan began in late 2015. In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC a Draft Screening Determination on the need for a Strategic Environmental Assessment (SEA) for the Neighbourhood Plan was prepared by East Lindsey District Council. This concluded that the Neighbourhood Plan is likely to have a significant environmental effect and a full SA is required, incorporating elements of SEA.

3.4 In January 2016 the Council consulted the statutory SEA consultees on a draft Sustainability Appraisal Scoping Report on behalf of the Neighbourhood Plan Steering Group. A final version of the Scoping Report was prepared in early 2016.

3.5 The SA Scoping Report sets out baseline information by topic and highlights sustainability issues and trends for the Plan area. This information is considered to be up-to-date and to avoid duplication of effort has not been repeated in this report. The Scoping Report also outlines the sustainability framework for the SA including the sustainability objectives against which the proposals in the emerging Neighbourhood Plan will be assessed.

3.6 This report sets out the outcomes of the SA of the Neighbourhood Development Plan. The report will assist in refining the Neighbourhood Plan prior to its submission to East Lindsey District Council.

4. The Alford Neighbourhood Plan

Area Covered

4.1 The Alford Neighbourhood Plan covers the neighbourhood area as designated by East Lindsey District Council on the 31st August 2012.

Contents of the Neighbourhood Plan

4.2 The Alford Neighbourhood Plan has been produced in accordance with the Neighbourhood Planning Regulations (2012), primarily using results from extensive consultation undertaken with local residents, local business and land owners. The Plan, sitting alongside East Lindsey District Council's Core Strategy, seeks to support and direct the development and growth of the area up to the year 2031.

4.3 The Plan does this by initially providing a Vision for the area, which outlines the overall strategy for development in Alford up to the year 2031. The Plan then provides several development management policies; these will be used in conjunction with East Lindsey District's Core Strategy to determine planning applications submitted to East Lindsey District Council. These policies aim to deliver the Objectives and thus deliver the Vision for the area up to the year 2031.



5. The Sustainability Framework

What is the Sustainability Framework?

- 5.1 To effectively appraise the Neighbourhood Plan for Alford, a clear, concise and effective framework is needed, one that addresses all aspects of sustainable development.
- 5.2 In order to assess what options would be most sustainable for the future development of the area, the key sustainability issues affecting the Plan were identified. These have been separated into social, economic and environmental issues, although there is inevitably overlap between them. For example, certain issues, such as climate change, have environmental, economic and social implications.
- 5.3 The key issues identified in this report comprise:
- **Social** – housing supply; crime and community safety; health and recreation; and provision of social capital.
 - **Economic** – business development (existing and new) and job creation; site and infrastructure provision; and town and rural centres.
 - **Environmental** – preventing loss of priority habitats; protection and enhancement of the green infrastructure; protecting the historic environment; minimising flood risk; efficient use of resources; and minimising the impacts of climate change.
- 5.4 These sustainability issues have each been taken into consideration in the production of the Sustainability Framework for the Draft Plan, ensuring the Plan itself ultimately addresses all of the issues.

Developing the Neighbourhood Plan Sustainability Framework

5.5 The Sustainability Framework developed for East Lindsey District Council's Core Strategy consists of a series of objectives and indicators. These have been devised with regard to both national and regional sustainability objectives and indicators, as well as to the environmental and sustainability issues assessed to be of key importance in East Lindsey. Full information on these and their formulation can be found in the Sustainability Appraisal Scoping Report, which is accessible via East Lindsey District Council's website or through using the following link:

<http://www.e-lindsey.gov.uk/article/2249/Sustainability-Appraisal>

5.6 For this Sustainability Appraisal of the Neighbourhood Plan for Alford it is considered that the Framework used for the Core Strategy Appraisal is acceptable, however several amendments are required to reflect the smaller, more specific scale of the area.

Alford Neighbourhood Plan Sustainability Framework

5.7 The SA Objectives that will be used to appraise the sustainability of the Neighbourhood Plan for Alford are as follows:

Sustainability Appraisal Objectives	
1	Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity
2	Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment
3	Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses
4	Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot



Sustainability Appraisal Objectives	
5	Promote viable and diverse economic growth that supports communities within the district
6	Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites
7	Improve accessibility to key services, facilities, amenities and green infrastructure including the promotion of sustainable modes of access
8	Increase reuse and recycling rates and minimise the production of waste
9	Support inclusive, safe and vibrant communities
10	Ensure that local housing needs are met
11	Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments
12	Encourage and provide the facilities and infrastructure for healthy lifestyles
13	Positively plan for, and minimise the effects of, climate change

Table 1. Sustainability Appraisal Objectives

5.8 To ensure that these objectives are sustainable, they will be assessed against the three themes of sustainability, these being; social, economic and environmental judging their predicted impact on each, this being either positive (✓), neutral (-) or negative (X). The relationship between the SA objectives and the three themes of sustainability is shown in the table on the following page.

SA Objectives		SA Themes		
		Social	Economic	Environm.
1	Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	✓	-	✓
2	Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	✓	-	✓
3	Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	-	-	✓
4	Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	✓	✓	-
5	Promote viable and diverse economic growth that supports communities within the district.	✓	✓	-
6	Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites.	-	✓	✓
7	Improve accessibility to key services, facilities, amenities and green infrastructure including the promotion of sustainable modes of access	✓	-	✓



SA Objectives		SA Themes		
		Social	Economic	Environm.
8	Increase reuse and recycling rates and minimise the production of waste.	-	✓	✓
9	Support inclusive, safe and vibrant communities.	✓	-	-
10	Ensure that local housing needs are met.	✓	✓	-
11	Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	-	✓	✓
12	Encourage and provide the facilities and infrastructure for healthy lifestyles.	✓	✓	-
13	Positively plan for, and minimise the effects of, climate change.	-	✓	✓

Table 2. Relationship between SA Objectives and themes of Sustainability

5.9 Each of the SA Objectives has been matched with detailed decision-making criteria. These criteria comprise the key questions that will be asked to ascertain whether or not the Draft Plan works towards the SA objective, these can be found on the following page:

Sustainability Appraisal Objectives		Decision-making Criteria: Will the Vision/Objective/Policy....
1	Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	<ul style="list-style-type: none"> • Protect and provide opportunities for improving / enhancing sites designated for their nature conservation value / geodiversity value (local and national levels)? • Protect the habitats and species protected by International and UK law? • Help achieve Lincolnshire Biodiversity Action Plan (BAP) targets? • Help to avoid / reduce the loss of / decline in semi natural habitats, agricultural habitats, urban habitats / geological resources? • Conserve species and protect the districts overall biodiversity?
2	Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	<ul style="list-style-type: none"> • Protect and provide opportunities to enhance the distinctive landscapes (e.g. Conservation Areas, Lincolnshire Wolds AONB) within the district? • Maintain and, where possible, increase the area of high quality green infrastructure within the district – e.g. woodlands, public rights of way etc? • Prevent aspects / amenity being compromised? • Provide opportunities to enhance the townscapes within the district – e.g. promotion of the repair and re-use of historic buildings?

