

# ALFORD NEIGHBOURHOOD DEVELOPMENT PLAN

2018 - 2031

Consultation Statement

Appendix B –  
Pre-submission Consultation  
Material

PREPARED BY ALFORD  
TOWN COUNCIL





A small group of councillors and residents, reporting to the town council, is embarking upon the preparation of a **Neighbourhood Plan**, specifically for the town of Alford.

Under the government's "localism" agenda neighbourhood plans will have legal force and will enable communities to influence how their town will be developed.

**We are hosting an information event in the Alford Corn  
Exchange  
On**

**Saturday July 14th (10:00 – 14:00)  
And**

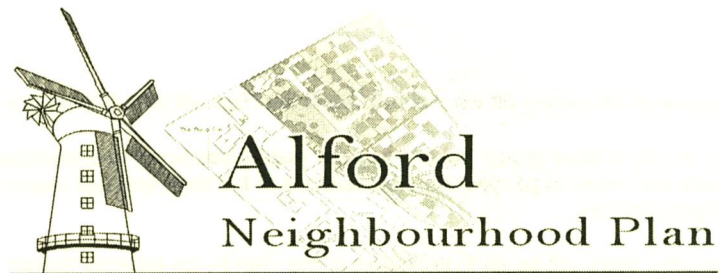
**Sunday 15th (13:00 – 15:30).**

When it is completed our Neighbourhood Plan will show how we as a town want Alford to develop in the future.

In particular:

- The location, style, density and type of future housing development.
- The location and size of additional industrial land.
- How we want to improve retailing in the town centre and the type of retail outlets needed to service the town's housing clusters.
- What buildings and areas of the town should be protected.
- Where green spaces, footpaths, sports and leisure facilities and play areas should be.
- Potential sites for allotments, wildlife areas and cemeteries.

**COME AND HAVE YOUR SAY, SO THAT YOUR IDEAS CAN  
FORM PART OF OUR PLAN**



A small group of councillors and residents, reporting to the town council, is embarking upon the preparation of a **Neighbourhood Plan**, specifically for the town of Alford.

Under the government's "localism" agenda neighbourhood plans will have legal force and will enable communities to influence how their town will be developed.

**We are hosting an information event in the Alford  
Corn Exchange  
on  
Saturday July 14th (10:00 – 14:00)  
and  
Sunday 15th (13:00 – 15:30).**

When it is completed our Neighbourhood Plan will show how we as a town want Alford to develop in the future.

In particular:

- The location, style, density and type of future housing development.
- The location and size of additional industrial land.
- How we want to improve retailing in the town centre and the type of retail outlets needed to service the town's housing clusters.
- What buildings and areas of the town should be protected.
- Where green spaces, footpaths, sports and leisure facilities and play areas should be.
- Potential sites for allotments, wildlife areas and cemeteries.

**COME AND HAVE YOUR SAY, SO THAT YOUR IDEAS  
CAN FORM PART OF OUR PLAN**

**If you can't come this time, there will be more opportunities  
for you to have your say while the Plan is being developed.**

The process of consulting on what should be in the Plan will take 6-9 months.

It will be led by a small group, holding **regular public sessions** to understand the issues and views of people and organisations in the town and test reaction to emerging policies.

Following this there will be an examination of the Plan by an external 'expert'.

**Then a referendum then has to be held.**

This will be for all the people in Alford and the Plan will only have legal force if a majority of those voting (ie more than 50%), support it.

Although the Plan cannot override national and district policies we can greatly influence how Alford will develop over the next half century.

It will then be:-

**OUR PLAN – NOT THEIR PLAN!**



# **ALFORD NEIGHBOURHOOD PLAN**

**WHAT IS A NEIGHBOURHOOD PLAN?**

**IT IS A LOCAL PLAN SUPPORTED BY LOCAL PEOPLE TO INFLUENCE HOW THEIR TOWN ( ie ALFORD) DEVELOPS**



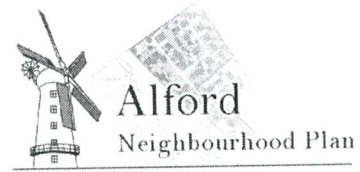
**FOUR SQUARE AGAINST ALL WINDS**

# **ALFORD NEIGHBOURHOOD PLAN**

## **A NEIGHBOURHOOD PLAN CAN DEFINE:**

- **AMOUNT OF NEW HOUSING**
- **TYPE OF NEW HOUSING**
- **TYPE OF BUSINESSES & INDUSTRY**
- **LOCATION OF BUSINESSES & INDUSTRY**
- **PROVISION OF GREEN SPACES**
- **AREA OF TOWN CENTRE**
- **CONSERVATION AREAS**
- **STRUCTURE OF ROAD NETWORK**
- **BOUNDARIES OF BUILT ENVIRONMENT**

# **ALFORD NEIGHBOURHOOD PLAN**



## **HOW YOU CAN HELP:**

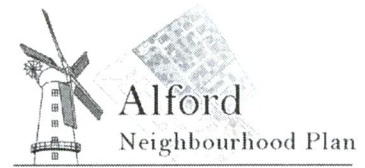
- 1. INITIALLY, GIVE US YOUR IDEAS**
- 2. AS WE PROCEED WE WILL BE CONSULTING PEOPLE IN ALFORD, SO PLEASE GIVE US YOUR THOUGHTS AS WE DEVELOP THE PLAN.**

## **3. VOTE AT THE REFERENDUM**

**FOUR SQUARE AGAINST ALL WINDS**

# **ALFORD NEIGHBOURHOOD PLAN**

---



**WHERE IN ALFORD DO YOU WANT:**

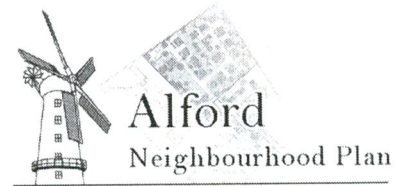
- **THE CONSERVATION AREA?**
- **THE TOWN BOUNDARY?**
- **GREEN SPACES?**

**(PLEASE GIVE US YOUR COMMENTS AND PUT THEM IN THE BOX PROVIDED)**

**FOUR SQUARE AGAINST ALL WINDS**



# ALFORD NEIGHBOURHOOD PLAN



(PLANNING MAP OF ALFORD SHOWING  
CURRENT SITES AVAILABLE FOR BUILDING  
AND FLOOD RISK AREA)

THE YELLOW AREA SHOW CURRENT POSSIBLE  
SITES FOR HOUSING DEVELOPMENT IN ALOFRD  
THE BLUE AREA SHOWS THE FLOOD RISK AREA

**WHERE SHOULD NEW HOUSING GO?**

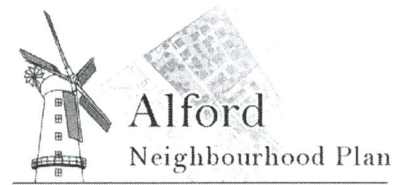
**PLEASE USE PINS TO SHOW YOUR  
PREFERENCE**

**IF YOU HAVE ANY COMMENTS PLEASE PUT  
THEM IN THE BOX**

**FOUR SQUARE AGAINST ALL WINDS**

# **ALFORD NEIGHBOURHOOD PLAN**

---



## **DENSITY OF HOUSING:**

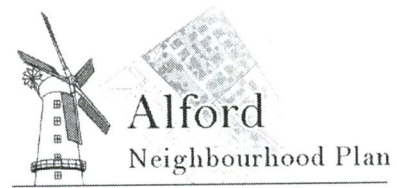
**(USE ELDC DATA TO SHOW DENSITY TYPES**

**ALSO PHOTOS OF DIFFERENT DEVELOPMENTS)**

**FOUR SQUARE AGAINST ALL WINDS**

# **ALFORD NEIGHBOURHOOD PLAN**

---



## **INDUSTRIAL SITES**

**(MAP OF ALFORD SHOWING BOTH CURRENT INDUSTRIAL SITE AND POTENTIAL SITES)**

**THE ABOVE SHOWS BOTH THE CURRENT AND POTENTIAL SITES FOR INDUSTRIAL DEVELOPMENT IN ALFORD.**

**PLEASE PUT ANY COMMENTS IN THE BOX**

# **ALFORD NEIGHBOURHOOD PLAN**

---



## **ALFORD TOWN CENTRE**

**(MAP OF ALOFRD SHOWING PLANNED TC AND  
CONSERVATION AREA)**

- DO WE NEED ANY CHANGES TO THE  
CONSERVATION AREA?**
  
- DO WE NEED TO EXTEND / REDUCE THE  
TOWN CENTRE AREA?**
  
- IN THE TOWN CENTRE SHOULD  
PLANNING PERMISSION BE GIVEN FOR  
USES OTHER THAN RETAIL / BUSINESS?**

**FOUR SQUARE AGAINST ALL WINDS**

# ALFORD NEIGHBOURHOOD PLAN



**WHAT OTHER PROBLEMS DO  
YOU THINK A NEIGHBOURHOOD  
PLAN SHOULD SOLVE IN  
ALFORD?**

(PLEASE PUT YOUR COMMENTS IN THE BOX)

**FOUR SQUARE AGAINST ALL WINDS**

# ALFORD NEIGHBOURHOOD PLAN



**FOUR SQUARE AGAINST ALL WINDS**

*Information event July 2012: Assessment of Comment*

Assessment of Comments at Consultation.

Number of Comments	Comment
18	We do not need/want any more Social Housing with all its associated problems in our small community.
10	New housing should be for proven local need.
16	Existing Services are already overstretched especially Doctors and other medical services.
9	No more houses to be built without provision for more employment.
9	Need retirement homes and sheltered accommodation..
7+16	Foul sewers and surface water drains already inadequate. (15yrs ago report that sewers for town could not cope with any further development)
22	Parking Charges will mean more empty shops/less footfall in Town centre Need for some free parking.
23	Need for enforcement of on street parking rules. Especially Grammar School;Post Office;Kebab Shop;Greyhound Shop Chemists;Commercial Rd.;East Street and on visibility splays at road junctions.
4	Policing Levels inadequate.
3	Encourage use of library car park and overflow.
7	Make Hamilton Road part of one way system.
8	Sort out dog-fouling and litter problem.
8	Town Centre currently big negative impact...need to tidy up empty shops spare plots and shabby buildings. Restore pride in Town.
4	More protection for buildings in Conservation Area and Listed Buildings.
10	Bus Stop needs face lift..but not like Spilsby/Horncastle.

- 6 Market Place feel 'liked'.
- 3 Upgrade Market Place but retain old yorkstone flags.
- 5 Proposal for Sth. Mkt. Place good.
- 2 Parking needed close to market stalls.
- 4 Pedestrianise Central Market place.
- 1 Need to fill central market with stalls before spreading to others.
- 1 Use cobbled area of North Market for seating area to maximise area for stalls in central area.
- 8 Need for Green areas...Links with Lincs. Wildlife Trust...Teaching areas...small working farm...allotments .....community orchard.
- 6 Need for more leisure facilities..swimming pool/indoor bowls and facilities in Memorial Park.
- 2 There is real risk of flooding..internet map shows larger area...no further development.
- 1 Help needed for opening of new shops.
- 5 Art and Craft Displays 'liked'.
- 2 We definitely need Neighbourhood Plan to resist any more Willoughby Chase type development.
- 1 Consultation was well advertised why not all planning matters done as well.
- 3 Need pedestrian crossing between surgery and chemists.
- 1 Need pedestrian crossing outside Grammar Schools.
- 1 Need crossing patrol at Hanby Lane/Sth Market junction as previously.
- 1 Dedicated dog exercise area needed.
- 3 No Super Market
- 2 Need Super Market



- 2 Need bike racks.
- 1 Light pollution from factories a problem.
- 2 Circular path round Alford..buggy and cycle friendly.
- 1 Field paths need maintenance especially Mill Close to Bilsby Road..
- 1 Fewer street lights needed in market place.
- 1 Need Chemists in town centre.
- 1 Need access to A + E hospital.
- 1 Major Plus is Manor House/Mill/Pottery/Memorial park.
- 1 Sites should be developed in priority order.
- 1 Conditions S.106/CIL should be negotiated early in consultation.
- 2 By-pass to north funded by developers would allow development of AL315/311/303/309/320/319.
- 7 AL316 and AL044 were protected road frontages, and are still needed to form buffer between high density development and agricultural area.
- 1 Farlesthorne Road is real traffic problem that will only get worse with occupation of Willoughby Chase houses.
- 2 AL312/315/311/317/323 would all create imbalance to town and be significant loss of prime agricultural land too distant from town centre.
- 2 Must retain views on main routes in to town as described in our report.
- 1 Most trade from tourism therefore no need for additional housing.
- 2 Need to keep/develop existing charm of town.
- 4 Need to develop transport links especially with regard to access to employment. Could National Express call in Alford?
- 1 Any money available for by-pass better spent on developing cottage industry in Alford.
- 1 Need to use existing land first i.e. Straven site.

- 1 Tothby Lane would be good development with footpath across Wold Grift  
to Park Lane.
- 1 AL309 is natural progression.
- 3 Shelbournes Yard should be developed before AL316
- 4 Gibson Way/Conlie Close far too dense for Alford.
- 2 Development should be self-contained..generating own electricity and re-  
using rain water...all community led and sustainable. Make environmental  
features, self-builds and leisure/play facilities a feature.
- 1 Use empty buildings/over shops for accommodation.
- 1 Prime Agricultural land should be preserved at all costs for future food  
production.
- 2 Mix of housing types needed. Need some large houses with large gardens.
- 1 Best options are AL316/302/312 but parking needed outside cemetery.
- 1 AL204/Friskney and Dales/Old School West St. priority.
- 1 Never, never build on AL309/319/320
- 1 Get old gas works site built on.
- 1 Internet Speeds need improving.
- 1 Why are Christmas tree lights horrible blue colour?
- 1 Transport routes to schools need reviewing.
- 1 Incomplete text on ELDC comments was hard to follow.
- 1 Some shops don't open until 9.30am too late.
- 4 Encourage use of library and incorporate in developments.
- 1 Is there a possible link between shops and offices for industry.
- 1 Busy junction of Co-op car park and East Street problem with further  
development.
- 1 At times town over run with school buses.

- 3 No need for by-pass.
- 1 No turbines, BT masts or sub-stations.
- 2 If more land available than needed to go for low density housing making 'space' a feature of Alford.
- 1 AL312 Poor access. No facilities for children. Poor roads.
- 1 AL309 No suitable access. Flood zone. Build on existing PP land first.
- 1 AL309 Burial site of Plague victims.
- 1 AL311,312,315, and 304. Very poor access off Tothby/Ailby Lane.
- 1 AL320 Sale for building would permit Football club to relocate with improved facilities.
- 1 AL319, 320 Ideal for quality housing. Good access. No impact on windmill. Within town boundary.
- 1 AL313 Green belt beyond town boundary unsuitable for development.
- AL321 Should not allow spread in to prime agricultural land.
- 1 Future development is good. Need supermarket and by-pass and additional primary school.
- 3 Objection to proposed Caravan Park.
- 2 Well Done! To N.P. team. Excellent and thorough report on routes in to Alford with clear sensitive judgement.
- 11 Clear need for employment opportunities/development/provision of land for industrial development, continuing off Beechings Way. Jobs before housing.
- 2 Light industry only. Specialists attract wider customer base.
- 1 Head to Toe Medical Centre needed as at Mablethorpe.