Sustainability Appraisal Objectives	Decision-making Criteria: Will the Vision/Objective/Policy....
	<ul style="list-style-type: none"> • Maintain and enhance the character / distinctiveness of towns and villages (including conservation areas)? • Protect or enhance known features of historical, archaeological, or cultural interest, including their setting? • Protect areas associated with a known high risk archaeological resource where actual and / or quality / quantity of finds is not known e.g. features associated with buried archaeology?

Sustainability Appraisal Objectives		Decision-making Criteria: Will the Vision/Objective/Policy....
3	Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	<ul style="list-style-type: none"> • Contribute to effective management of water resources (surface and ground waters) via a reduction in water consumption? • Contribute to effective management of water resources (surface waters) via storage of excess precipitation? • Reduce diffuse and point source water pollution (e.g. from STWs, commercial, industrial and agricultural sources) and therefore contribute to 'good ecological status' for all water bodies? • Protect the habitats and species reliant on the water environment e.g. in rivers, canals, lakes, ponds and adjacent areas of wetland habitats? • Avoid an increase in light pollutants, particularly in more rural areas and the Lincolnshire Wolds AONB? • Protect the best and most versatile agricultural land?
4	Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	<ul style="list-style-type: none"> • Will it minimise flood risk to people, property, agricultural land and other assets from rivers and from drainage infrastructure e.g. resulting from intense or prolonged precipitation?

Sustainability Appraisal Objectives		Decision-making Criteria: Will the Vision/Objective/Policy....
		<ul style="list-style-type: none"> • Will it minimise flood risk to people, property, agricultural land and other assets from coastal inundation e.g. via storm surges? • Increase flood risk to people, property, agricultural land and other assets downstream of the proposed development?
5	Promote viable and diverse economic growth that supports communities within the district.	<ul style="list-style-type: none"> • Assist the provision of appropriate land and premises for business activity? • Provide diversity in the economy and encourage sustainable business development? • • Support the growth of sectors that offer scope to reduce outcommuting, e.g. to Lincoln, Grimsby and Boston? • Improve access to education and training, and support provision of skilled employees to the economy? • Support vital and viable town centres? • Encourage the rural economy and support farm diversification? • Enable tourism opportunities to be exploited?
6	Prioritise appropriate re-use of previously developed land and	<ul style="list-style-type: none"> • Promote the efficient re-use of land and buildings for new developments and ensure that denser developments are well designed and are associated with good public transport

Sustainability Appraisal Objectives		Decision-making Criteria: Will the Vision/Objective/Policy....
	minimise the loss of the best agricultural land and Greenfield sites.	<p>systems to help achieve the most sustainable pattern and types of development?</p> <ul style="list-style-type: none"> • Protect the best and most versatile agricultural land?
7	Improve accessibility to key services, facilities, amenities and green infrastructure including the promotion of sustainable modes of access	<ul style="list-style-type: none"> • Improve access to local services, facilities, places of employment and green infrastructure for all residents throughout the district? • Provide improved and sustainable public modes of transport in both urban and rural areas and reduce the need to travel by car?
8	Increase reuse and recycling rates and minimise the production of waste.	<ul style="list-style-type: none"> • Reduce waste generated as part of all building programmes? • Reduce household waste? • Increase waste recovery and recycling (domestic, commercial, etc.)?
9	Support inclusive, safe and vibrant communities.	<ul style="list-style-type: none"> • Improve the quality of life for communities by allowing residents to become actively involved in decision making at a local level? • • Maintain, enhance and create green infrastructure assets (e.g. green space) across the district accessible to the whole community? • Improve the availability and accessibility of key local services and facilities, including health, education and leisure (shops, post offices, pubs etc.) that also reduce the need to travel?

Sustainability Appraisal Objectives		Decision-making Criteria: Will the Vision/Objective/Policy....
		<ul style="list-style-type: none"> Promote more diverse and cohesive communities? Promote and encourage design principles that positively reduce crime and antisocial behaviour? • Reduce the fear of crime, the actual levels of crime, antisocial behaviour.
10	Ensure that local housing needs are met.	<ul style="list-style-type: none"> Support the provision of a range of house types and sizes, including affordable housing, to meet the identified needs of all sectors of the community? • Enable first time buyers to purchase a home?
11	Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	<ul style="list-style-type: none"> Ensure all new housing incorporates at least some energy saving measures? Lead to local developments built to a high standard of sustainable design? Reduce household waste and increase waste recovery and recycling (domestic, commercial, etc)? Lead to an increased proportion of energy needs being met from renewable sources e.g. at domestic and commercial scales?
12	Encourage and provide the facilities and infrastructure for healthy lifestyles.	<ul style="list-style-type: none"> Ensure that adequate health facilities and infrastructure is available for present and future generations?

Sustainability Appraisal Objectives		Decision-making Criteria: Will the Vision/Objective/Policy....
		<ul style="list-style-type: none"> • Ensure health facilities are accessible to all sectors of the community? • Reduce health inequalities across the district? • Promote healthy and active lifestyles? • Maintain, enhance and create green infrastructure assets (e.g. green space, recreation and sports facilities, semi-wild/rural places) across the district accessible to the whole community?
13	Positively plan for, and minimise the effects of, climate change.	<ul style="list-style-type: none"> • Minimise flood risk to people, property, agricultural land and other assets from the sea, from rivers and from surface water drainage infrastructure? • Increase flood risk to people, property, agricultural land and other assets downstream of the proposed development? • Contribute to effective management of water resources (surface waters) (e.g. storage of excess precipitation)? • Promote appropriate energy production technologies at the district scale? • Contribute to a reduction in emissions of greenhouse gases within the district?

Table 3. Decision Making Criteria for SA Objectives

5.10 The sections of the Plan that are to be appraised (these being the; Vision & Objectives and the Development Management Policies) are substantially different, in terms of both content and purpose. It is deemed necessary to adopt a differing approach to measuring the sustainability of these against the SA Objectives. The following criteria were used to assess the level of compatibility of the Draft Plan’s Vision, Aim and Objectives:

Key	
Compatible	✓
Neutral / No Impact	-
Incompatible	x
Uncertain Impact	?