## *Information event July 2012: Overview of Feedbacks*

Overview of feedback from Neighbourhood Plan open sessions, July 14<sup>th</sup> & 15<sup>th</sup> 2012

1. No large housing developments; expansion should be in keeping with character, identity and sense of location; small scale, varied design, low density developments only within town boundary; use brownfield sites for industrial land – Finnveden/Straven; protect space around Mill and Manor House & encourage use of paths around them; use green spaces in flood risk areas for nature conservation and to soften/contrast busy areas. No expansion of shops/supermarkets. Market Square to be used and owners 'encouraged' to maintain buildings; use free car parking to encourage shoppers. Signed G Wilson
2. Do not build on green sites or flood areas; improve outdated drainage and sewerage systems; help investment in derelict properties; develop brownfield sites and/or convert them into parks; help fund local sports facilities; need for town leisure centre, shows, activities to attract visitors.
3. Low density mixed housing; recreation facilities – parks, gardens, lakes; keep town centre as is but improve properties. Signed Janet & Terry Mackey, Higgins Road.
4. Against large building development; infrastructure cannot cope – sewers, drains. No jobs for new homes/families – create jobs before building homes.
5. Attract young families to balance ageing population, but can schools cope with more families, better transport links; amenities for younger people. Get younger generation involved in improving town's offer. Define character of town we would like and promote to tourists and others.
6. Housing for first time buyers; more doctors needed; pathways need improving; no bus services (?)
7. Need housing need centre where people can meet.
8. Mixed housing – young, middle-aged, elderly all together including social housing. No extension to conservation area – too much control stifles good development. Tothby estate is big enough. New developments should have green spaces. ECO housing
9. Parking outside 118-120 West st and the entrance to bowling club creates blind spots.
10. Empty shops equate to too many – allow conversion to other uses. New housing should be mix of sizes to maintain balanced community. Like housing in photos 1-5.
11. Water pressure along Chantry road is low
12. Alford needs to look better – a pretty market town now looks tired and shabby (where is the sense of pride); new development should include low density (like Conningsby photos) housing with green areas, mixed density (like Spilsby) nearer to the centre of town, small sustainable (energy efficient) bungalows/cottages for retired/widowed with small usable gardens. To make Alford competitive we should concentrate on the strengths of a small town – individual shops/businesses specializing in things needed for country/lifestyle living with awareness that fossil fuels are no longer sustainable. Alford should appeal to people passing through – need good 'curb appeal'. Manor House should be used as asset to attract business and visitors for benefit of town - If noise is a problem it needs addressing. West Street has become quieter in the evenings – we need to encourage people out of their homes (again).
13. Disappointed that Chestnut homes site approved when there are so many brownfield sites available. No proper analysis of services and facilities has been undertaken – future

need/capacity unknown. Alford should be developed along sustainable lines in parallel with services. Brownfield sites should be a priority. New development must be sensitive and at a max of 12 bldgs/hectare. Signed Stuart Hodgkins (462078)

14. First section of display in 'Whitehallese', should use modern media (mobile phones etc.) to attract younger age group to comment on their future. Certain amount of new development is necessary; current(empty?) bldgs should be repaired/extended and put to use, old and tired drainage infrastructure needs improving. New development must have balancing lake which could be an attractive facility as well. Housing types should be 1-4 as types 5-6 are provided by existing stocks. Signed Ron Henson, 98 West St
15. No development in flood zone, housing needed for younger population, increase employment prospects. What is happening to Finnveden site? Conservation zone untouchable.
16. Develop brownfield sites behind businesses to the South of West St. – good quality retirement homes or apartments. Town needs more input from all cllrs who need to look at whole town not just Manor House. More publicity to promote town as tourist attraction. Pressure on LCC and ELDC to keep verges at entrance to town in good order. Housing on Willoughby road needs to be kept tidy – gardens. Lack of public transport to larger towns and within Alford needed. Lack of information around town. Tuition needed for older people in modern technology. Encourage chemist to open in Market Place. Look at parking on market days in front of bank and greyhound charity shop – dangerous crossing road. Cllrs to look at town in a more positive way and show leadership. Save corn Exchange and make central pivot.
17. Develop brownfield sites first. Social housing for local people.
18. New homes should look 'home-grown' and fit in with existing. Hate bright red brick work – town built using Farlsethorpe brick, new bldgs. Should match. Low density housing preferred of differing types – some terraces, some semis, some bungalows; types 1 and 2 are best. Against Supermarkets - kill competition. Housing should match infrastructure capacity. New road needed linking Beechings Way with Farlsethorpe road, widen South Street by the dentists – dangerous at school times.
19. The state of the White horse and Olive Tree not a good impression on first arriving in Alford – people who own them should be made to improve them. Parking between 118-120 West street accident waiting to happen. More jobs in town, then build houses . No social housing as town has pool of unemployed and workshy . Buildings have been built with keeping the character of the town.
20. Slow down on charity shops. Areas to include OAPs. Wildlife areas (owls and bird boxes) on Memorial Park – had great selection of owls before play area. More swings and solid wood play area for older children that blend in such as assault courses out of wood.
21. Willoughby road is poor and fading (?) away as entrance to town – too scruffy compared with other (up market) entrances. Against top of Seymour road development. Mill Rundle walk is stopped coz of private living Farlsethorpe road. More walks. More farms shouldn't sell up and remain farms; money isn't everything.
22. More houses in Alford – No. Recent building projects seem to attract doubtful jobseekers, drug users, dole merchants. More houses mean more strain on already over stretched services. In 1952 there were 4 doctors for population of 2000, what is the population now? Still only 4 some of whom don't seem as dedicated as did their predecessors. Chiropody,

physiotherapy services have gone to Mablethorpe, not good for older people without their own transport. Street cleanliness leaves lot to be desired – not an encouraging sight for visitors, but then they go to Mablethorpe as Alford seems to be a place to pass through not come to.

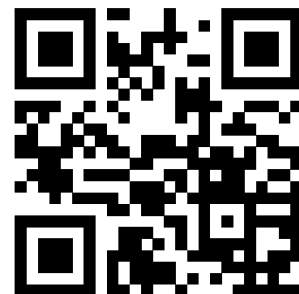
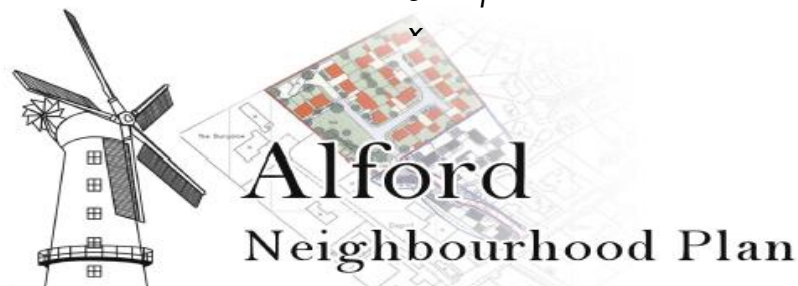
23. Like to see variety of styles and houses and bungalows (not just a load of identical little boxes). Signed D Morley.
24. Extend present industrial site – keeps goods vehicles out of town. Housing for over 65s – strictly for this age group. Housing by Lynx homes to be for local people. Local children to have priority at primary school. A general store to be considered at former west end stores site – at that end of town people have choice of Davids or Callabys which are too far for elderly. Re-cycling only sited at Coop.
25. No building on flood risk area. More sports facilities – swimming pool, badminton and tennis courts. Don't use green field sites for building. Town centre needs plan of its own – it is dying. Sewers need upgrading.
26. Health and school facilities important for growing population. Concentrate industrial development on west side; Extend round to Willoughby Road with road access. Keep large homes etc. out of centre i.e. around church. Areas for over 60s, apartments, safe developments where not disturbed or with danger of traffic/children playing. Shops further up west St encouraged. Parking area to cross section of shops for people to shop local. Public transport for people who cannot drive. A balance of age groups important.
27. New housing needs to be sympathetic – mixed housing unlike what appears to be social housing. 40% social housing is too high for Alford to sustain itself without bringing in from outside who are not going to make appositive contribution; town is already changing for the worse. Infrastructure needs consideration – not copying presently with volume of usage. Drs, health, schools, roads all under pressure. Market place needs to be kept and retain its character; small shops need help and encouragement; short term parking should be free to encourage people to visit town centre. Supermarket should be kept as Coop even if this means extending to encourage people to shop locally. Have any allotments been identified? – lots of housing development but many local people would like to grow their own. Recreation ground is great and a very plus point for Alford. Need to identify and protect green spaces. Pressure put on Lincs Housing to ensure their tenants keep to their agreement to look after and keep tidy – not make it an eyesore, drives out decent families.
28. Many thanks for the committee's hard work. Shame about reckless behaviour of ELDC planners in passing Chestnut Homes development. Important that people of Alford are not in the business of growth per se; the belief that growth is by definition a positive thing is flawed, every proposal should be judged on its merits. We should not accept Govt's targets for growth or allow building to make profits for companies. ELDC plan of 1995 good guide to what is needed but no development should be so big that it strains infrastructure. After passing of Chestnut Homes, which will increase population by 6%, there should be no more development for 10 years over and above single builds or developments of 10 units on the sites of the 1995 plan. Imperative that we protect our town from the horrors of over development which destroys sense of community. A new supermarket or extending the Coop beyond a minor enlargement should be resisted – this would be the death knell of many small shops and destroy the town centre, there is plenty of choice in a 12-15 mile radius. Presently have right balance between small shops and Coop and online - measures

at a local level to help include free parking and attracting visitors. Industrial activity should be appropriate to size of Alford – carefully controlled growth is needed. Siting of industry is important – no need in short/medium term for an increase in land – sites on Beechings way, Straven and Finnveden sites. Signed R A Wilson, 7 Park Lane

29. I am interested in developing  $\frac{3}{4}$  acre site on Farlesthorpe Road between the cemetery and Mrs Porter. Signed Nigel Wood, 106 West St.
30. Very surprised with the enthusiasm shown by those promoting the event. Town has been neglected with streets un-swept, weeds everywhere. East Street has the worst pavements in town, householders fail to cut their hedges back and don't sweep their pavements as they used to. Five brownfield sites in Alford suitable for development – Red Lion Yard, Easton's Haulage, Shelbourne's Yard (Farlesthorpe Rd), Old Brewery site, Finnveden site. Industrial site needs urgent expansion – the two landowners could be viewed as not working in town's interest so should go for CPO. Industrial estate should be rebranded Alford Business Park to attract more modern businesses. Finnveden offices would make a new health centre. Former rabbit farm needs tidying up – part of planning permission was to landscape frontal part. Should not allow small buildings – where you sit on the sofa and rest your feet on the mantelpiece, these are future slums. Heron foods would make a useful addition to shops without a damaging impact on local shops. Town should have its own street cleaning machine. Like to thank all who gave time to hold event. Signed Terence Bowler.

Jeremy Webb

19<sup>th</sup> July 2012



The government's 'localism' agenda aims to give **everybody** in the community the power to influence the way their town develops by creating neighbourhood plans. In Alford, a small group of residents has already started work on a Neighbourhood Plan for Alford.

**Now we need the input of ALL the residents of Alford.**  
**Come and share your thoughts at the Corn Exchange on:**

**Friday April 26<sup>th</sup> (10.00-14.00)**

**Saturday April 27<sup>th</sup> (10.00-14.00)**

**Sunday April 28<sup>th</sup> (13.00-15.30)**

**We need your views on:**

**Housing - Industrial land – Shops – Heritage – Leisure**  
**And anything else to do with the development of the town**

The Alford Neighbourhood Plan will determine how your town develops over the next 15 years. **Don't miss out.** Come and make sure your views form part of it.

*If you are unable to attend any of the sessions we would appreciate it if you could give us your opinion on the following:*

- 1. How do you want the town to grow: As in the past? Faster? Slower?*
- 2. How do you want the town centre? the same as now? What about pedestrianising the area? Should the car park remain? How should the market develop?*

*Please return any comments in writing to the Town Council Office.*

Visit us at **[www.alfordtownplan.co.uk](http://www.alfordtownplan.co.uk)** or use the QR code.

**The Final Decision on the Neighbourhood Plan will be by Public Referendum**  
**YOUR VIEWS WILL COUNT**



## Residents urged to participate in neighbourhood plan

Alford residents are being urged to make their views known on the future of the town at consultation events being held in the Corn Exchange at the end of April.

All over the country the government's 'localisation' agenda is allowing residents to influence the way their locality develops by creating a neighbourhood plan. In Alford a committee of volunteers has started to produce a plan to ensure that proposals for growth set out in the East Lindsey Core Strategy have a positive impact on the town.

Chairman Jeremy Webb explains: "Everybody on the committee has spent considerable time examining the various options for growth set out in the strategy. They cover areas such as housing, industrial areas and retail. It is important that we take on board the views of everybody in the town because the plan will help determine Alford's future for the next 15 years."

The consultation events are informal and will give residents the opportunity to share their thoughts with members of the committee. They will be able to inspect plans of the town that show where future development might take place and their input will be taken into account when the final neighbourhood plan is produced.

"We all accept that some growth is inevitable but we want to ensure that the essential character of Alford remains intact," continued Jeremy.

The events take place on Friday April 26<sup>th</sup> and Saturday April 27<sup>th</sup> at 10.00 – 14.00 and on Sunday 28<sup>th</sup> April at 13.00 – 15.30.

Consultation Event April 2013: Letter to Queen Elizabeth's Grammar School



[www.alfordtownplan.co.uk](http://www.alfordtownplan.co.uk)

<https://www.facebook.com/AlfordTownPlan?ref=stream>

Alford Town Council

Corn Exchange

Market Place

Alford

LN13 9EB

E-mail: [Alfordtc@btconnect.com](mailto:Alfordtc@btconnect.com)

Phone: 01507 463590

A Francis  
Queen Elizabeth's Grammar School  
West Street  
Alford  
Lincs

02 April 2013

Dear Head Teacher

Alford Neighbourhood Plan

A small group, which I chair, has been tasked by the town council to produce a Neighbourhood Plan for Alford to capture the views of Alford residents about the town's development over the next 15 years.

Neighbourhood plans, which are approved by local referenda, are recognised in planning law and are therefore influential.

I am writing to ask for your assistance in the preparation of our plan. There are two issues where I would appreciate your help.

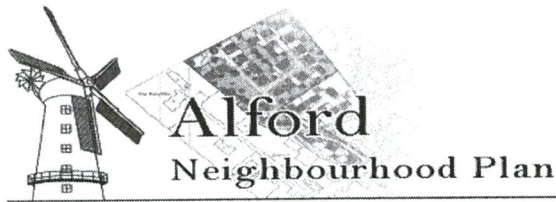
Firstly can you tell us how your school would cope with different housing growth scenarios; Alford has had an average of around 12 new houses built every year for the last 25 years with peaks of 40-50 in a single year. When we consult with local people about housing growth a common defence is that 'the schools cannot cope' with growth.

Therefore your views on three housing scenarios would be helpful. Scenario one of 6 new homes/year totalling 90 new homes over the next 15 years; scenario two of 12 new homes/year totalling 180; scenario three of 18 homes/year totalling 270 homes. We do not expect a precise calculation or firm commitment but an indication of whether you can cope or not with the growth scenarios or in fact would welcome more children will be very helpful as would any views on the future of Alford. We are holding public consultation events on April 26, 27 & 28 and your response in time for these events would be most helpful.

The second area where we would appreciate your school's views is on the future of the Market Place. Traditional market places have seen a huge decline in footfall over recent years and an increasing number of empty shops. We are keen to hear the views of a future generation around what they would like to see the Market Place used for and how it might look. We will offer one prize for the best entry from each school and would like all entries (written or drawn) to be returned to the Alford Town clerk by July 1<sup>st</sup> this year.

Yours sincerely

Jeremy Webb



## Alford Town Council



**Council Offices  
Corn Exchange  
Market Place  
Alford  
Lincs . LN13 9EB**

**Tel/Fax: 01507 463590  
Offices Open: 9.30 am – 12 noon**

<https://www.facebook.com/AlfordTownPlan?ref=stream>  
[www.alfordtownplan.co.uk](http://www.alfordtownplan.co.uk)

Alford Group of Doctors  
Merton Lodge  
33 West Street  
Alford  
LN13 9HT

12 April 2013

Dear Practice manager

### Alford Neighbourhood Plan

A small group, which I chair, has been tasked by the town council to produce a Neighbourhood Plan for Alford to capture the views of Alford residents about the town's development over the next 15 years. Neighbourhood plans, which are approved by local referenda, are recognised in planning law and are therefore influential.

I am writing to ask for your assistance in the preparation of our plan.

Can you tell us how your surgery would cope with different housing growth scenarios; Alford has had an average of around 12 new houses built every year for the last 25 years with peaks of 40-50 in a single year. When we consult with local people about housing growth a common defence is that 'the doctors cannot cope' with growth.

Therefore your views on three housing scenarios would be helpful. Scenario one of 6 new homes/year totalling 90 new homes over the next 15 years; scenario two of 12 new homes/year totalling 180; scenario three of 18 homes/year totalling 270 homes. We do not expect a precise calculation or firm commitment but an indication of whether you can cope or not with the growth scenarios or in fact would welcome more people will be very helpful as would any views on the future of Alford. On average each household consists of 2.2 people.

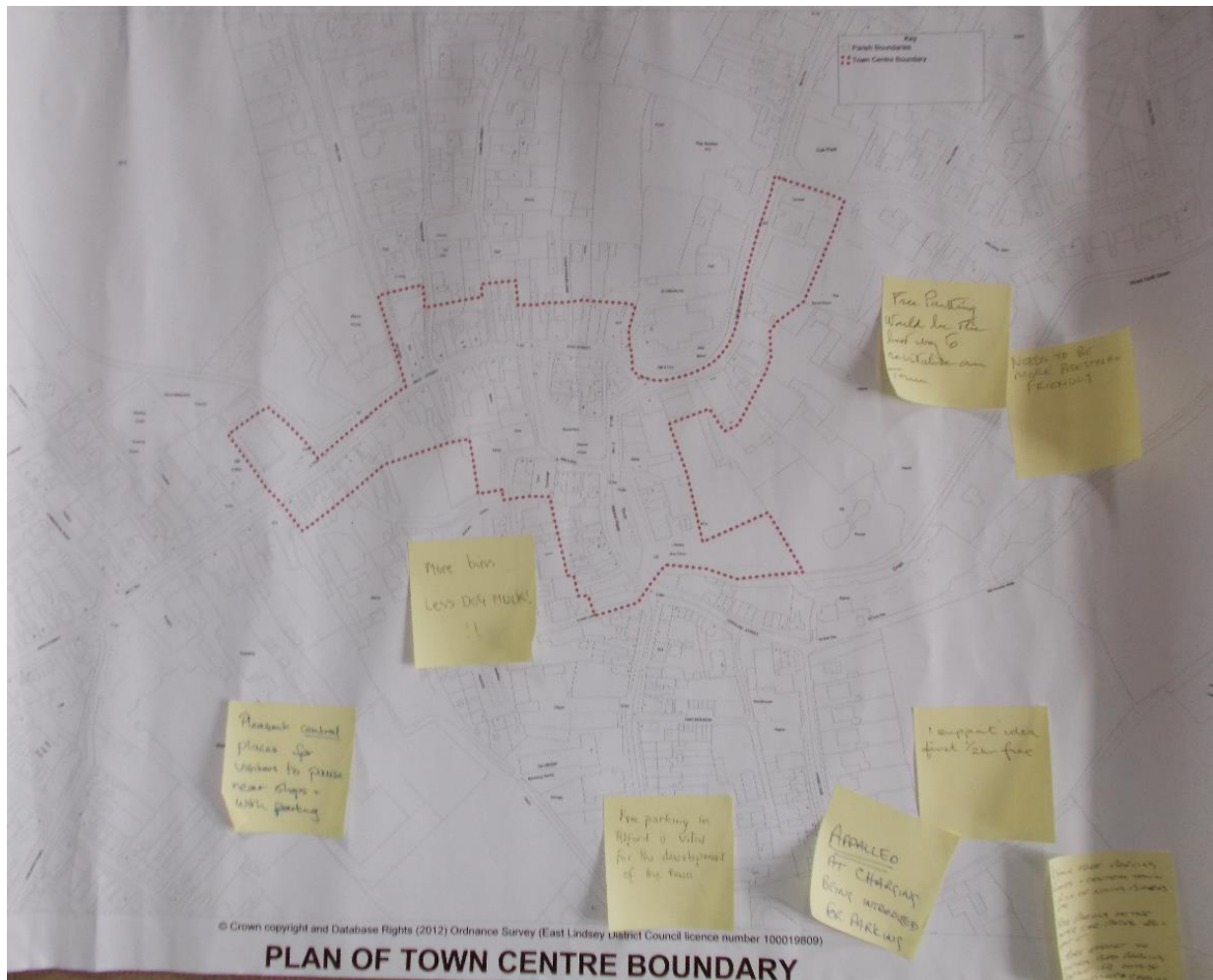
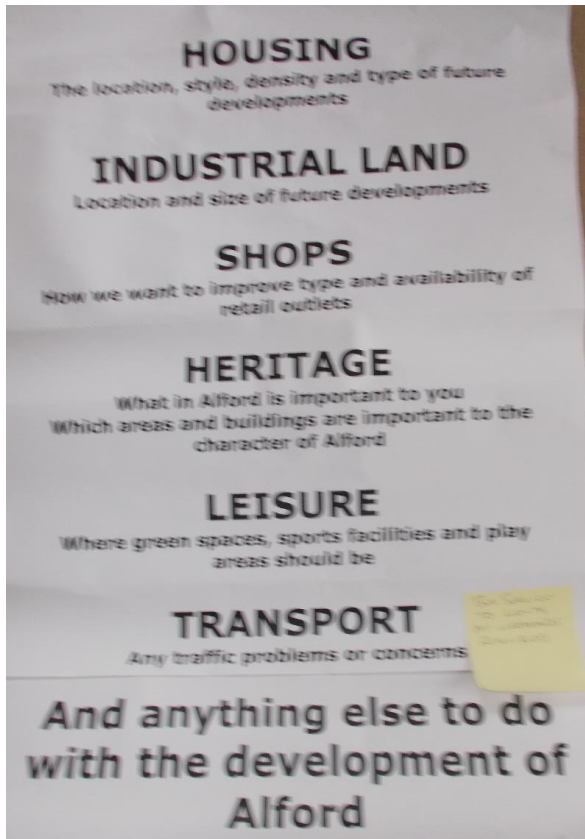
We are holding public consultation events on April 26, 27 & 28 and your response in time for these events would be most helpful.

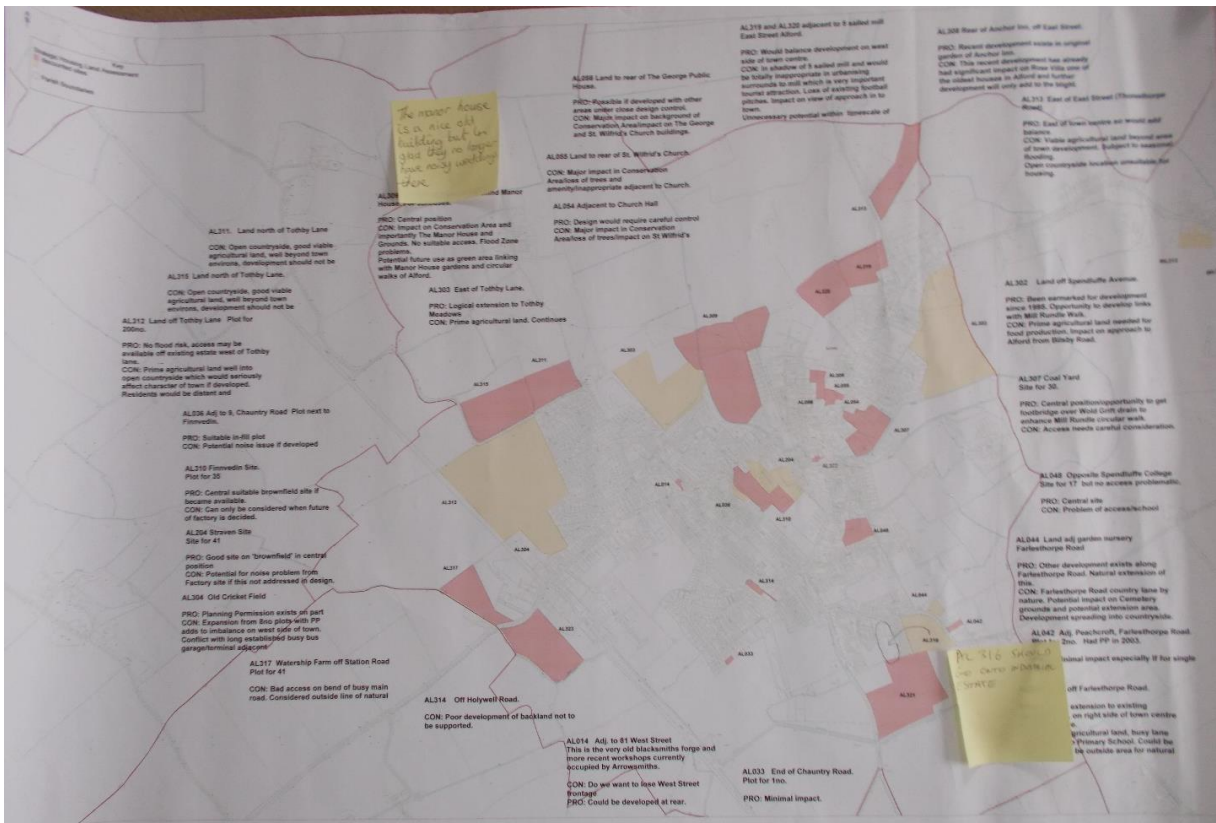
Yours sincerely

Jeremy Webb

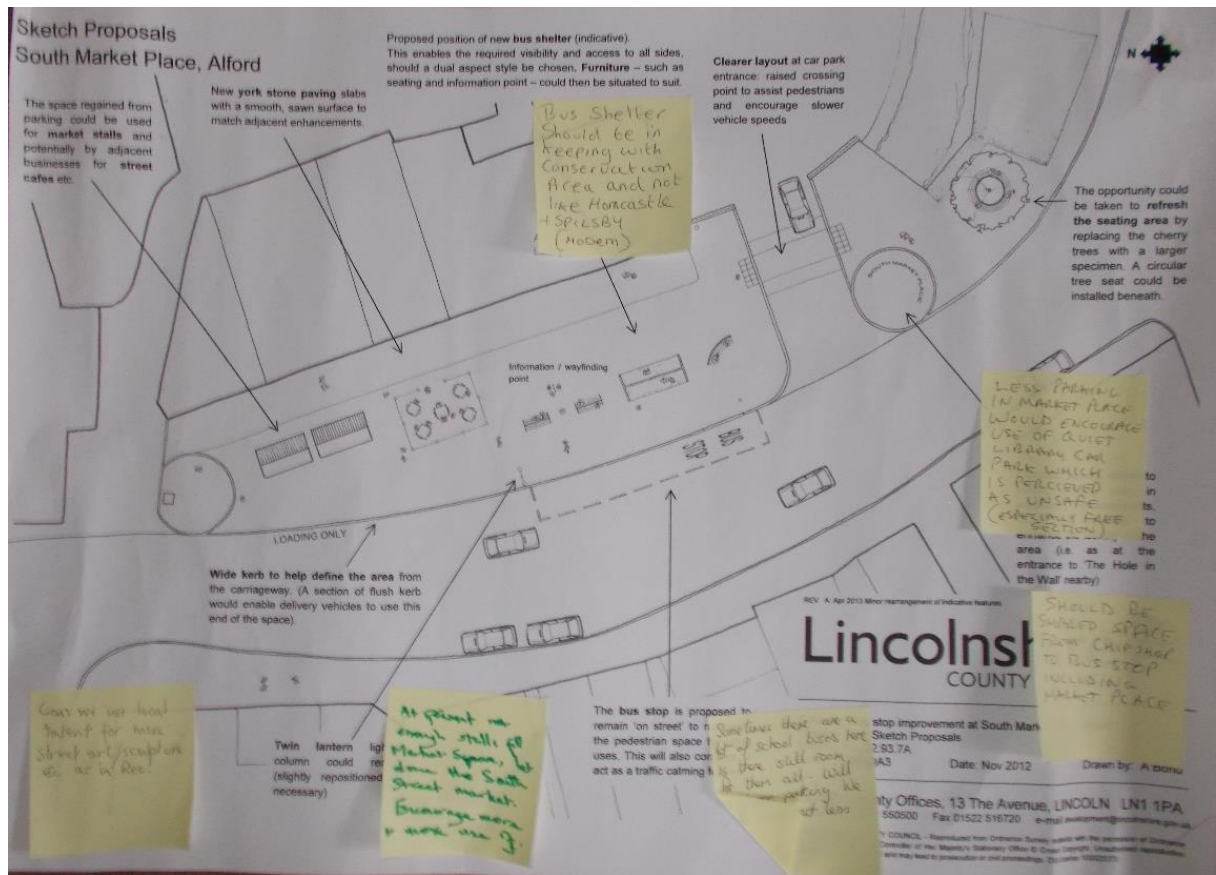
**Alford Neighbourhood Plan - 2013 Consultation**

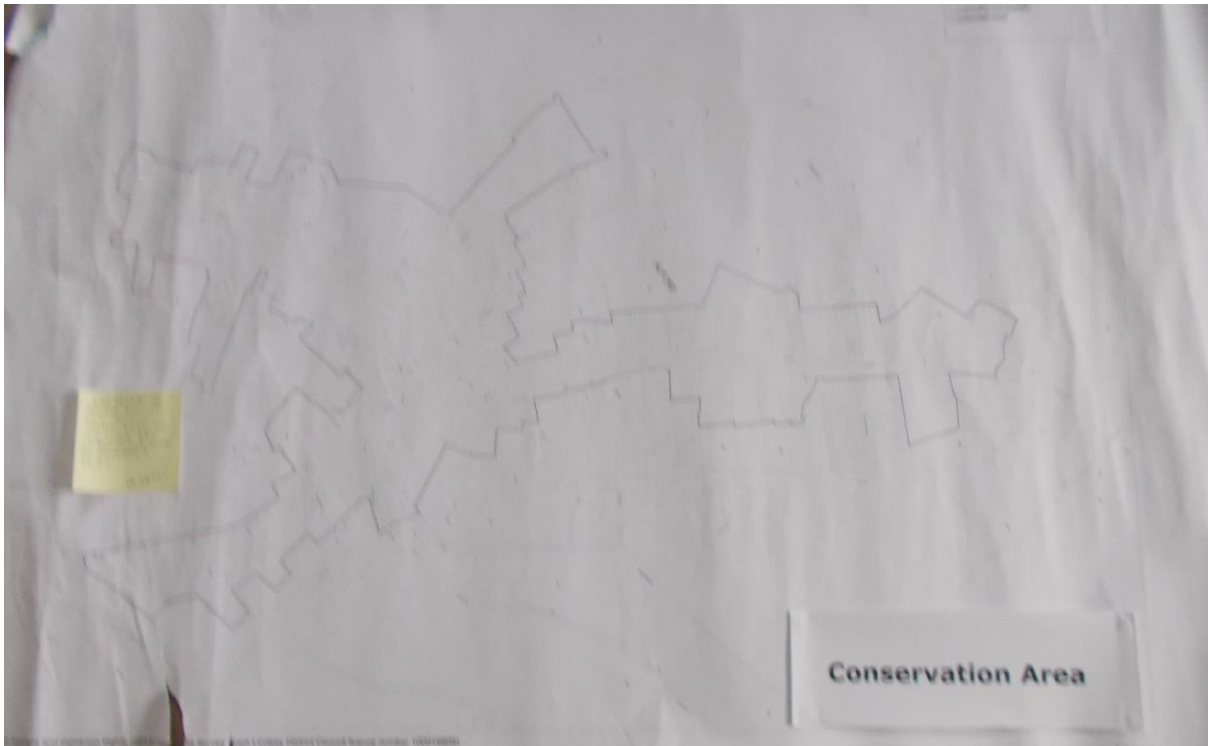
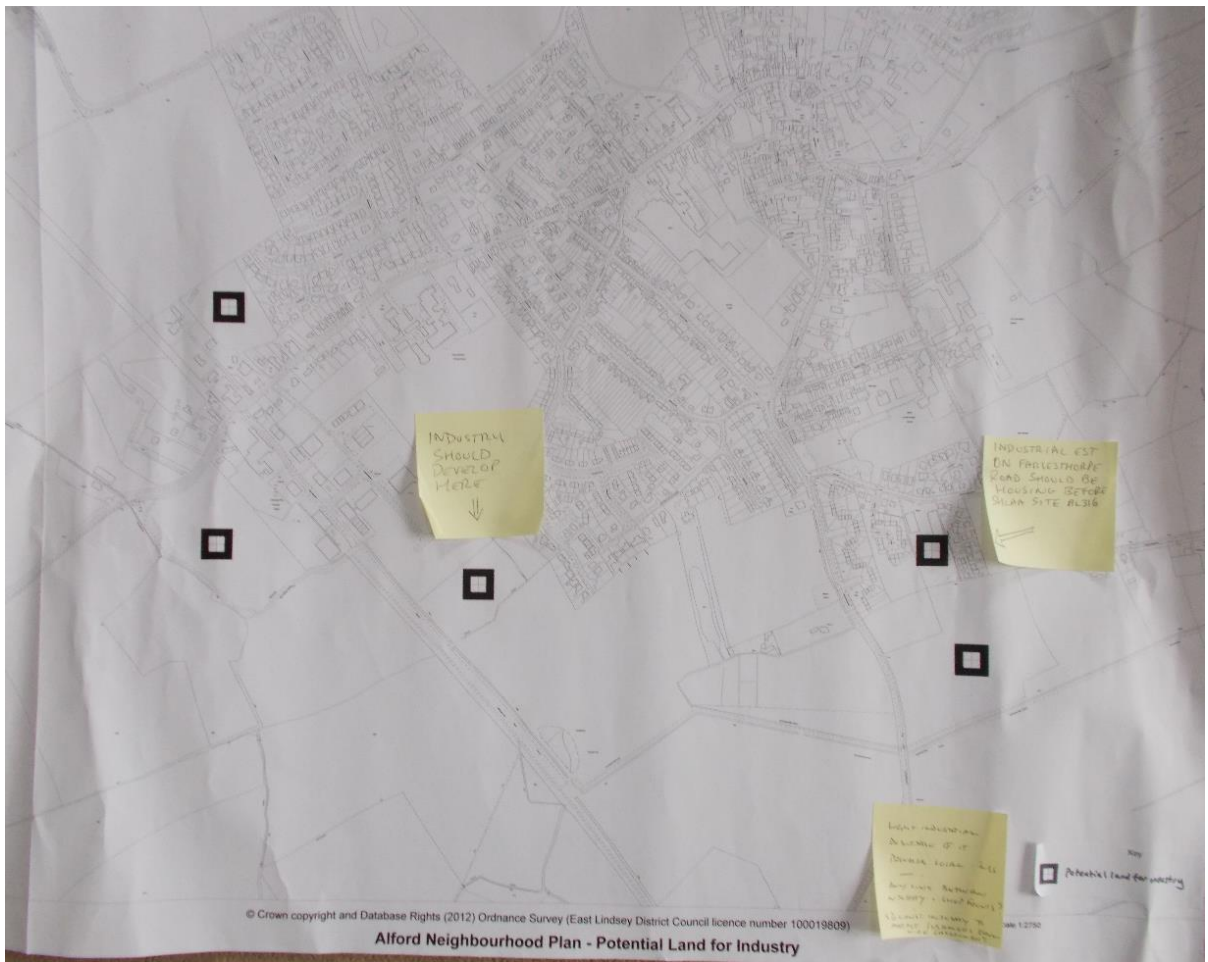
Photos of Display materials