Table 4. Criteria Used to assess Vision & Objectives

5.11 To make a more thorough assessment of their potential impacts, the Draft Plan Development Management Policies were considered against more detailed criteria. The appraisal criteria are as follows:

Key	
Strong Positive Impact	✓✓
Positive Impact	✓
Neutral / No Impact	-
Negative Impact	x
Strong Negative Impact	xx
Uncertain Impact	?

Table 5. Criteria used to assess Development Management Policies

5.12 Using the SA Objectives and the separate criteria established above in **Tables 4 and 5**. The following section of this document contains the SA of the Alford Neighbourhood Development Plan.



6. Vision & Objectives Appraisal

Sustainability Appraisal

- 6.1 The Community Vision & Objectives contained within the Draft Plan have been produced by the Alford Neighbourhood Plan Steering Group utilising results obtained through consultation with local residents. The Vision and Objectives are presented in the following tables.
- 6.2 The Scoping Report contained an evaluation of the Vision and Objectives against the Sustainability Appraisal Objectives, based on the way the Vision and Objectives read on December 2015. Since then, the wording of both the Vision and Objectives have changed, requiring an additional appraisal: however, the content of the Vision and most of the Objectives have remained unchanged, and the results of the work performed and consulted on in December 2015 have been taken into account in the preparation of this appraisal:

Vision

Alford should remain a visual 'treat' as it nestles within green fields and hedgerows when viewed from Miles Cross Hill. The windmill and church tower will remain dominant when the town is viewed from all directions. The 'soft edges' of the town, as it blends into the surrounding fields, will remain a feature of development.

The town centre and market place will remain important centres for shopping, social interaction and celebrations.

The small market town feel with housing development connected to and supporting the main retail centre will be maintained.

The town's heritage and distinctiveness will be sustained by the high quality and appropriate design of any new development.

Alford's unique sense of place to live and work in, from its strong and active community and its identity as a centre for craft, will be sustained.

Alford's economy will develop, to provide a thriving, safe, healthy and sustainable community, with an appropriate balance between all employment sectors, including tourism. Utility and community service providers should ensure that the services they provide are at least adequate and continually improving.



Objectives

1. To promote synergy between the various uses and activities that contribute to Alford's life as a town.
2. To minimise the environmental impacts of travel, and connect new housing into Alford's town centre and the wider area with sustainable/low impact transport connections. Expand and improve existing pedestrian and cycle connections within Alford.
3. To maintain Alford's distinctive character, and reinforce the character and quality of Alford's environment
4. To make efficient use of previously developed land and buildings.
5. To meet local housing need in terms of quantity, quality and mix.
6. To support quality design that respects its immediate surroundings
7. To protect and enhance access to green infrastructure and biodiversity
8. To promote energy efficiency and local self sufficiency
9. Support and strengthen the culture of community within the town, and protect and enhance buildings that are currently community assets.
10. Support opportunities for improved physical and leisure activity of Alford's residents.
11. Support the provision of retail outlets necessary and beneficial for the community, support the creation of employment opportunities.
12. Promote clear connections between local consumption & production.
13. Support the viability and vitality of the Market Place and its immediate area, as a business & tourism hub. Ensure car parking within the town supports the viability of the town centre and other vital facilities.
14. Support a level of statutory and community services appropriate to the development and population needs of the town.
15. Support provision of an appropriate level of utility services relevant to the town's needs.

Element of the Draft Plan	Sustainability Appraisal Objectives												
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13
Vision	-	✓	-	-	✓	-	✓	-	✓	✓	-	✓	-
Objective 1	-	✓	-	-	✓	-	✓	-	✓	✓	-	-	-
Objective 2	✓	✓	-	-	✓	-	✓	-	✓	-	-	✓	✓
Objective 3	✓	✓	✓	-	-	-	-	-	✓	-	-	-	-
Objective 4	✓	-	✓	-	-	✓	-	-	-	✓	-	-	✓
Objective 5	-	✓	✓	-	-	-	-	-	✓	✓	✓	-	-
Objective 6	✓	✓	-	-	-	✓	-	-	-	-	-	-	-
Objective 7	✓	✓	✓	-	-	✓	✓	-	✓	-	-	✓	✓

Element of the Draft Plan	Sustainability Appraisal Objectives												
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13
Objective 8	-	-	✓	-	✓	-	-	✓	-	-	✓	-	✓
Objective 9	-	✓	-	-	-	-	✓	-	✓	-	-	✓	-
Objective 10	-	-	-	-	-	-	✓	-	✓	-	-	✓	-
Objective 11	-	-	-	-	✓	✓	✓	-	✓	-	-	✓	-
Objective 12	-	-	-	-	✓	✓	-	-	-	-	-	-	✓
Objective 13	-	✓	-	✓	✓	-	✓	-	✓	-	-	-	-
Objective 14	-	-	-	-	✓	-	✓	-	✓	-	-	✓	-
Objective 15	-	-	-	-	✓	-	✓	-	✓	-	-	✓	-

Table 1. SA of the Draft Plan: Vision & Objectives

Justification

- 6.3 Following on from the appraisal of the Vision & Objectives above, a reasoned justification is necessary to briefly explain why these elements of the Plan have been judged as such. In addition to this, issues that have arisen regarding the sustainability of an element of the Plan are discussed, and any required alterations are also suggested below.
- 6.4 As the above table demonstrates, most of the Neighbourhood Plan objectives and Sustainability Appraisal objectives are compatible with one another or have a neutral impact.
- 6.5 **Vision:** The vision ensures the protection of historic heritage, landscape and townscape, promotes economic growth based on a variety of sectors, promotes the creation of an inclusive and vibrant society. It aims to enhance the existing community spirit and to deliver an appropriate level of new houses, services and facilities to meet local needs.
- 6.6 **Objective 1:** Ensures that future development will not have a negative impact on the current uses and activities in the town, but on the contrary will strengthen their positive contribution. In particular, the plan will enhance the current economic activities in the area, the key community services and amenities, and ensure the creation of inclusive and safe communities.
- 6.7 **Objective 2:** Promotes more sustainable and healthier means of transportation, and will ensure new residential development will be close enough to the Town Centre and existing services to promote walking and cycling and to strengthen community cohesion.
- 6.8 **Objective 3:** Protect the landscape, townscape and historic environment of the village, and ensure new development will maintain the character and spirit of the Town.
- 6.9 **Objective 4:** Ensures brownfield sites redevelopment is prioritised over



development of agriculture and greenfield lands at the edge of the town, thus promoting a denser, more cohesive and more sustainable community.