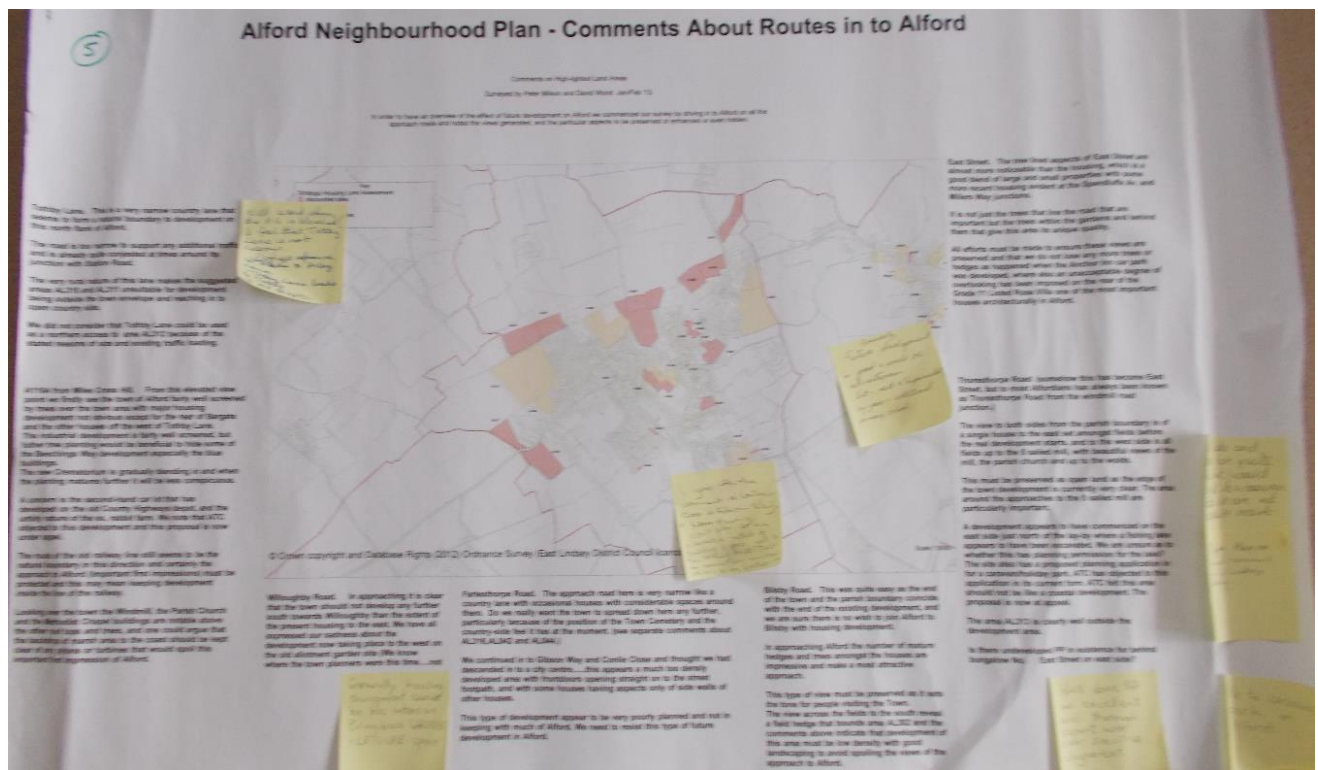
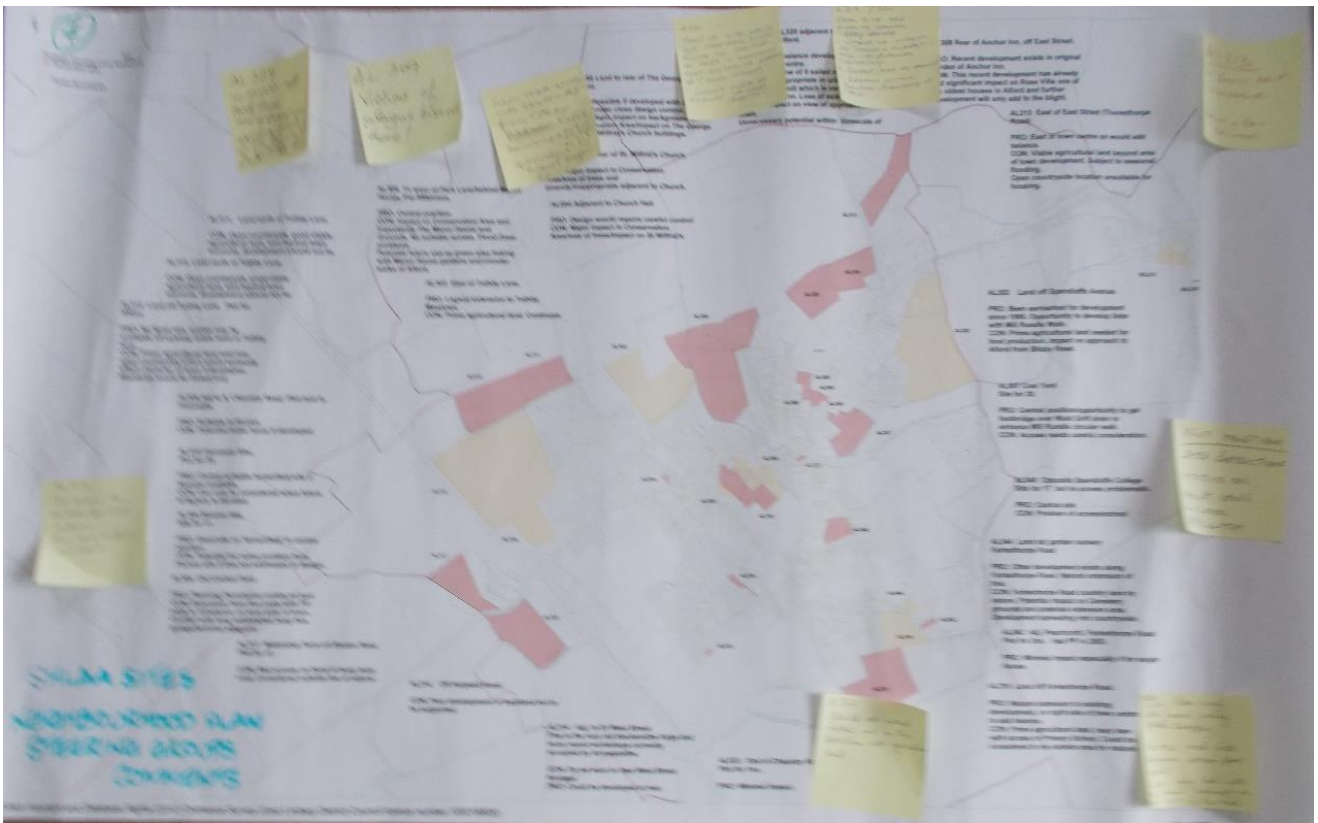




Copyright and Database Rights (2012) Ordnance Survey (East Lindsey District Council licence number 100019809) **Alford Neighbourhood Plan - Steering Group SHLAA Sites Comments**







# Alford Neighbourhood Plan - Car Parking

In October 2012 a parking survey took place to assess the capacity and parking patterns within of par and/or live in Alford. Two days were picked to do the survey, Tuesday 9th October (Market day) and Th

The parking survey was split in to two routes; route A and Route B. Every hour the data collectors walked along the routes and wrote down the number of vehicles parked on 08.30 till 15.30.

The results below show the average number of vehicles parked in percentage terms.

## TUESDAY 9TH OCTOBER Route A - Average Capacity in use

- Lloyds Bank - 82.50%
- Market Place (A1) - 44.44%
- North - 108.33%
- Main - 83.00%
- Handy Man - 35.00%
- George Hotel (A2) - 61.88%
- Chapel Street (A3) - 54.17%
- Park Lane - 88.75%
- Alford Manor House (A4) - 39.20%
- Alford Methodist Church (A5) - 50.60%
- Bowling Club (A6) - 11.25%
- Commercial Rd - 90.63%
- Behind Lloyds Pharmacy - 28.13%
- West Street (no 46) - 50.00%
- Finvedden - 8.16%
- Alford Surgery - 63.24%
- White Horse (A7) - 6.25%
- Half Moon (A8) - 20.24%
- West Street - 63.84%
- West Street no 9 (A9) - 52.50%
- MBF (A10) - 58.33%
- Overall Average - 57.92%

## THURSDAY 11TH OCTOBER Route A - Average Capacity in use

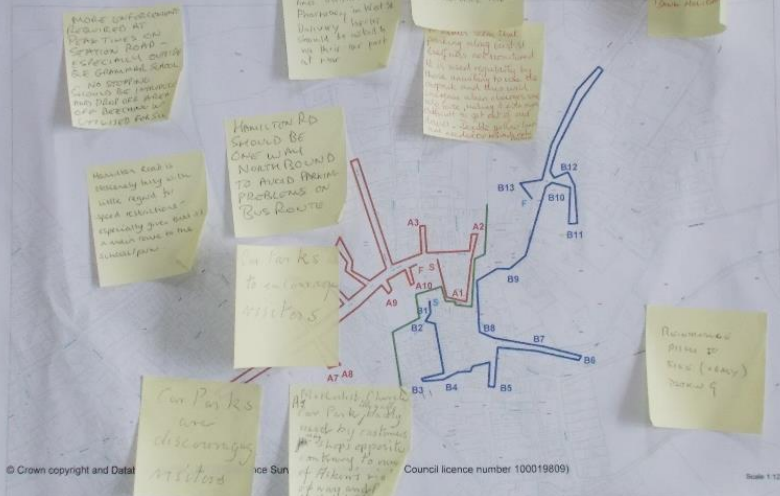
- Lloyds Bank - 71.00%
- Market Place (A1) - 59.72%
- North - 108.33%
- Main - 53.00%
- Handy Man - 35.00%
- George Hotel (A2) - 33.75%
- Chapel Street (A3) - 37.50%
- Park Lane - 78.75%
- Alford Manor House (A4) - 17.05%
- Alford Methodist Church (A5) - 53.57%
- Bowling Club (A6) - 3.75%
- Commercial Rd - 78.31%
- Behind Lloyds Pharmacy - 34.38%
- West Street (no 46) - 67.19%
- Finvedden - 55.47%
- Alford Surgery - 87.65%
- White Horse (A7) - 8.00%
- Half Moon (A8) - 23.2%
- West Street - 57.5%
- West Street no 9 (A9) - 50.00%
- MBF (A10) - 54.17%
- Overall average - 46.2%

## TUESDAY 9TH OCTOBER Route B - Average Capacity in use

- Windmill Hotel (B1) - 21.71%
- Old Bowling Green (B2) - 60.00%
- Windmill Paddock (B3) - 37.50%
- Alford Dentist Practice - 95.83%
- Don White (B4) - 29.00%
- White Hart (B5) - 17.19%
- Library over bridge (B6) - 72.04%
- Library (B7) - 51.56%
- bike racks - 0.00%
- Library Front (B8) - 93.75%
- South Market Place - 86.46%
- Church Street no14 (B9) - 50.00%
- Garage (Church Street) (B10) - 50.00%
- Co-Op (B11) - 72.50%
- Millers Way (B12) - 91.25%
- Bike Racks 0.00%
- Church Street to Mon Ami - 21.88%
- Anchor Inn (B13) - 44.64%
- Overall average - 58.31%

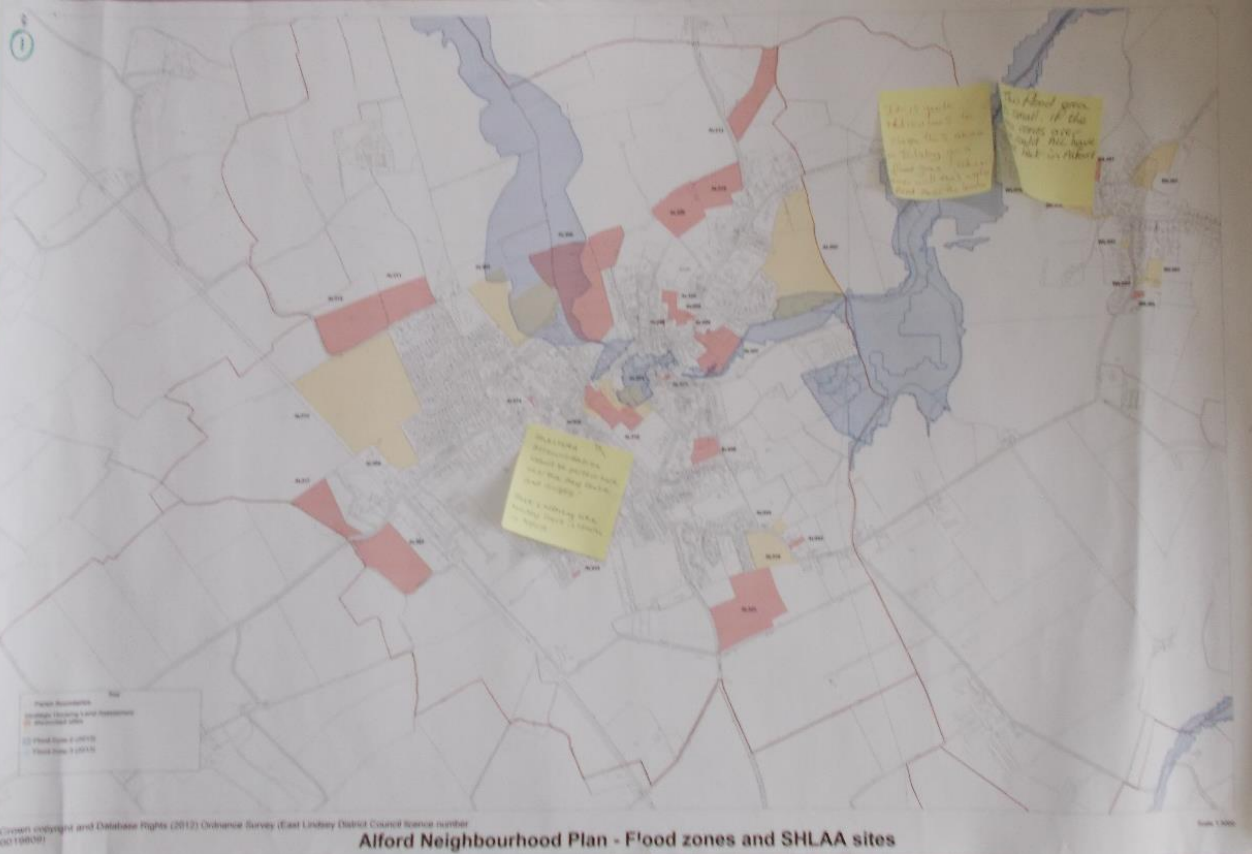
## THURSDAY 11TH OCTOBER Route B - Average Capacity in use

- Windmill Hotel (B1) - 18.42%
- Old Bowling Green (B2) - 47.50%
- Windmill Paddock (B3) - 37.50%
- Alford Dentist Practice - 97.52%
- Don White (B4) - 18.50%
- White Hart (B5) - 28.13%
- Library over bridge (B6) - 32.89%
- Library (South Street car park) (B7) - 11.20%
- bike racks - 0.00%
- Library Front (B8) - 89.84%
- South Market Place - 83.33%
- Church Street no14 (B9) - 60.00%
- Garage (Church Street) (B10) - 46.59%
- Co-Op (B11) - 45.00%
- Millers Way (B12) - 84.38%
- bike racks - 0.00%
- Church Street to Mon Ami - 3.57%
- Anchor Inn (B13) - 32.14%
- Overall average - 39.52%