- 6.10 **Objective 5:** Ensures that new dwellings will meet the needs of the different components of the current population, and will present design solutions that reduce the consumption of energy and production of waste.
- 6.11 **Objective 6:** Ensures that new development enhances the townscape and landscape and regenerates derelict buildings in the Town.
- 6.12 **Objective 7:** Promotes healthy and social lifestyles, protecting existing green areas of high landscape and biodiversity value. The protection and enhancement of green infrastructures will have a positive socio-economic impact, characterising Alford as an attractive place to live, work and visit.
- 6.13 **Objective 8:** Ensures that new development discloses the most up-to-date solutions in term of energy efficiency and renewable energy, providing environmental and economic benefits for individuals and the community as a whole.
- 6.14 **Objective 9:** By protecting existing community facilities and institutions, the plan will facilitate the creation of a vibrant and supportive community while promoting accessibility to community's services and facilities. Buildings which are considered community assets have also a pivotal role in defining the character of the settlement and its townscape.
- 6.15 **Objective 10:** Through the promotion of alternative means of transportation and of sporting and leisure facilities, the plan aims to promote physical and leisure activities with beneficial effects in term of physical and mental wellbeing and social cohesion.
- 6.16 **Objective 11:** Seeks to maintain the character of Alford as a Market Town, tackle the phenomenon of shop vacancy, and provide an adequate level of retail services for new and existing residents. At the same time, it

seeks to identify and promote new job opportunities in the tertiary and secondary sector to maximise the economic and social sustainability for the future of the Town.

6.17 **Objective 12:** Seeks to promote local economic activities, in particular craft and agriculture production, and reduce the need of transporting goods over long distances.

6.18 **Objective 13:** Seeks to revitalise the Market Place as the economic and social centre of the Town, promoting redevelopment of derelict infill brownfield site and vacant properties and making services more accessible to people. Revitalisation of the the Market Place will help conserve and enhance the character of Alford as a Market Town and the historic heritages contained in the Town Centre.

6.19 **Objective 14:** Aims to deliver the services, facilities and infrastructure necessary to support the new housing development, the increasing population, and the expected economic development.

6.20 **Objective 15:** Aims to ensure that the future and existing utility demand generated by housing development, economic growth and community facilities is amply met.

Required Alterations

6.21 No element of the Vision nor Objectives scores negatively against the Sustainability Objectives, and taken as a whole they are deemed to have a positive impact against each of the Sustainability Objectives. No alterations to the Vision and Objectives are considered necessary as a result of this appraisal.



7. Development Management Policies Appraisal

Sustainability Appraisal

- 7.1 The Development Management Policies contained in the Plan have been developed by the Alford Neighbourhood Plan Steering Group to work alongside policies contained in the Core Strategy. These will deliver the aspirations of the local community, as outlined in the Draft Vision & Objectives.
- 7.2 The SA of the Development Management Policies can be found on the following page. A wide range of policy areas have been included within the Pre-Submission Neighbourhood Plan.
- 7.3 It will be these areas that will be appraised in the SA to evaluate whether they have a positive or negative impact on the future of the area, using the Sustainability Framework to undertake the evaluation.
- 7.4 In the absence of a Neighbourhood Plan, it is considered there will be fewer opportunities to address the issues and challenges facing the area as well as contributing to a reduction in potential benefits to the local community. Without the Plan, opportunities for the following issues may be comprised:
- Greater involvement of local people in local/community planning;
 - Improved/new community facilities;
 - Future housing development in the area over the next 15 years;
 - Exacerbation of the geographical imbalance of the main body of the settlement;
 - Redevelopment of derelict brownfield sites;
 - Improvements and new opportunities for open space and biodiversity;

- Improvements to the cycle and footpath networks;
- Provision of local employment opportunities;
- Regeneration of the Town Centre;
- Mix and quality of the new housing opportunities,
- Preservation and strengthening of the community culture and spirit;
- Promotion of energy efficiency and renewable energy solutions; and,
- Funding opportunities for new community development.

7.5 The table on the following page includes the appraisal of the policies within the Alford Neighbourhood Plan against the framework.



Element of the Draft Plan	Sustainability Appraisal Objectives												
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13
Policy 1	-	✓	✓	✓	✓	✓✓	✓✓	-	✓	✓✓	-	-	-
	<p>This Policies ensures the level of residential development growth to accommodate existing and expected need is meet in the most sustainable locations. Sites have been selected in order to prioritise brownfield sites over greenfield sites, thus protecting semi-natural and agricultural lands around the Town; to protect the character, townscape and heritage assets of the settlement; to maintain and protect the existing local green spaces and green infrastructures; avoid the risk of flooding; ensure people can live close to the Town Centre, thus increasing accessibility to services and support the local economy. The allocation process empowered residents in influencing where future development will occur, and the objectives of promoting a sense of place and contributing to a cohesive and vibrant community have been included in the allocation methodology.</p> <p>The allocation process resulted in a group of mostly small, infill brownfield sites, which are located in walking distance to the Town Centre and key services. Proximity to the Town Centre will have a positive effect on the local economy and on the creation of a cohesive community. The allocation includes larger sites as well, able to provide a wide range housing typologies to meet local need: in particular, one of the site has been specifically allocated for affordable houses. For each site, the policy sets design recommendations and requirements, to ensure the protection of the Town character and heritage assets, the protection of natural environment and features and mitigation of flood risk .</p>												
Policy 2	-	-	-	-	-	-	-	-	✓	✓✓	-	-	-
	<p>This Policy ensures local residents and people with a strong connection with the town have preferential access to affordable housing, thus contributing to meet local housing needs. The Policy aims to avoid that long-term residents or people with strong ties with the Town are forced to leave, weakening the existing social capital and community network.</p>												
Policy 3	-	✓	-	-	✓	✓✓	✓✓	-	✓✓	✓✓	-	✓	-
	<p>This Policy supports residential development in sites other than the allocated ones, to ensure a range of housing types and sizes is provided to meet all different kind of local needs. The policy considers both small scale projects, normally carried out by independent construction firms, as well as larger projects: in the latter case, the Policy ensures local</p>												

Element of the Draft Plan	Sustainability Appraisal Objectives												
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13
	residents are included in the development process and entitled to express their opinion. The Policy ensures future development maintains the distinctiveness of the area's landscape and townscape and enhance the character of Alford as a Market Town centred around the Market Place. Promoting development in close proximity to the social, service and commercial centre of the Town, the Policy contributes to create more cohesive communities, to enhance accessibility to services and facilities, to promote more sustainable and healthier means of transportation, and to promote economic regeneration. Finally, the Policy seeks to priorities the re-use of previously developed land over greenfield sites.												
Policy 4	✓	-	✓	✓	✓	✓	✓	-	-	-	-	-	✓
	Policy 4 ensures new development will not be carried on in areas of high flooding risk (except in specific circumstance), reducing the flood risk for people, property and agriculture land. Considered the nature of Flood Risk areas upstream and downstream of the Town Centre, it is also believed that the Policy will help protect natural habitats and species reliant on the water environment. Even though the first paragraph of the Policy may result in increased flood risk for properties within or at the edge of the Town Centre, this risk is outweighed by the positive contribution of the Policy in term of brownfield redevelopment, regeneration of Town Centre and creation of housing opportunities in close proximity to the social, service and commercial hub of the Town.												
Policy 5	-	✓	-	-	✓✓	-	-	-	✓✓	-	-	-	-
	This Policy promotes the regeneration of the Town centre as the commercial and service centre of the Town, ensuring the availability of a mix of services and facilities and promoting a diversified economic growth. The Policy also resists change of use that would negatively impact on the role and character of the Town Centre as the service and commercial hub. Concentrating retail and commercial uses in the historic Town Centre, the Policy contributes to maintain the character of the Market Town and creates a vibrant centre for the community. At the same time, the Policy acknowledges the potential need for commercial activities outside the Town Centre and makes provision for this eventuality.												
Policy 6	-	✓	✓	-	✓✓	-	-	-	-	-	-	-	-
	This Policy seek to provide the appropriate land to support economic development and provide business premises for future and existing businesses. The Policy makes provision to minimise negative impact on the existing character of the area, ground pollution, traffic and enjoyment of amenities for residents in the area.												

Element of the Draft Plan	Sustainability Appraisal Objectives												
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13
Policy 7	✓✓	✓✓	✓✓	✓	-	-	✓	-	✓	-	-	✓	-
	<p>This Policies identified a number of green spaces which are valuable from a biodiversity, recreational, and historic point of view, and prevent development to occur in such sites. By doing so, it protects areas that are important for habitat and wildlife species, maintains and promote access to high quality green infrastructures, and ensures the community can enjoy spaces for recreation and physical activity. It is believed that the Policy will have benefits in term of social cohesion and physical and mental wellbeing. Identifying the Bull Fair Field as a Local Green Space, the Policy have the indirect effect of preventing development in an important flood plain for the Wold Grift Drain, upstream to the Town Centre</p>												
Policy 8	✓	✓✓	-	-	-	-	✓✓	-	✓	-	-	✓	-
	<p>The Policy ensures the existing network of public right of ways, footpaths and bridleways is maintained and enhanced, promoting access to green areas and healthier and more sustainable means of transportation. The Policy also aims to protect and improve the existing green areas and features in the Town, enhancing the distinctiveness of the area's landscape but also providing opportunities for native species (especially pollinators and native plants) to thrive. Improved access to green spaces and increased number of green areas will also have a positive impact on the mental wellbeing of residents and to improve sense of place in the community.</p>												
Policy 9	-	-	-	-	-	-	✓✓	-	✓✓	-	-	✓	-
	<p>The Policy seek to protect and enhance the existing recreational and sport facilities, with clear benefits in term of physical and mental wellbeing of residents, and reduction of the need to travel to access such facilities. The availability of sport and recreational facilities will also have an effect in term of community cohesion and development of a local sense of place.</p>												

Element of the Draft Plan	Sustainability Appraisal Objectives												
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13
Policy 10	✓	✓✓	-	-	✓	-	-	-	✓	-	-	-	-
	<p>This Policy seeks to protect the existing character of the Town by setting design, landscaping and conservation principles for new development as well as renovation projects. By creating a more pleasant and characteristic built environment, the Policy will have the indirectly improve sense of place and will make the Town a more attractive as a place to live and work. The policy differentiates between several areas of the Town, identified in details in the Alford Character Assessment, setting specific principles in term of plot layout, building design and landscaping. Paragraph 1.a. and 1.b. ensures new buildings respect the character of specific areas of the town and improve the townscape. Paragraph 1.c. describe landscaping intervention, specifically mentions the National Pollination Strategy, and aims to have an indirect effect in protecting native plants and pollinators. Paragraph 1.g. preserves particularly valued views within, toward and from the Town. Paragraph 1.d., 1.e., 1.f., and 2 of the Policy specifically refers to the protection and enhancement of historic and vernacular buildings and features, such as pavements and shop signs.</p>												
Policy 11	-	-	-	-	-	-	-	-	-	-	✓✓	-	✓
	<p>This Policy promotes the use of energy saving measures, sustainable design, renewable energy solutions in new and existing buildings, contributing locally to reduce energy consumption and waste and globally to reduce the use of fossil fuel contributing to global warming and climate change.</p>												

Table 6. SA of the Development Management Policies

Required Alterations

- 7.1 No Development Management Policy scores negatively against the Sustainability Objectives, and taken as a whole they have a neutral or positive impact against each of the Sustainability Objectives. No alterations to the Policies contained in the Plan therefore are considered necessary as a result of this appraisal.

8. Sustainability Appraisal of the Alternatives

- 8.1 For the sake of this Sustainability Appraisal, two alternatives to the implementation of the current Neighbourhood Plan have been identified.
- 8.2 The first alternative is the implementation of the current Neighbourhood Plan, with the exception of Policy 1: Site Allocation and Policy 7: Employment. The main rationale for the undertaking of a full SEA of the current Alford Neighbourhood Plan is the allocation of residential and employment sites. For this reason, an appraisal of an alternative not allocating sites is considered relevant.
- 8.3 The second alternative is to revert to the existing policy position for the area, managing development through the existing local and national legislation and plans.
- 8.4 The overall contribution of the Plan and of the alternatives towards sustainable development can be judged. This will be achieved by assessing the Plan and each alternative against its impacts on each individual SA Objective.
- 8.5 In general, the absence of allocation policies or the absence of the Neighbourhood Plan altogether will have an impact on East Lindsey as a whole. The East Lindsey Settlement Proposal devolves the responsibility to allocate residential and employment sites to the Neighbourhood Plan;

the absence of specific Policies would negatively impact on the capacity of East Lindsey to demonstrate housing land supply.