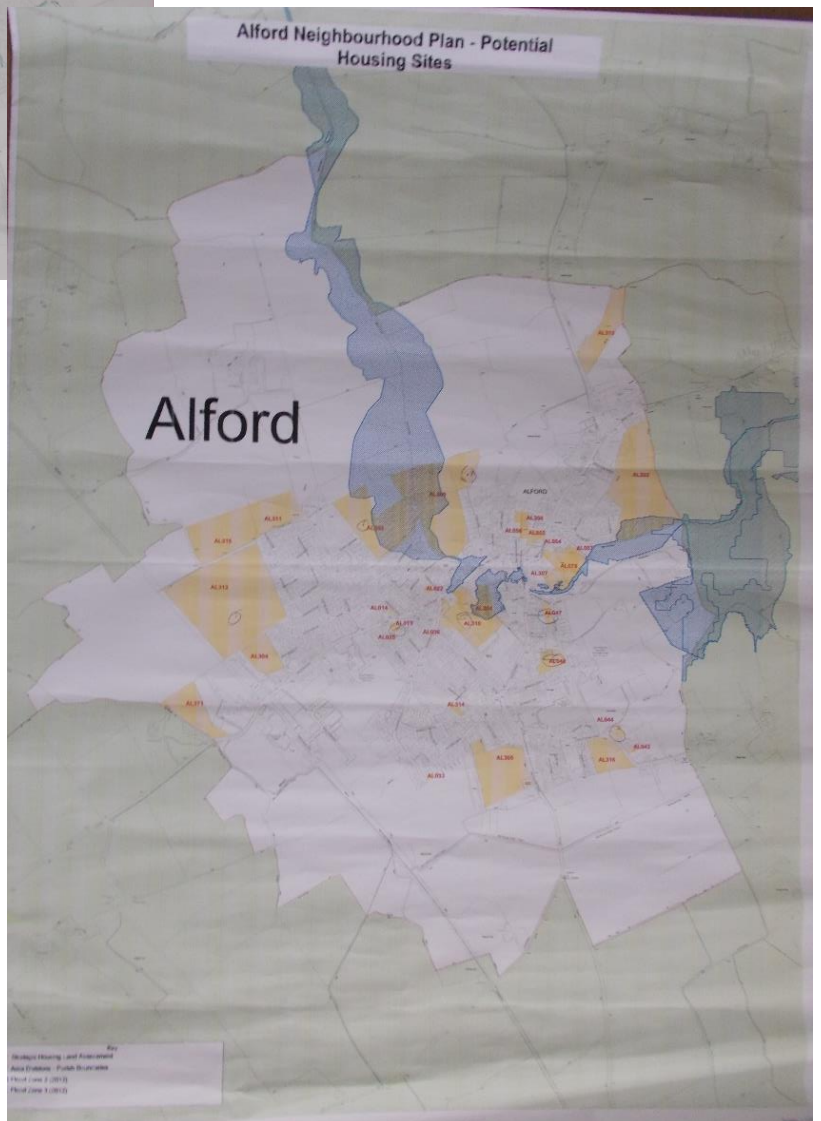
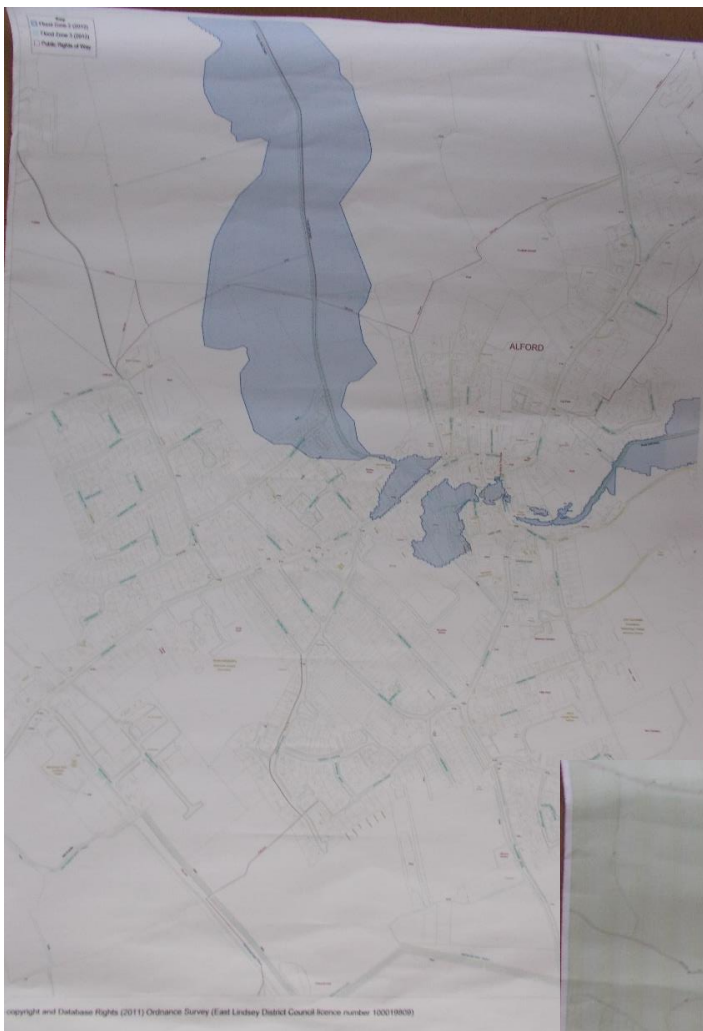
Handwritten notes and sticky notes are scattered around the map, providing additional context and feedback. Some notes include:

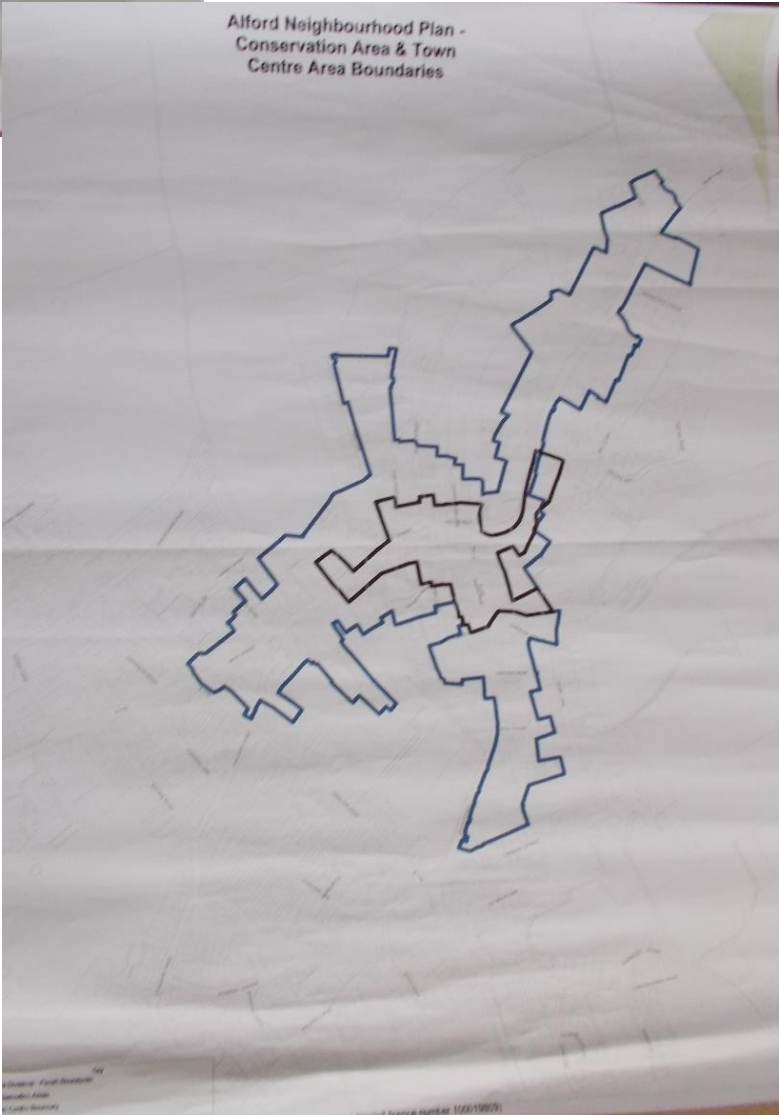
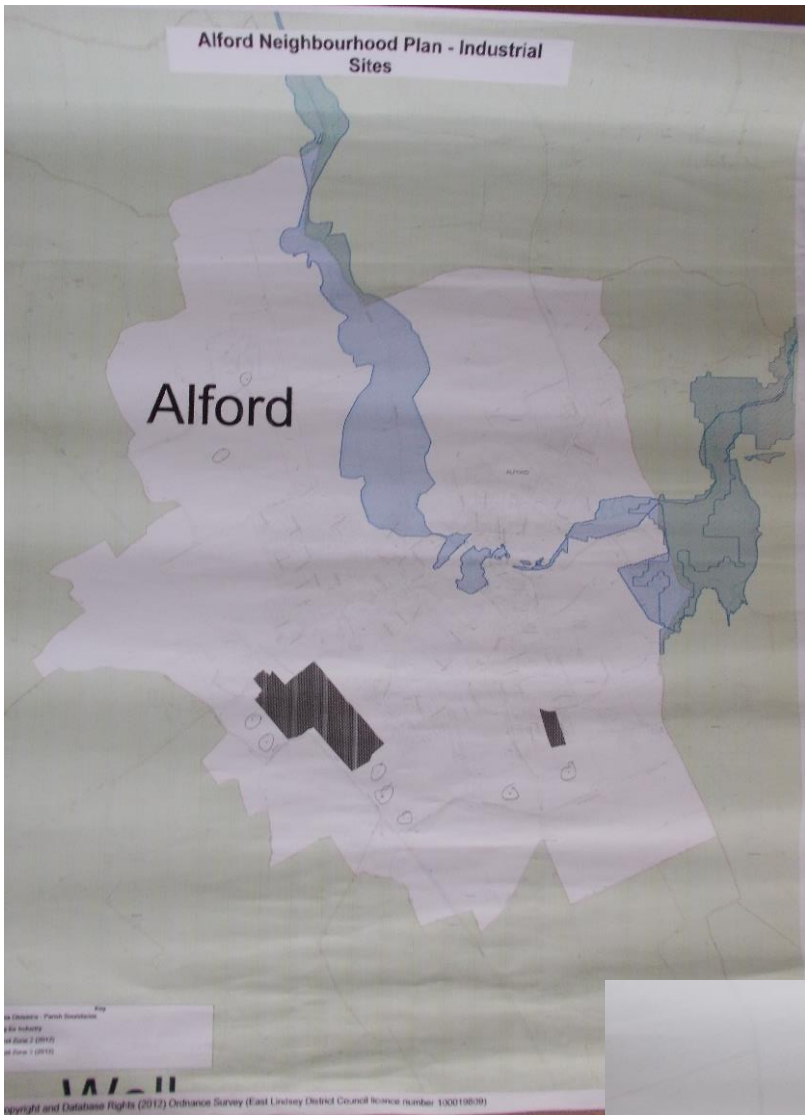
- "Do we have a bike rack? no we have one here control and for use a toilet"
- "More capacity required at Park Lane and Chapel Street - see Commercial Road for example. No spaces around the perimeter of the site are used for car parking and cycle racks."
- "Car frequently park on yellow line in front of Pharmacy in West Street. Drivers I expect should be asked to go there for park at now."
- "Hamilton Rd should be one way north to avoid traffic problems for Bus Route."
- "Car Parks are discouraged."
- "A pedestrian crossing to be made across West Street near the Surgery."
- "The Alford Green should be a priority for the Alford Neighbourhood Plan."



Alford Neighbourhood Plan - Flood zones and SHLAA sites







**Collation of Comments at 2012 and 2013 Public Events**

No separate record of public feedback has been retained for the 2013 Consultation, but they were combined with those from 2012.

Number and Comments		
Ref:	No.	Comment
1	23	Foul sewers and surface water drains already inadequate. (15yrs ago report that sewers for town could not cope with any further development).
2	23	Need for enforcement of on street parking rules. Especially Grammar School; Post Office; Kebab Shop; Greyhound Shop; Chemists; Commercial Rd; East Street and on visibility splays at road junctions.
3	22	Parking Charges will mean more empty shops/less footfall in Town centre. Need for some free parking.
4	18	We do not need/want any more Social Housing with all its associated problems in our small community.
5	16	Existing Services are already overstretched especially Doctors and other medical services.
6	11	Clear need for employment opportunities/development/provision of land for industrial development, continuing off Beechings Way. Jobs before housing.
7	10	New housing should be for proven local need.
8	10	Bus Stop needs face lift..but not like Spilsby/Horncastle.
9	9	No more houses to be built without provision for more employment.
10	9	Need retirement homes and sheltered accommodation.
11	8	Sort out dog-fouling and litter problem
12	8	Town Centre currently big negative impact ... need to tidy up empty shops spare plots and shabby buildings. Restore pride in Town.
13	8	Need for Green areas ... Links with Lincs. Wildlife Trust ... Teaching areas ... small working farm ... allotments ... community orchard.
14	7	Make Hamilton Road part of one way system.
15	7	AL316 and AL044 were protected road frontages, and are still needed to form buffer between high density development and agricultural area.
16	6	Market Place feel 'liked'.
17	6	Need for more leisure facilities ... swimming pool/indoor bowls and facilities in Memorial Park.
18	5	Proposal for Sth. Mkt. Place good.
19	5	Art and Craft Displays 'liked'.
20	4	Policing Levels inadequate.
21	4	More protection for buildings in Conservation Area and Listed Buildings.
22	4	Pedestrianise Central Market place.
23	4	Need to develop transport links especially with regard to access to employment. Could National Express call in Alford?
24	4	Gibson Way / Conlie Close are far too dense for Alford.
25	4	Encourage use of library and incorporate in developments.
26	3	Encourage use of library car park and overflow.
27	3	Upgrade Market Place but retain old yorkstone flags.
28	3	Need pedestrian crossing between surgery and chemists.
29	3	No Super Market.
30	3	Shelbourne's Yard should be developed before AL316.
31	3	No need for by-pass.
32	3	Objection to proposed Caravan Park.
33	2	Parking needed close to market stalls.
34	2	There is real risk of flooding ... internet map shows larger area ... no further development.
35	2	We definitely need Neighbourhood Plan to resist any more Willoughby Chase type development.
36	2	Need Super Market.
37	2	Need bike racks.
38	2	Circular path round Alford ... buggy and cycle friendly.

Number and Comments		
Ref:	No.	Comment
39	2	By-pass to north funded by developers would allow development of AL315/311/303/309/320/319.
40	2	AL312/315/311/317/323 would all create imbalance to town and be significant loss of prime agricultural land too distant from town centre.
41	2	Must retain views on main routes in to town as described in our report.
42	2	Need to keep/develop existing charm of town.
43	2	Development should be self-contained ... generating own electricity and re-using rain water ... all community led and sustainable. Make environmental features, self-builds and leisure/play facilities a feature.
44	2	Mix of housing types needed. Need some large houses with large gardens.
45	2	If more land available than needed to go for low density housing making 'space' a feature of Alford.
46	2	Well Done! To N.P. team. Excellent and thorough report on routes in to Alford with clear sensitive judgement.
47	2	Light industry only. Specialists attract wider customer base.
48	1	Need to fill central market with stalls before spreading to others.
49	1	Use cobbled area of North Market for seating area to maximise area for stalls in central area.
50	1	Help needed for opening of new shops.
51	1	Consultation was well advertised why not all planning matters done as well.
52	1	Need pedestrian crossing outside Grammar Schools.
53	1	Need crossing patrol at Hanby Lane/Sth Market junction as previously.
54	1	Dedicated dog exercise area needed.
55	1	Light pollution from factories a problem.
56	1	Field paths need maintenance especially Mill Close to Bilsby Road.
57	1	Fewer street lights needed in market place.
58	1	Need Pharmacy in town centre.
59	1	Need access to A + E hospital.
60	1	Major Plus is Manor House/Mill/Pottery/Memorial park.
61	1	Sites should be developed in priority order.
62	1	Conditions S.106/CIL should be negotiated early in consultation.
63	1	Farlesthorpe Road is real traffic problem that will only get worse with occupation of Willoughby Chase houses.
64	1	Most trade from tourism therefore no need for additional housing.
65	1	Any money available for by-pass better spent on developing cottage industry in Alford.
66	1	Need to use existing land first i.e. Straven site.
67	1	Tothby Lane would be good development with footpath across Wold Grift to Park Lane.
68	1	AL309 is natural progression.
69	1	Use empty buildings/over shops for accommodation.
70	1	Prime Agricultural land should be preserved at all costs for future food production.
71	1	Best options are AL316/302/312 but parking needed outside cemetery.
72	1	AL204/Friskney and Dales/Old School West St. priority.
73	1	Never, never build on AL309/319/320.
74	1	Get old gas works site built on.
75	1	Internet Speeds need improving.
76	1	Why are Christmas tree lights a horrible blue colour?
77	1	Transport routes to schools need reviewing.
78	1	Incomplete text on ELDC comments was hard to follow.
79	1	Some shops don't open until 9.30am too late.
80	1	Is there a possible link between shops and offices for industry.
81	1	Busy junction of Co-op car park and East Street problem with further development.
82	1	At times town over run with school buses.
83	1	No turbines, BT masts or sub-stations.
84	1	AL312 Poor access. No facilities for children. Poor roads.
85	1	AL309 No suitable access. Flood zone. Build on existing PP land first.
86	1	AL309 Burial site of Plague victims.