- 8.6 The absence of a Neighbourhood Plan altogether will have additional consequences. In general, the Core Strategy's policies would broadly contribute to the Plan and Objective of the Plan, but would not present sufficient location-specific provisions to tackle issues that are particular to Alford, such as the regeneration of Alford Town Centre, the redressing of the geographical imbalance of the town as well as the protection and enhancement of specific open spaces and green infrastructures.
- 8.7 The absence of a Plan would result in the absence of a Character Assessment, and thus in the lack of clear and area-specific guidance in terms of typology, design and landscaping of new buildings. Although the Core Strategy makes provision for new development to maintain and enhance the local character of the area, this character would remain undefined without a Character Assessment.
- 8.8 The table on the following page includes a summary of the impacts of these alternatives on the sustainability of the Plan area, alongside a summary of the impacts of the Neighbourhood Plan:



Sustainability Appraisal Objectives		Comment
1	Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	<p>Effect of the Neighbourhood Plan:</p> <p>The Plan protects and reduces to the minimum the loss of semi natural habitats, urban green areas and agriculture fields in and around the town. As a whole, the Plan promotes the conservation and thrive of native plants and animals. The positive effects of Plan are likely to have immediate effect and long term duration.</p>
		<p>Effect of the Plan without Site Allocation:</p> <p>The alternative will have a positive effect, but it will be less successful in avoiding the loss of semi natural habitats, urban green areas and agriculture fields due to development pressure.</p>
		<p>Effect of the Existing Policies:</p> <p>Existing Policies in the NPPF and the Core Strategy would have a positive effect, but they will be less specific in identifying semi-natural habitats and urban green areas to be protected and less successful in resisting loss of agriculture lands.</p>
2	Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	<p>Effect of the Neighbourhood Plan:</p> <p>The Plan will ensure new development discloses design and landscaping solutions that enhance the character, distinctiveness and townscape of the settlement. It promotes the centrality and regeneration of a vibrant Town Centre, a key distinct characteristic of a Market Town such as Alford. In doing so, the Plan promotes conservation and restoration of historic or vernacular buildings and features, as well as protection of high quality urban green infrastructures. The definition of the character of the Town provided in the Character</p>

		<p>Assessment will have positive effect, that are likely to increase over time as new compliant buildings are constructed.</p>
		<p>Effect of the Plan without Site Allocation:</p> <p>The alternative will have a positive effect, but it will be less successful in promoting restoration of historic derelict building and the development of areas that are vital for the regeneration of the Town Centre.</p>
		<p>Effect of the Existing Policies:</p> <p>Existing Policies in the NPPF and the Core Strategy would have a positive effect, in particular SP10, SP11, SP23, SP24, and SP25. The absence of a Plan would result in the absence of a Character Assessment, and thus in the lack of clear and area-specific provisions in term of typology, design and landscape of new buildings.</p>
3	<p>Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses</p>	<p>Effect of the Neighbourhood Plan:</p> <p>The Plan will protect important habitats reliant on water environment by avoiding development in Flood Risk Zones around the Wold Grift Drain north and south of the Town Centre, and designating the Bull Fair Field as a Local Green Space. Although the plan makes no specific reference to water resource management and water or light pollution, it will help reducing air pollution (by reducing dependency on car).</p> <p>Effect of the Plan without Site Allocation:</p> <p>The alternative will have positive effect, but it will be less successful in concentrating development in areas close to the Town Centre and thus reducing air pollution. It may have a positive effect in reducing water and soil pollution by attracting less industrial development.</p>



		<p>Effect of the Existing Policies</p> <p>Existing Policies in the NPPF, the Core Strategy would have a positive effect, in particular SP10. The Settlement Proposal does not identify employment sites, and it may have a positive effect in reducing water and soil pollution by attracting less industrial development.</p>
4	Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	<p>Effect of the Neighbourhood Plan:</p> <p>The Plan will reduce the risk of flooding for residents and properties, resisting development in flood prone areas in principles. Although the Plan allows for brownfield sites in flood risk areas close to the Town Centre to be re-used, this provision is considered sustainable due to the socio-economic benefits, the minimal loss of environmental features, and the mitigation solutions required to be implemented as part of the development.</p>
		<p>Effect of the Plan without Site Allocation:</p> <p>The alternative will have positive effects similar to the current Neighbourhood Plan.</p>
		<p>Effect of the Existing Policies</p> <p>Existing Policies in the NPPF, the Core Strategy would have a positive effect, in particular SP16. However, it will be less specific in identifying appropriate brownfield sites in flood risk areas next to the Town Centre.</p>
5	Promote viable and diverse economic growth that supports communities within the district.	<p>Effect of the Neighbourhood Plan</p> <p>The Plan will regenerate the Town Centre by allowing for a mix of economic activities, comprising retail, crafts, offices, hospitality industry, etc. The Plan seek at the same time to provide services and employment opportunities for residents in the Town Centre, reducing the need to commute or travel to other locations. The</p>

		<p>Plan will also provide opportunities for industries to relocate in the Town. The beneficial effect of the Plan will be long term and are likely to increase over time as more and more new businesses opens or relocate in the Town.</p>
		<p>Effect of the Plan without Site Allocation:</p> <p>The alternative will have general positive effect, but will not identify and promote areas for industrial development and employment opportunities, affecting the future economic growth of the Town.</p>
		<p>Effect of the Existing Policies:</p> <p>Existing Policies in the NPPF and the Core Strategy would have a positive effect, in particular SP14 and SP15. The Settlement Proposal does not identify areas for industrial development and employment opportunities, and it may affect the future economic growth of the Town.</p>
<p>6</p>	<p>Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites.</p>	<p>Effect of the Neighbourhood Plan:</p> <p>The allocation methodologies employed to select allocated sites prioritised brownfield sites over greenfield sites, and brownfield site development is preferred when it comes to windfall development as well. To ensure existing derelict sites in flood risk areas get re-used, the Plan makes specific reference to them, diminishing the need of out-of-Town greenfield sites. Appropriate retrofit of derelict historic buildings is also encouraged. The positive effects of Plan are likely to have immediate effects in term of resisting greenfield development, while redevelopment of derelict assets is expected to happen over a longer period of time. The effect of the Plan will be long term in shaping the form of the development.</p>



		<p>Effect of the Plan without Site Allocation</p> <p>The alternative will not prioritise brownfield sites over greenfield sites through site allocation. The other policies in the Plan will partially contribute to re-use of previously developed land, in particular through Policy 3: Residential Development and Policy 4: Flood Risk.</p>
		<p>Effect of the Existing Policies</p> <p>Existing Policies in the NPPF and the Core Strategy will have a positive effect, in particular SP10 and SP16. The Settlement Proposal does not identify residential sites, affecting the capacity of Existing Policies to promote brownfield sites over greenfield sites.</p>
7	<p>Improve accessibility to key services, facilities, amenities and green infrastructure including the promotion of sustainable modes of access</p>	<p>Effect of the Neighbourhood Plan:</p> <p>The Plan promotes development in sites close to the Town Centre, to improve accessibility to service, facilities and amenities. It also seeks to protect existing and create additional green infrastructures and sport and leisure facilities in appropriate location of the Town, and supports the creation of additional footpaths and cycle routes to encourage alternative means of transportation. The positive effect will manifest over a medium period of time, and the creation of additional green infrastructures, footpaths and sport facilities is reliant upon the typology and level of development.</p> <p>Effect of the Plan without Site Allocation</p> <p>The alternative will have a positive effect, but it will be less successful in identifying and promoting sites in close proximity to the Town Centre.</p>

		<p>Effect of Existing Policies:</p> <p>Existing Policies in the NPPF and the Core Strategy will have a positive effect, in particular SP3, SP22, SP25, SP26 and SP28.</p>
8	<p>Increase reuse and recycling rates and minimise the production of waste.</p>	<p>Effect of the Neighbourhood Plan:</p> <p>The Plan will have a neutral impact on the reuse and recycling rate, reduction of waste as part of the building programme and as part of household waste.</p>
		<p>Effect of the Plan without Site Allocation:</p> <p>The Plan will have a neutral impact similar to the current Neighbourhood Plan.</p>
		<p>Effect of Existing Policies:</p> <p>Existing Policies in the NPPF, the Core Strategy would have a positive effect.</p>
9	<p>Support inclusive, safe and vibrant communities.</p>	<p>Effect of the Neighbourhood Plan:</p> <p>The Plan's Vision and Objectives aim to create a strong, active, thriving, safe, healthy and sustainable community. The Plan ensures that existing green infrastructures assets, service facilities, sport and recreational centres are preserved and that, where possible, new will be created. Through allocation and provision for windfall development, the Plan ensures that new development occurs in close proximity to the services and infrastructures vitals for communities, and that the typology and design of new development maintains and enhance the character of the Town, promoting a sense of place and community cohesion. The positive effect will manifest over a medium period of time, and the creation of additional green infrastructure, footpaths and sport facilities is reliant</p>



		<p>upon the typology and level of development.</p>
		<p>Effect of the Plan without Site Allocation:</p> <p>The alternative will have a positive effect, but it will be less successful in identifying and promoting sites in close proximity to the services and infrastructures vitals for the community.</p>
		<p>Existing Policies:</p> <p>Existing Policies in the NPPF, the Core Strategy will have a positive effect, in particular SP 25, SP26, and SP28. However, lacking a series of policies and evidence based documents (e.g. Character Assessment and a Local Green Space designations), Existing Policies will be less specific in identifying which green infrastructure should be protected and enhanced, which facilities are key to the local community, and which features of the Town are important to enhance sense of place and community cohesion.</p>
<p>10</p>	<p>Ensure that local housing needs are met.</p>	<p>Effect of the Neighbourhood Plan:</p> <p>The Plan's Vision and Objectives aims to allow for a level of growth in Alford capable of meeting the local needs and sustaining the socio-economic growth of the town in the next 20 years. The Plan allocates enough sites to meet the expected growth in the areas, making provision for affordable houses, sets principles to manage and promote windfall development in the most appropriate areas of the Town, and prioritises local residents in the allocation of affordable accommodations. The positive effects of the Plan are likely to be in the medium to longer term.</p> <p>Effect of the Plan without Site Allocation:</p> <p>The alternative will have limited positive effect, being</p>

		<p>less successful in identify appropriate site and promote the development necessary to meet the expected level of growth.</p>
		<p>Effect of the Existing Policies:</p> <p>Existing Policies in the NPPF and the Core Strategy will have a positive effect, in particular SP3, SP5, SP7, SP9. The Settlement Proposal does not identify residential sites, affecting the capacity of Existing Policies to meet the expected level of growth.</p>
11	<p>Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.</p>	<p>Effect of the Neighbourhood Plan:</p> <p>The Plan seeks to promote energy efficiency and local self sufficiency, and will ensure that new development will disclose the most advanced solutions in term of energy efficiency and technologies to self-produce electricity in a renewable way, such as solar panels.</p>
		<p>Effect of the Plan without Site Allocation:</p> <p>The alternative will have positive effects similar to the current Neighbourhood Plan.</p>
		<p>Effect of the Existing Policies:</p> <p>Existing Policies in the NPPF, the Core Strategy would have a positive effect, in particular SP27.</p>
12	<p>Encourage and provide the facilities and infrastructure for healthy lifestyles.</p>	<p>Effect of the Neighbourhood Plan:</p> <p>Event though the Plan will not provide additional health facilities and infrastructures, it aims to protect the existing ones and resist change of use. The Plan's attention to green infrastructure, sport and recreational facilities, and promotion of healthier means of transportation (such as cycling and walking) will promote healthier lifestyles with positive effects in term of mental and physical wellbeing.</p>



		<p>Effect of the Plan without Site Allocation</p> <p>The alternative will have positive effects similar to the current Neighbourhood Plan. However, it will be less effective in concentrating development in walking distance from vital services and thus promote healthier means of transportation.</p>
		<p>Effect of the Existing Policies:</p> <p>Existing Policies in the NPPF and the Core Strategy will have a positive effect, in particular SP26 and SP28.</p>
13	Positively plan for, and minimise the effects of, climate change.	<p>Effect of the Neighbourhood Plan:</p> <p>Recognising the flood risk threatening Alford town centre, the Plan makes provisions to minimise the risk to people and properties, not simply directing development away from affected areas but also promoting the creation of permeable green areas and Sustainable Urban Drainage solutions. Moreover, the Plan as a whole contributes to the reduction of greenhouse gas emission, by promoting renewable energy solutions and sustainable means of transportation.</p> <p>Effect of the Plan without Site Allocation:</p> <p>The alternative will have positive effects similar to the current Neighbourhood Plan.</p> <p>Effect of the Existing Policies:</p> <p>Existing Policies in the NPPF, the Core Strategy would have a positive effect, in particular SP16, SP24, SP25, SP26 and SP27</p>

Table 7. Justification & Required Alternatives

9. Assessing Secondary, Cumulative and Synergistic Effects

9.1 Secondary (or indirect) effects are effects that are not a direct result of a policy, but occur away from the original effect or as a result of a complex pathway. Cumulative effects occur where two or more insignificant impacts combine to form a significant impact. Synergistic effects occur as the result of interactions between individual effects producing a total effect greater than the sum of each of the individual effects. Secondary, cumulative or synergistic effects may be either positive or negative. The secondary, cumulative and synergistic effects of the policies in the Neighbourhood Plan are summarized in Table 9 below.