Number and Comments		
Ref:	No.	Comment
87	1	AL311, 312, 315 and 304. Very poor access off Tothby/Ailby Lane.
88	1	AL320 Sale for building would permit Football club to relocate with improved facilities.
89	1	AL319, 320 - Ideal for quality housing. Good access. No impact on windmill. Within town boundary.
90	1	AL313 green belt beyond town boundary unsuitable for development.
91	1	AL321 should not allow spread into prime agricultural land.
92	1	Future development is good. Need supermarket and by-pass and additional primary school.
93	1	Head to Toe Medical Centre needed as at Mablethorpe.
	<b>332</b>	<b>= Total Comments</b>

# ALFORD NEIGHBOURHOOD PLAN LOTTERY

Cash Prizes of  
**£100**  
**£75**  
**£50**

To enter come to the Corn Exchange, Market Place, Alford on  
Friday 10<sup>th</sup> July 2015 between 10am and 3pm or  
Saturday 11<sup>th</sup> July 2015 between 10am and 1pm

and see the latest proposals for a Neighbourhood Development Plan for Alford. The Plan needs to show how you would like to see future housing development take place in the town over the next 15 years and we need your views on it.

When you have looked at the plans and have let us have your comments you will be entered in the cash prize draw. This will take place on Saturday 11<sup>th</sup> July 2015 at 1.15pm

Alford Neighbourhood Plan Committee

*Entrants must be registered to vote in Alford*



# ALFORD NEIGHBOURHOOD PLAN LOTTERY

Cash Prizes of  
**£100**  
**£75**  
**£50**

To enter come to the Corn Exchange, Market Place, Alford on  
Friday 10<sup>th</sup> July 2015 between 10am and 3pm or  
Saturday 11<sup>th</sup> July 2015 between 10am and 1pm

and see the latest proposals for a Neighbourhood Development Plan for Alford. The Plan needs to show how you would like to see future housing development take place in the town over the next 15 years and we need your views on it.

When you have looked at the plans and have let us have your comments you will be entered in the cash prize draw. This will take place on Saturday 11<sup>th</sup> July 2015 at 1.15pm

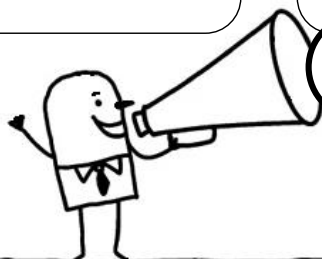
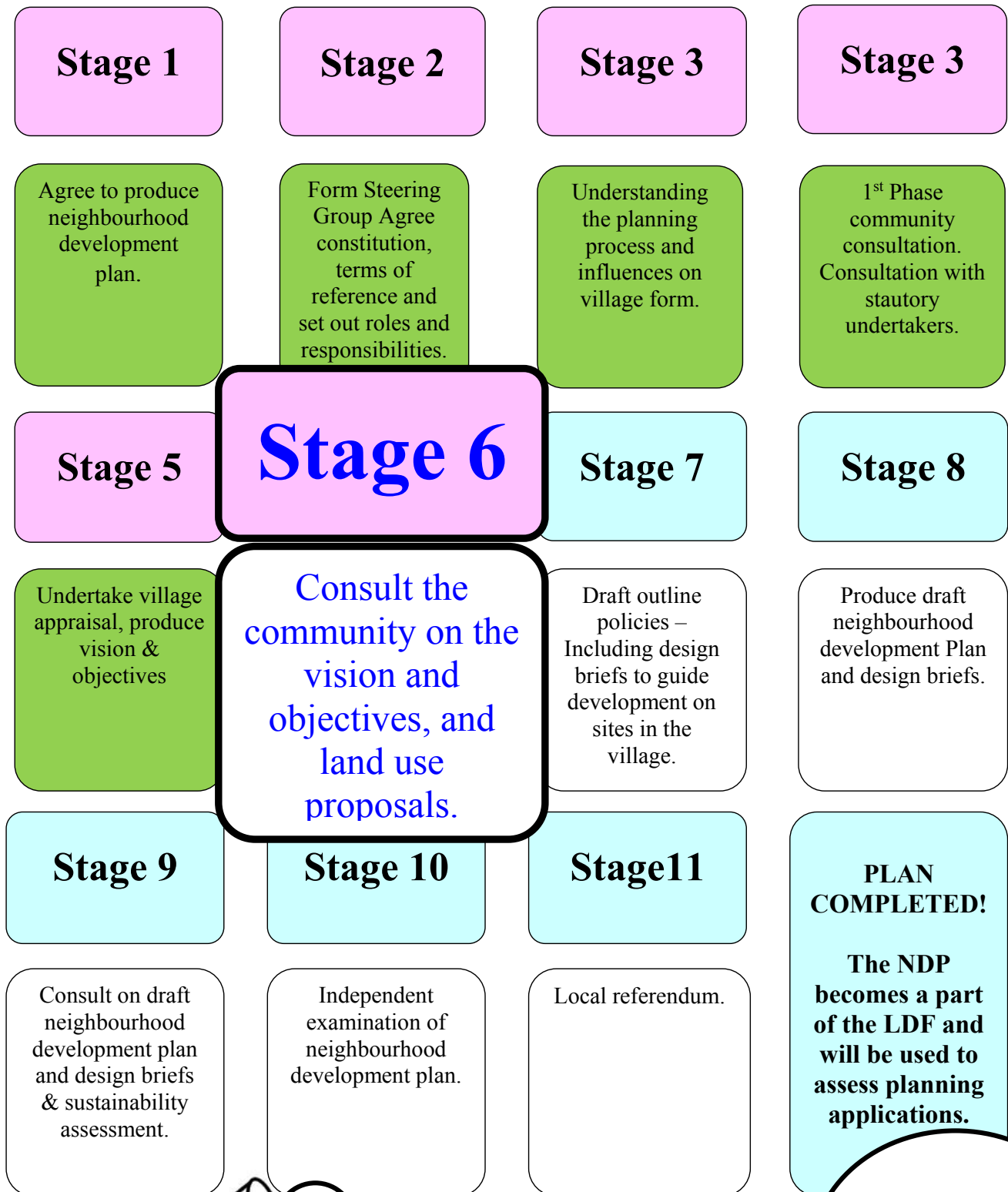
Alford Neighbourhood Plan Committee

*Entrants must be registered to vote in Alford*



# NEIGHBOURHOOD DEVELOPMENT PROCESS

## WHAT STAGE ARE WE AT?



What stage are we at in the process?

## **Issues for a Vision of Alford's Future**

Issues relating to a Vision Statement which we identified as being of particular interest to Alford residents were ensuring its historic heritage, environment and distinctiveness are improved, continued development of the supportive community culture, provision of adequate services, including the retail / shopping needs of the community, and addressing isolation of 'satellite' communities remote from the town centre for its growing population and employment base.

### **Heritage**

Alford has a unique historic heritage in many of its buildings and the environment in which the town and these buildings stand. There are a number of examples of 'views' onto, from and within the town which provide excellent examples for further, future enhancement by development proposals.

The distinctiveness of Alford incorporates a myriad of aspects, some of which are mentioned elsewhere. In summary it includes:

- the rural setting;
- being centred on the market place;
- being connected / friendly / inclusive;
- having some fine buildings;
- the view of the town from Miles Cross Hill;
- the gateways into the town, particularly with the church tower and windmill from the east;
- paths and walkways;
- green spaces / schools / recreation ground;
- place to work, play, educate, retire; and
- steeped in history / tradition.

### **Community Culture**

A major, recurring issue in consultations is fear about a dilution of Alford's community culture consequent on inappropriate development of the town. The specific issues raised by residents encompass loss of the:

- vibrant, strong and active willingness to address any 'cause' requiring support;
- huge range of community organisations run by a relatively small population.
- balanced demography of the community, which provides sufficient resources for providing support where and whenever it is needed;

### **Community Pride**

Despite the numerous worries regarding expansion, transport, poor services and lack of work opportunities, most people mentioned their pride in being part of "a community".

With community, size matters. A good community is where people are not living in each other's pocket, but when there is a need, people and neighbours are at hand. It is also a feeling which promotes involvement in the town's affairs and where volunteers are able to contribute fully for the good of all.

When people move into a community they join into a narrative of the history and life of the community. Alford has, over the years, demonstrated a strong,



independent and pioneering community spirit. Volunteers have, for many years, run many art festivals and other events and were successful in obtaining ERDF grants and several Lottery awards. The impressive refurbishment of the Manor House, with £1.9million raised, the use of other grants to upgrade shop fronts and street furniture as well as providing grant aid to upkeep thatched properties in the town, the achievement of coming second in a national competition organised by a well known international computer firm to promote a “connected community” are all more recent examples of the town people’s involvement. Alford was also the first town to take over service delivery and property management from the district council and now runs the Friday market, the cemetery, the public toilets and lately the Corn Exchange, the largest and most central building in Alford.

### Sustainability

The sustainability of such a community needs organic change and growth and no extreme or excessive change.

It is an accepted belief that people are generally happier, healthier and more contented when they live in a community. The “community” is accepted as a major factor in modern life for the wellbeing of citizens and the simple fact that the government has created the Department for Communities and Local Government is sufficient evidence.

Another aspect of community in Alford is its identity as a centre for craft in the east of Lincolnshire, which developed from the successful Craft Market since its inception in 1974. There is a strong history of and ongoing support for the numerous and recurring craft and culture events often developed by and centred upon the restored thatch Manor House, However, the importance of the operational 5-sail windmill as another support to tourism must not be under valued.

### **Services, including retail and shopping issues**

Across the large range of services which require development, those with the most important need for Alford are education, health services, the town centre, social inclusion, work opportunities and transport; the last requiring improvements to bus, pedestrian and cycle linkages / routes and parking facilities for both private vehicles and visitors’ coaches.

Retail and shopping issues were fairly muted during consultation, although a desire to maintain / improve the town centre, which provides the vast majority of such outlets, was consistently mentioned. A minority of people raised the issue of needing a larger supermarket, with similar numbers having vociferous opposition to those in support, whilst an ELDC report states it is unlikely to be developed.

### **Isolation**

The ‘satellite’ community which reported isolation by residents during consultation was the Tothby estate. Isolation there is an issue for some residents due to its remoteness from the town centre, because the estate is a long walk to the town centre, particularly for mothers with pushchairs and elderly and less able people, and it has no retail outlets.

# **ALFORD NEIGHBOURHOOD DEVELOPMENT PLAN**

## **PROPOSAL**

### **Vision Statement for Alford's Plan Period**

Alford will 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 market places 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 high quality design.

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 will ensure the services they provide are continually improving.

## ALFORD NEIGHBOURHOOD PLAN

### Issues relating to the Vision Statement

The Alford Town Council sub-group developing your Neighbourhood Plan has collected earlier public consultation information. The group has assembled this information (in italics below) and asks whether you believe it reflects your views. [The detail behind each of these 4 issues is provided in the attached sheet.]

**Please circle your replies in the yellow boxes below.**

**Residents wish to ensure:**

1. *Alford's historic heritage, environment and distinctiveness are improved;*
2. *There is continued development of the supportive community culture;*
3. *Provision of services is adequate, including the retail / shopping needs of the community; and*
4. *The isolation of 'satellite' communities remote from the town centre is addressed, for its growing population and employment base.*

Agree? / Disagree? Commented below?

Agree? / Disagree? Commented below?

Agree? / Disagree? Commented below?

Agree? / Disagree? Commented below?

Please write comments below:



## Core Objectives – Public feedback

Alford Town Council needs to know if you agree with the core objectives below it has developed from previous public consultations. If you have additional objectives use the feedback sheets.

### Development of Core Objectives

A lot of objectives are already contained in national and ELDC planning policies, which do not need repeating in a Neighbourhood Plan.

The core objectives developed for the Neighbourhood Plan are grouped round six headings. The headings are only there to provide a skeleton for the detailed core objectives. The headings are:-

- **Housing & Design Quality**
- **Working & Shopping**
- **Getting Around**
- **Leisure & Wellbeing**
- **Heritage, Environment & Sustainability**
- **Services**

#### Housing

1. Integrate new housing into Alford.
2. Designs to be high quality and appropriate for the location

#### Working & Shopping

1. Support provision of retail outlets necessary for the community
2. Support creation of employment opportunities
3. Support the Market Place as a retail centre

#### Getting Around

1. Connect new housing into Alford's town centre and the wider area with good transport connections
2. Expand and improve existing pedestrian and cycle connections within Alford
3. Ensure car parking within the town supports the viability of the town centre

#### Heritage, Environment & Sustainability

1. Protect and enhance green infrastructure
2. Improve existing and provide more public open space
3. Development should reinforce the character and quality of Alford

#### Leisure & Wellbeing

1. Protect and enhance the existing community access buildings
2. Allocate land for allotments
3. Support opportunities for improved physical and leisure activity of residents.

#### Services

1. Support a level of statutory and community services appropriate to the development and population needs of the town
2. Provide an appropriate level of utility services relevant to the town's needs
3. Encourage energy efficient and sustainable development

## Core Objectives – Public feedback

Alford Town Council needs to know if you agree with the core objectives it has developed from previous public consultations, as below. If you have additional objectives to suggest for the Neighbourhood Plan, please write them overleaf.

	Agree?	Disagree?
<b>Housing</b>		
1. Integrate new housing into Alford.		
2. Designs to be high quality and appropriate for the location		
<b>Working &amp; Shopping</b>		
1. Support provision of retail outlets necessary for the community		
2. Support creation of employment opportunities		
3. Support the Market Place as a retail centre		
<b>Getting Around</b>		
1. Connect new housing into Alford's town centre and the wider area with good transport connections		
2. Expand and improve existing pedestrian and cycle connections within Alford		
3. Ensure car parking within the town supports the viability of the town centre		
<b>Heritage, Environment &amp; Sustainability</b>		
1. Protect and enhance green infrastructure		
2. Improve existing and provide more public open space		
3. Development should reinforce the character and quality of Alford		
<b>Leisure &amp; Wellbeing</b>		
1. Protect and enhance the existing community access buildings		
2. Allocate land for allotments		
3. Support opportunities for improved physical and leisure activity of residents.		
<b>Services</b>		
1. Support a level of statutory and community services appropriate to the development and population needs of the town		
2. Provide an appropriate level of utility services relevant to the town's needs		
3. Encourage energy efficient and sustainable development		



## WHAT HAVE WE MISSED YOU WOULD LIKE?

If you have other objectives to offer, please write them in the boxes below.

### **HOUSING:**

### **WORKING & SHOPPING:**

### **GETTING AROUND:**

### **HERITAGE, ENVIRONMENT & SUSTAINABILITY**

### **LEISURE & WELLBEING**

### **SERVICES**

### **Anything Else:**

## Background: Development of Core Objectives

A lot of objectives are already contained in national and ELDC planning policies, which do not need repeating in a Neighbourhood Plan.