Sustainability Objectives	Potential Secondary, Cumulative and Synergistic Impacts
<p>1 Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.</p>	<p>The Plan's commitment to prioritise infill and brownfield development will have the secondary effect of avoiding loss of agricultural and semi-natural areas surrounding Alford.</p> <p>By resisting development in Flood Risk Areas outside the Town Centre, Policy 4:Flood Risk Policy will have the secondary effect of protecting habitats and species reliant on the main water stream crossing the Town. Policy 4: Flood Risk works in synergy with the designation of the Bull Fair Field as a Local Green Space.</p> <p>The cumulative effects of protection of Local Green Spaces, Green Infrastructures, together with the emphasis on landscaping solutions and the National Pollination Strategy, will ensure new development will protect and conserve native plant and species.</p>



2	Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	<p>The residential development strategy works in synergy with town centre-specific policies, with the overall effect of promoting the centrality and regeneration of the Town Centre, a key distinct character for a Market Town such as Alford. Provision to develop brownfield sites in flood risk areas adjacent to the town centre represents a cumulative contribution to Town Centre regeneration.</p> <p>The design and landscaping requirements and the emphasis on the enhancement and protection of green space, green infrastructures and historic buildings will work synergistically to enhance the distinctiveness of the Town.</p>
3	Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	<p>Provision to avoid development in Flood Risk Zones around the Wold Grift Drain north and west of the Town Centre and designating the Bull Fair Field as a Local Green Space will have the cumulative effect of protecting habitats and species reliant on the water environment.</p> <p>The residential development strategy also has the secondary effect of resisting loss of agriculture lands by supporting development infill to the development body and in brownfield sites.</p>
4	Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	<p>Identifying the Bull Fair Field as a Local Green Space, the Plan has the secondary effect of preserving development in a flood plain area upstream to the Town Centre.</p> <p>Negative secondary effect may occur due to the provision for the redevelopment of brownfield sites close to the Town Centre in flood risk areas, but the plan requires the implementation of mitigation solutions.</p>
5	Promote viable and diverse economic growth that supports communities within the district.	<p>The provision for a mix of commercial uses in ground and upper floor locations and the allocation of residential development in walking distance to the Town Centre will have the synergistic effect of regenerating Alford's Town</p>

		<p>Centre and the Market Place.</p> <p>Enhancing green infrastructures and protecting the character of the Town, the Plan will result in a secondary economic benefit in term of tourism attraction, making Alford a great place to visit.</p> <p>One of the objectives of the Plan is to promote clear connection between local production and consumption, which may have secondary effects of supporting local farm and rural economy.</p>
6	<p>Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites.</p>	<p>Brownfield sites are prioritised through the cumulative effects of the allocation methodologies, the windfall development strategy, and the provision for the redevelopment of flood prone brownfield sites in proximity to the Town Centre.</p> <p>The Character Assessment and the design policy work in synergy with the above, identifying derelict historic and vernacular buildings and facilitating appropriate renovation and reuse.</p>
7	<p>Improve accessibility to key services, facilities, amenities and green infrastructure including the promotion of sustainable modes of access</p>	<p>The development allocation and windfall development policies in the Plan have the cumulative effect of improving accessibility to the Town Centre.</p> <p>Provisions for the creation of additional footpaths and cycle routes work in synergy with the above mentioned policies to enhance accessibility.</p> <p>The promotion of recreational and sporting facilities, new economic activities and new employment opportunity will have the indirect and cumulative effect of reducing commuting and traveling to other centres.</p> <p>Secondary negative impact may occur from increased volumes of traffic relating to the supported housing and economic developments.</p>
8	<p>Increase reuse and</p>	<p>The Plan will have a neutral impact on the reuse and</p>



	recycling rates and minimise the production of waste.	recycling rate, reduction of waste as part of the building programme and as part of household waste.
9	Support inclusive, safe and vibrant communities.	<p>Several policies in the Plan will have the synergistic effect of ensuring that existing green infrastructures assets, service facilities, sport and recreational centres are preserved and that, where possible, new will be created.</p> <p>The Plan's Objective to concentrate new development in close proximity to the services and infrastructures of the Town Centre may have the secondary effect of creating a more cohesive community.</p> <p>The emphasis on maintaining and enhancing the character of the Town through building design and landscaping requirements will have the secondary effect of enhancing the residents' sense of place.</p>
10	Ensure that local housing needs are met.	<p>The development allocation and windfall development policies in the Plan have the cumulative effect of ensuring the housing needs of the local community are met.</p> <p>The requirements for affordable houses in the allocation policy and prioritisation of local residents work in synergy to ensure the housing needs of the local residents are fully met.</p>
11	Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	The presence of an extended conservation area and the importance of maintaining important views and design features of the Town may cause a secondary negative effect on the implementation of renewable energy solutions in new development.
12	Encourage and provide the facilities and infrastructure for healthy lifestyles.	The maintenance and improvement of green infrastructure, sport and recreational facilities, cycling and walking footpaths, together with the proximity of new developments to such elements will have the cumulative and secondary effect of promoting healthier and more active lifestyles, with positive effects in term of mental and

		<p>physical wellbeing.</p> <p>The additional number of dwellings (hence residents) may have the secondary effect of increasing stress on the existing health facilities.</p>
13	<p>Positively plan for, and minimise the effects of, climate change.</p>	<p>The preservation of flood risk zones as undeveloped areas and the promotion and creation of permeable green areas and Sustainable Urban Drainage solutions will have the synergistic effect of increasing resilience to flood events. Moreover, the Plan as a whole contributes to mitigate emission of greenhouse gases, through the cumulative effect of promoting renewable energy solutions and sustainable means of transportation.</p> <p>Additional residential and industrial development may have the negative secondary effect of increasing greenhouse gas emissions.</p>

Table 8. Secondary, Cumulative & Synergistic Effect

10. Monitoring

10.1 Monitoring of this SA will be carried out by Alford Town Council alongside its monitoring of the Neighbourhood Plan. The monitoring cycle should be aligned to the Neighbourhood Plan review period.