The core objectives developed for the Neighbourhood Plan are grouped round six headings. The headings are only there to provide a skeleton for the detailed core objectives. The headings are:-

- **Housing & Design Quality**
- **Working & Shopping**
- **Getting Around**
- **Leisure & Wellbeing**
- **Heritage, Environment & Sustainability**
- **Services**

# Housing Development In Alford - Consultation Spring 2015

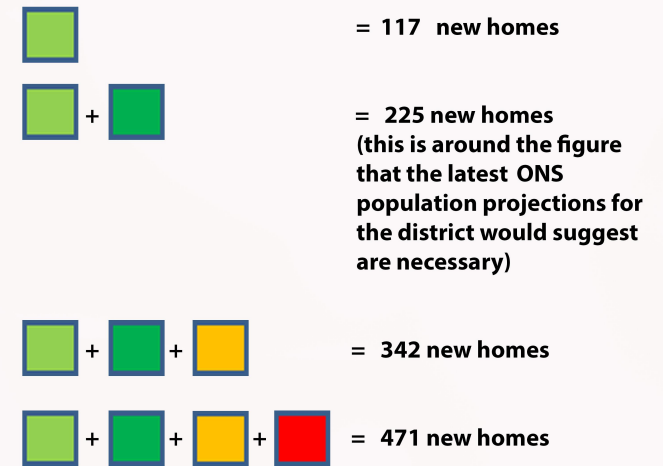
Vision and Objectives Event July 2015: Explanation of Housing Assessment

Methodology Consultation Form

The sites shown on the map are those identified by ELDC as possibilities for housing development in the future. This list was derived from interest shown by site owners or developers in recent years in using the land for this purpose.

The housing numbers are based on ELDC's estimation for each site given a density of 26 houses per hectare and any restrictions for that site.

The colours indicate the sites that might be developed, given different levels of development. The Alford Neighbourhood Planning Group used certain criteria to establish which sites should be developed in which order. The outcome was a prioritised list of development, going from light green sites through to red sites, with the light green sites representing the group's most preferred sites for building and so on. A detailed explanation of the criteria and system used for this purpose is available.



(around 400 new homes is the minimum ELDC is proposing to build in Alford with their maximum significantly higher than the 471 figure )

These numbers are in addition to those houses built in the past two years in Alford.













## Key plus Information for Housing Assessment Plan

The housing sites indicated on the plan are taken from those identified by ELDC as possibilities for future housing development in the Strategic Housing Land Availability Assessment (SHLAA) 2012, together with others identified by the Alford Neighbourhood Plan Committee. The ELDC list was derived from interest shown in recent years by site owners or developers in using the land for this purpose.

The Alford Neighbourhood Plan Group used a set of carefully selected criteria to establish the suitability of sites for development. The outcome was a prioritised list of development, going from dark green through to red sites, with the dark green sites representing the group's highest priority sites for building and so on. A detailed explanation of the criteria and scoring system used for this purpose is available for scrutiny.

The colours on the plan indicate the sites that might be developed, given different levels of development, and match those on the "Cumulative Total" row on the displayed "Housing Assessment" spreadsheet. The housing numbers for individual sites are based on a density of 20 houses per hectare, unless other factors might affect their capacity.

	=	approx. 138 new homes
 + 	=	approx. 228 new homes
<p><i>This approximates to the housing target figure that the latest (2012) ONS population &amp; household projections, applied to a migration based model for the district, would produce for Alford, given a 15 year period and ELDC's plan for housing distribution across East Lindsey. This is the model supported by Lincolnshire County Council.</i></p>		
 +  + 	=	approx. 309 new homes
 +  +  + 	=	approx. 449 new homes
<p>Around 400 new homes is the <b>minimum</b> ELDC is currently proposing to build in Alford across a 15 year period, with their <b>maximum</b> significantly higher than this figure.</p>		

<b>ANP Priority List 1</b>
<b>ANP Priority List 2</b>
<b>ANP Priority List 3</b>
<b>ANP Priority List 4</b>

These housing numbers are **in addition** to any homes built in Alford in recent years.



**Housing Development In Alford –**  
**East Lindsey’s District Council’s 15 year plan –**  
**Devising a Coherent Neighbourhood (Town) Plan**

When the Core Strategy i.e. the Local Plan has been approved by East Lindsey District Councillors and national government’s Planning Inspectorate, the target for the number of new homes to be built in East Lindsey in the next 15 years will be set in stone.

The Alford Neighbourhood Plan will have to work with the numbers that the Local Authority allocates to the town/parish of Alford. At present East Lindsey District Council is proposing a minimum of around 400 new houses, rising to a possible maximum of over double that figure, depending on other factors. These will be in addition to any new homes built in the town in recent years. This target is scheduled to be delivered in three phases of 5 years, with the Local Authority, through its Neighbourhood Plan, committed to showing that for each 5 year period there are sufficient “deliverable” sites for one third of the target figure plus a 5% buffer.

Arguably the most persuasive reason for writing a Neighbourhood Plan is that, whilst it has no power to decide how much development will take place, it can decide **where** development takes place. With this in mind the Alford Neighbourhood Plan Group decided it should come up with some criteria for determining which of the town’s potential sites should be developed, and in what order of priority.

The following list of criteria was the end result. Besides each element is a “weighting factor” out of 20, which indicates the importance the group felt each particular criterion should carry.

The group then made judgements about how much each potential site matched up to these criteria, awarding marks out of 10 depending how well or otherwise they met the criteria. The higher the mark the better the site met the demands of the criteria. These scores were achieved through group consensus, after considered and often protracted, but at all times, constructive debate. The marks out of 10 were then multiplied by the “importance multiplier” to give a weighted score for each criterion. The marks for each site were then totalled. The higher the overall score for the site, the higher up the “pecking order” it came for development.

Important Criteria	Justification for criteria	Measure of Importance (Multiplier)
Brownfield Site/ Greenfield Site	ANPG is in agreement that the prioritising of brown field sites for development is the most important criteria. This is reflected in comments made at public consultations.	<b>20</b>
Safeguarding of conservation area, listed/important buildings & natural features.	Developments in or next to the conservation area can have an adverse effect on the conservation status of the area. Careful design of property could mitigate some of the risk.	<b>18</b>
Visual & Environmental impact.	The entrances to the town are important and any development should not have a negative impact on views of the town as you enter it. E.g. A development to the east of town may have a detrimental effect on the views of the windmill. This is reflected in comments made at public consultations.	<b>15</b>
Connectivity	The ability to enhance connections between various areas of the town	<b>15</b>
Proximity to Town Centre	Residents, particularly the elderly, on developments too far from the town centre, have complained about feeling isolated. This is reflected in comments made at public consultations.	<b>10</b>
Traffic, Transport & Access	A new development can affect the movement of traffic through the town. E.g. the need to turn right into a development could cause traffic problems. Access to and from a site for vehicles and pedestrians needs consideration.	<b>10</b>

Geographical balance across the town	Due to a good deal of development to the west of town, the Market Place, the historic town centre, is no longer so centrally placed. New development to the east would address this issue. This is reflected in comments made at public consultations. The infill of town centre areas would also be an advantage.	5
--------------------------------------	--	---

*It has to be acknowledged that there is an over-riding weakness with this whole approach. Namely that some of the locations that have been identified as potential housing sites may never become available. Landowners may for one reason or another change their minds about whether they want to sell the land for housing, or sell their land on before development to someone who has no intention of using the land for that purpose. Equally other sites, as yet unconsidered, may become available in the future. These may or may not be suitable. This is, of course, a consequence of trying to “crystal ball gaze” to such a precise extent.*

## ALFORD NEIGHBOURHOOD PLAN SUSTAINABILITY APPRAISAL

The 'scoring' in the cells of the matrices against each of the 13 Sustainability Appraisal Objectives (SAO) consists of one of:

(i) Positive impact on SAO = "+" in green cell; (ii) No impact on SAO = "0" in amber cell; or, (iii) Negative impact on SAO = "-" in red cell.

The assessment scores are based on a comprehensive knowledge of the detailed approach the Alford Neighbourhood Plan will take in enabling development.

Sustainability Appraisal Objective	Alford's Vision <sup>1</sup>					
	Visual 'treat' maintained	Market places important centres	Connections to retail centre	Quality design sustaining town	Community sustained	Economy develops
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	+	0	0	+	0	0
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	+	+	+	+	+	0
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	0	+	0	0	0	+
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided	0	+	+	0	0	+
5. Promote viable and diverse economic growth that supports communities within the district.	0	+	+	+	+	+
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites.	+	+	+	+	0	+
7. Improve accessibility to key services, facilities, amenities and green infrastructure including the promotion of sustainable modes of access	0	+	+	+	+	+
8. Increase reuse and recycling rates and minimise the production of waste.	0	0	0	0	0	0

<sup>1</sup> See full text of 'Vision statements' in table on next page below this table.

## ALFORD NEIGHBOURHOOD PLAN SUSTAINABILITY APPRAISAL

Sustainability Appraisal Objective	Alford's Vision <sup>1</sup>					
	Visual 'treat' maintained	Market places important centres	Connections to retail centre	Quality design sustaining town	Community sustained	Economy develops
9. Support inclusive, safe and vibrant communities.	0	+	+	+	+	+
10. Ensure that local housing needs are met.	0	0	0	0	+	+
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	0	0	0	0	0	+
12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	0	0	+	+	+	+
13. Positively plan for, and minimise the effects of, climate change.	0	0	0	0	0	+

Alford's Vision – Full text	
Visual 'treat' maintained	Alford will 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
Market places important centres	The market places will remain important centres for shopping, social interaction and celebrations.
Connections to retail centre	The small market town feel with housing development connected to and supporting the main retail centre will be maintained
Quality design sustaining town	The town's heritage and distinctiveness will be sustained by high quality design
Community sustained	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
Economy develops	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 will ensure the services they provide are continually improving

## ALFORD NEIGHBOURHOOD PLAN SUSTAINABILITY APPRAISAL

Sustainability Appraisal Objective	Alford's Core Housing Objectives	
	Integrate new housing into Alford	Designs to be high quality and appropriate for the location
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	0	+
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 be avoided	+	+
5. Promote viable and diverse economic growth that supports communities within the district.	0	0
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.	0	0
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.	0	+

## ALFORD NEIGHBOURHOOD PLAN SUSTAINABILITY APPRAISAL

Sustainability Appraisal Objective	Alford's Core Housing Objectives	
	Integrate new housing into Alford	Designs to be high quality and appropriate for the location
12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	0	+
13. Positively plan for, and minimise the effects of, climate change.	+	+

## ALFORD NEIGHBOURHOOD PLAN SUSTAINABILITY APPRAISAL

<b>Sustainability Appraisal Objective</b>	<b>Alford's Working &amp; Shopping Core Objectives</b>				
	Support provision of retail outlets necessary for the community	Support creation of employment opportunities	Support the Market Place as a retail centre		
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	0	0	0		
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	0	0	+		
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	0	0	0		
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided	0	0	0		
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.	+	0	+		
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.	0	0	0		
9. Support inclusive, safe and vibrant communities.	+	+	+		
10. Ensure that local housing needs are met.	0	0	0		
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	0	0	0		



## ALFORD NEIGHBOURHOOD PLAN SUSTAINABILITY APPRAISAL

<b>Sustainability Appraisal Objective</b>	<b>Alford's Working &amp; Shopping Core Objectives</b>				
	Support provision of retail outlets necessary for the community	Support creation of employment opportunities	Support the Market Place as a retail centre		
12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	<b>+</b>	<b>0</b>	<b>0</b>		
13. Positively plan for, and minimise the effects of, climate change.	<b>0</b>	<b>0</b>	<b>0</b>		

## ALFORD NEIGHBOURHOOD PLAN SUSTAINABILITY APPRAISAL

Sustainability Appraisal Objective	Alford's 'Getting Around' Core Objectives				
	Connect new housing into Alford's town centre and the wider area with good transport connections.	Expand and improve existing pedestrian and cycle connections within Alford.	Ensure car parking within the town supports the viability of the town centre.		
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	0	0	0		
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	+	+	0		
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	0	+	0		
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided	0	0	0		
5. Promote viable and diverse economic growth that supports communities within the district.	+	0	+		
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites.	+	0	0		
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.	0	+	0		
9. Support inclusive, safe and vibrant communities.	+	+	+		

## ALFORD NEIGHBOURHOOD PLAN SUSTAINABILITY APPRAISAL

Sustainability Appraisal Objective	Alford's 'Getting Around' Core Objectives				
	Connect new housing into Alford's town centre and the wider area with good transport connections.	Expand and improve existing pedestrian and cycle connections within Alford.	Ensure car parking within the town supports the viability of the town centre.		
10. Ensure that local housing needs are met.	0	0	0		
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	0	0	0		
12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	+	+	0		
13. Positively plan for, and minimise the effects of, climate change.	0	+	0		

## ALFORD NEIGHBOURHOOD PLAN SUSTAINABILITY APPRAISAL

Sustainability Appraisal Objective	Alford's Heritage, Environmental & Sustainability Core Objectives				
	Protect and enhance green infrastructure.	Improve existing and provide more public open space	Development should reinforce the character and quality of Alford.		
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 be avoided	+	+	0		
5. Promote viable and diverse economic growth that supports communities within the district.	0	0	0		
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	+	+	0		
8. Increase reuse and recycling rates and minimise the production of waste.	0	0	0		
9. Support inclusive, safe and vibrant communities.	+	+	+		

## ALFORD NEIGHBOURHOOD PLAN SUSTAINABILITY APPRAISAL

<b>Sustainability Appraisal Objective</b>	<b>Alford's Heritage, Environmental &amp; Sustainability Core Objectives</b>				
	Protect and enhance green infrastructure.	Improve existing and provide more public open space	Development should reinforce the character and quality of Alford.		
10. Ensure that local housing needs are met.	0	0	+		
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	0	0	0		
12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	+	+	+		
13. Positively plan for, and minimise the effects of, climate change.	+	+	0		

## ALFORD NEIGHBOURHOOD PLAN SUSTAINABILITY APPRAISAL

Sustainability Appraisal Objective	Alford's Leisure & Wellbeing Core Objectives			
	Protect and enhance the existing community access buildings.	Allocate land for allotments.	Support opportunities for improved physical and leisure activity of residents.	
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	0	+	0	
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	0	+	0	
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	0	+	0	
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided	0	0	0	
5. Promote viable and diverse economic growth that supports communities within the district.	+	0	0	
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites.	0	0	0	
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.	0	+	0	
9. Support inclusive, safe and vibrant communities.	+	+	+	
10. Ensure that local housing needs are met.	0	0	0	

## ALFORD NEIGHBOURHOOD PLAN SUSTAINABILITY APPRAISAL

<b>Sustainability Appraisal Objective</b>	<b>Alford's Leisure &amp; Wellbeing Core Objectives</b>			
	Protect and enhance the existing community access buildings.	Allocate land for allotments.	Support opportunities for improved physical and leisure activity of residents.	
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	<b>0</b>	<b>0</b>	<b>0</b>	
12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	<b>+</b>	<b>+</b>	<b>+</b>	
13. Positively plan for, and minimise the effects of, climate change.	<b>0</b>	<b>+</b>	<b>0</b>	

## ALFORD NEIGHBOURHOOD PLAN SUSTAINABILITY APPRAISAL

<b>Sustainability Appraisal Objective</b>	<b>Alford's Services Core Objectives</b>				
	Support a level of statutory and community services appropriate to the development and population needs of the town	Support provision of an appropriate level of utility services relevant to the town's needs	Encourage energy efficient and sustainable development.		
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	0	0	+		
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	0	0	+		
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 be avoided	+	+	+		
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.	0	0	+		
9. Support inclusive, safe and vibrant communities.	+	+	0		



## ALFORD NEIGHBOURHOOD PLAN SUSTAINABILITY APPRAISAL

<b>Sustainability Appraisal Objective</b>	<b>Alford's Services Core Objectives</b>				
	Support a level of statutory and community services appropriate to the development and population needs of the town	Support provision of an appropriate level of utility services relevant to the town's needs	Encourage energy efficient and sustainable development.		
10. Ensure that local housing needs are met.	+	+	+		
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	0	0	+		
12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	+	+	+		
13. Positively plan for, and minimise the effects of, climate change.	0	0	+		

**Colours used in tables above:**

Amber: 255; 186; 0

Green: 57; 245; 75

Blue: 109; 116; 247

Light yellow: 250; 252; 166

Red: 255; 0; 0

**Consultation 2015**

**Results**

Feedback from those attending was as follows:

**Vision Statements**

	Vision Statements	Agree	Disagree	Comments below	No response	Form submitted
1	Alford's historic heritage, environment and distinctiveness are improved	38	2	1	2	43
2	There is continued development of the supportive community culture	37	2	1	3	43
3	Provision of services is adequate, including the retail/shopping needs of the community	29	8	4	2	43
4	The isolation of 'satellite' communities remote from the town centre is addressed, for its growing population and employment base.	27	7	4	5	43

**Objectives**

	Agree	Disagree	Neither	Forms submitted
<b>Housing</b>				
1 Integrate new housing into Alford	35	15	3	53
2 Designs to be high quality and appropriate for the location	45	1	7	53
<b>The Local Economy</b>				
1 Support provision of retail outlets necessary for the community	50	1	2	53
2 Support creation of employment opportunities	50	1	2	53
3 Support the Market Place as a retail centre	47	4	2	53
<b>Transport</b>				
1 Connect new housing into Alford's town centre and the wider area with good transport connections	42	7	4	53
2 Expand and improve existing pedestrian and cycle connections within Alford	47	1	5	53
3 Ensure car parking within the town supports the viability of the town centre	50	1	2	53

<b>Heritage &amp; the Environment</b>				
1 Protect and enhance green infrastructure	50		3	53
2 Improve existing and provide more public open space	46	1	6	53
3 Development should reinforce the character and quality of Alford	48		5	53
<b>Leisure &amp; Wellbeing</b>				
1 Protect and enhance the existing community access buildings	47	2	4	53
2 Allocate land for allotments	41	3	9	53
3 Support opportunities for improved physical and leisure activity of residents	44	1	8	53
<b>Services &amp; Infrastructure</b>				
1 Support a level of statutory and community services appropriate to the development and population needs of the town	50	1	2	53
2 Support provision of an appropriate level of utility services relevant to the town's needs	50	1	2	53
3 Encourage energy efficient and sustainable development	48	1	4	53

### Overall Comments

Ref:	Comments	Comments	Comment Forms	Total
1	Not enough employment opportunities	14	11	25
2	Brownfield sites only	9	6	15
3	Poor public transport	12	1	13
4	Need more police	1	9	10
5	Too many houses being built	7	3	10
6	More free Car parking	8	1	9
7	More private housing for older people i.e. bungalows, retirement apartments. Community housing for elderly	5	4	9
8	Need more doctors	8		8
9	More zebra crossings	4	2	6
10	Too much social housing	4	2	6
11	Not enough leisure facilities Need swimming pool/sports centre that can be used during the day	4	1	5
12	Need more schools	4		4
13	Not enough services	3		3
14	Use existing empty properties	1	2	3
15	Alford has a distinct character, which must be carefully guarded-development	1	2	3

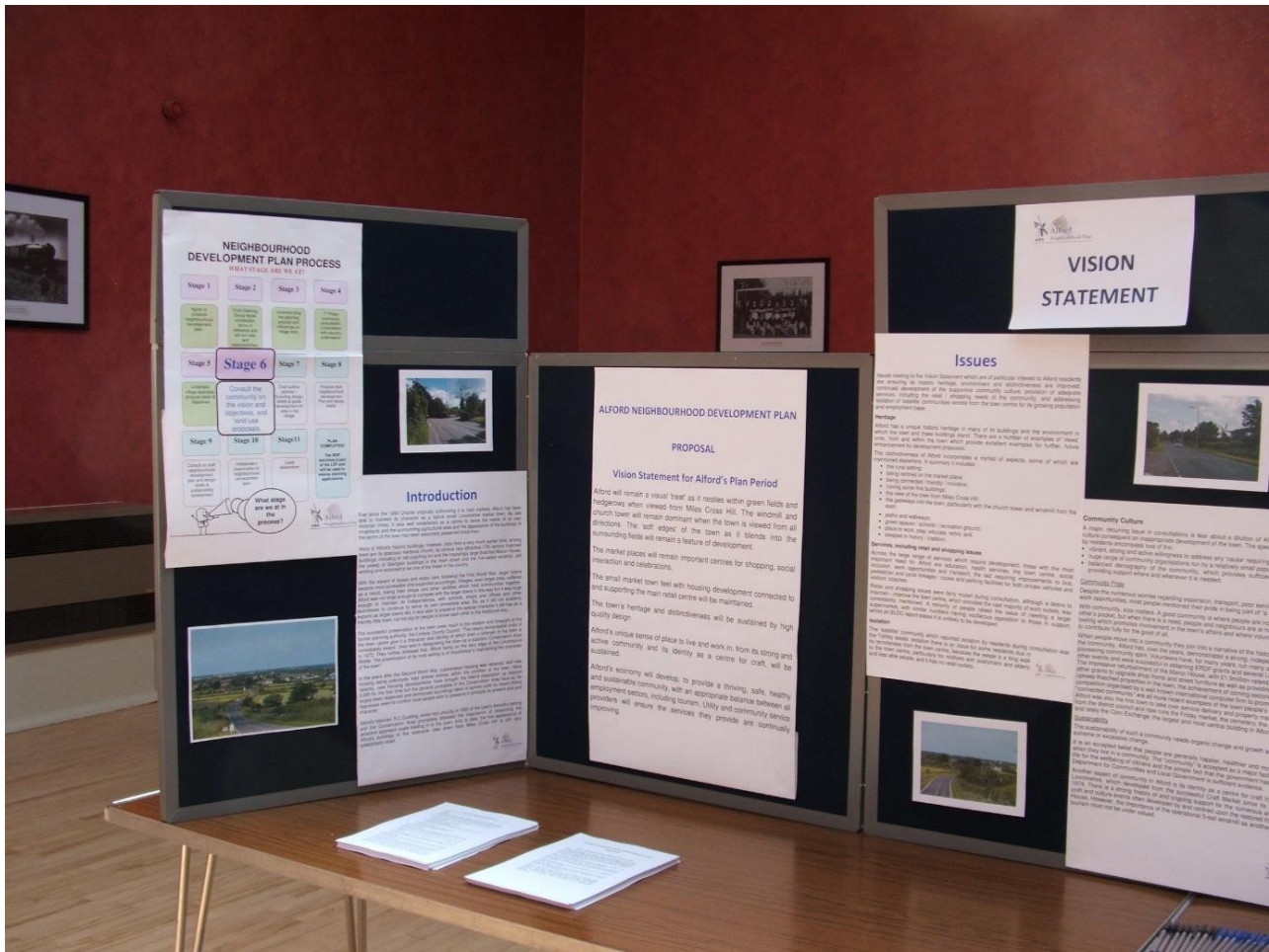
	of any kind should only be allowed within the envelope of this unique character.			
16	Need more open spaces (create a park behind the Manor House)	2	1	3
17	Protect existing cohesive community		3	3
18	Need better shops	2		2
19	Keep the library	1	1	2
20	No more shops or supermarkets	2		2
21	Supermarket needed	1	1	2
22	Enforcement of parking restrictions required	2		2
23	By-pass needed	1	1	2
24	More parking in area of doctors/chemist	2		2
25	Historic heritage should be preserved. Views protected e.g. from Miles Cross Hill	2		2
26	Need wildlife friendly area	1	1	2
27	Planning applications for developments need to be better advertised in community	2		2
28	More Feedback/Publicity needed		2	2
29	Population increase would improve local amenities		2	2
30	Need more dentists	1		1
31	Make disused business premises into residential	1		1
32	New road links - Taking heavy traffic away from Farlesthorne road	1		1
	Litter bins	1		1
33	Retail outlets should be concentrated in or close to the market place not in residential areas	1		1
34	Need allotments	1		1
35	Provide new Health Centre		1	1
36	Hamilton Road 'one way'		1	1
37	Traffic modelling needed at planning stage		1	1
38	Farlesthorne Road prop. Site for industry should be brown field residential		1	1
39	Need Youth Hostel		1	1
40	AL320 very dangerous entrance		1	1
41	No more wind turbines to blight view of Alford		1	1
	<b>TOTALS</b>	<b>109</b>	<b>63</b>	<b>172</b>

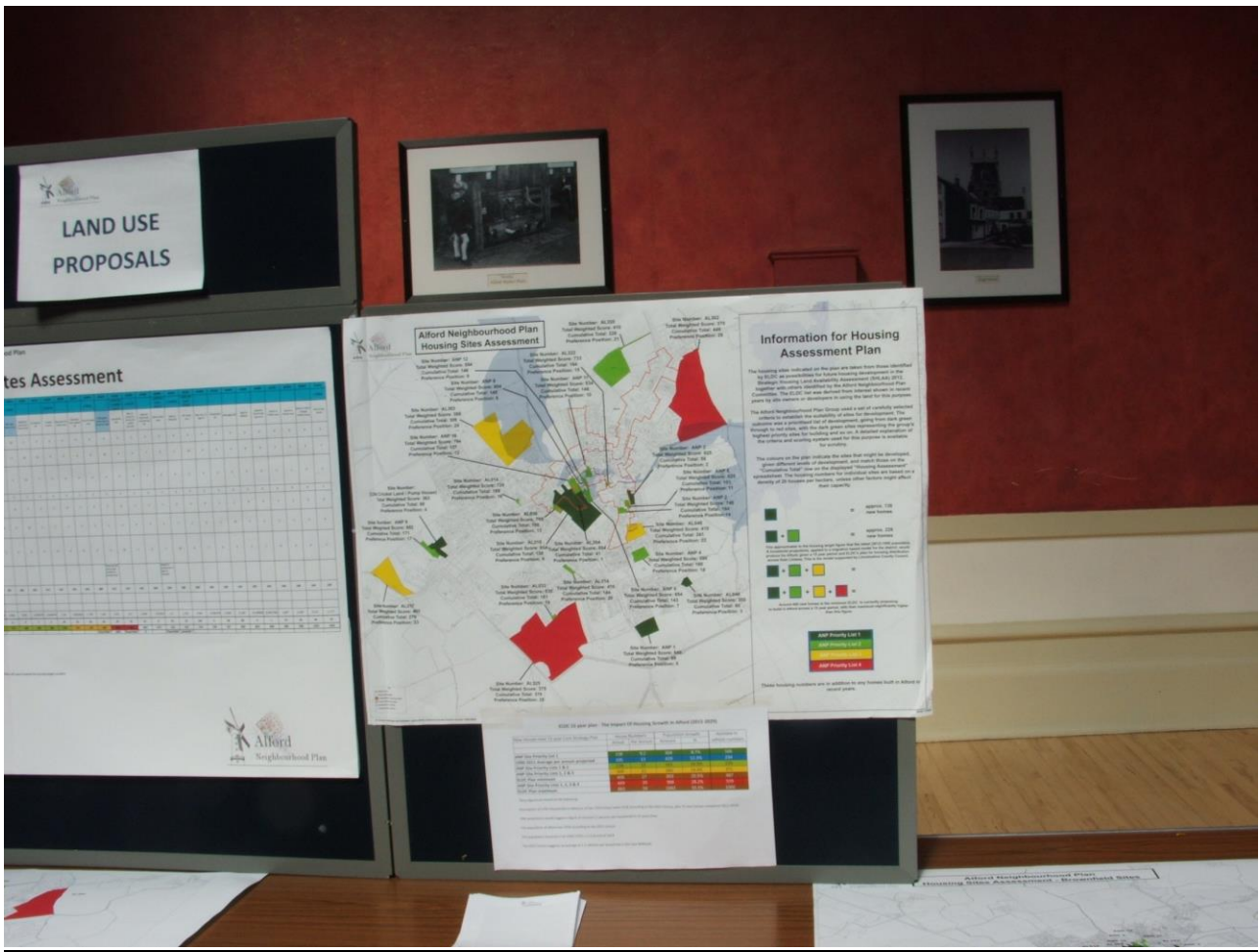
## Attendance

Attendance was recorded by the road names of the attendees:

Bilsby Road	4
Bourne Road	3
Chapel Street	2
Chauntry Road	9
Christopher Road	1
Church Street	1
Coles Avenue	8
Dixon Drive	6
East Street	4
Evison Crescent	1
Farlesthorne Road	3
Gibson Way	2
Hanby Lane	2
Higgins Road	3
Holywell Road	2
Mill Close	2
Mount Pleasant	1
Nursery Gardens	1
Park Lane	3
Parsons Lane	8
Ranters Row	1
Rawnsley Cose	2
Robinson Avenue	1
South Street	3
Spendluffe Avenue	2
St Wifrids Close	1
Station Road	5
The Maltings	3
Tothby Close	6
Tothby Gate House	2
Tothby Lane	12
Tothby Manor	1
Tothby Meadows	2
Warmsley Way	1
West Street	6
Westfields	3
Windmill Lane	2
Wood Road	1
Back Lane, Bilsby	1
Beesby Road, Markby	1
Saleby	1

**Total 123**













# Where should new housing go in Alford?

The Alford Neighbourhood Plan is now at the stage of formulating its final draft proposals on how the town should develop in the next 15 years.

The plan deals with many issues which will affect the future of our town, not least housing!

Whilst we have no say in how many homes will be built (the number is dictated by East Lindsey District Council)

we can decide where we want those homes to be!



## Have your say!

Come along to the Public Consultation

Drop into

**The Corn Exchange, Alford**

**Any time between 10.00 am and 7.00 pm**

**on Friday 7th July**

If you are unable to attend the Consultation event but still want to have your say, please go to [www.http://parishes.lincolnshire.gov.uk/Alford](http://parishes.lincolnshire.gov.uk/Alford)

where you will find all the relevant information

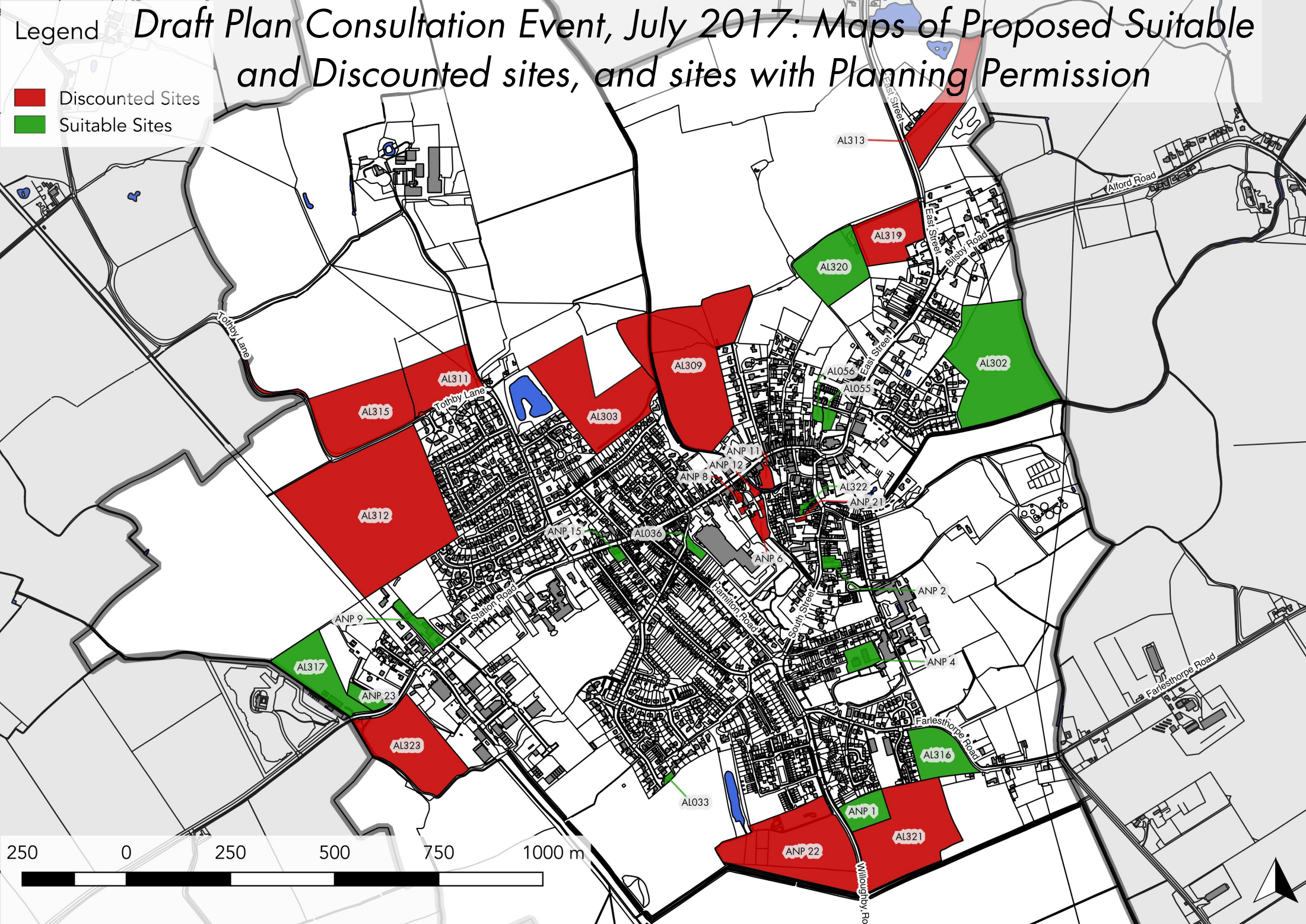
and a feedback form.



*on behalf of Alford Town Council*

# Draft Plan Consultation Event, July 2017: Maps of Proposed Suitable and Discounted sites, and sites with Planning Permission

- Legend
- Discounted Sites
  - Suitable Sites



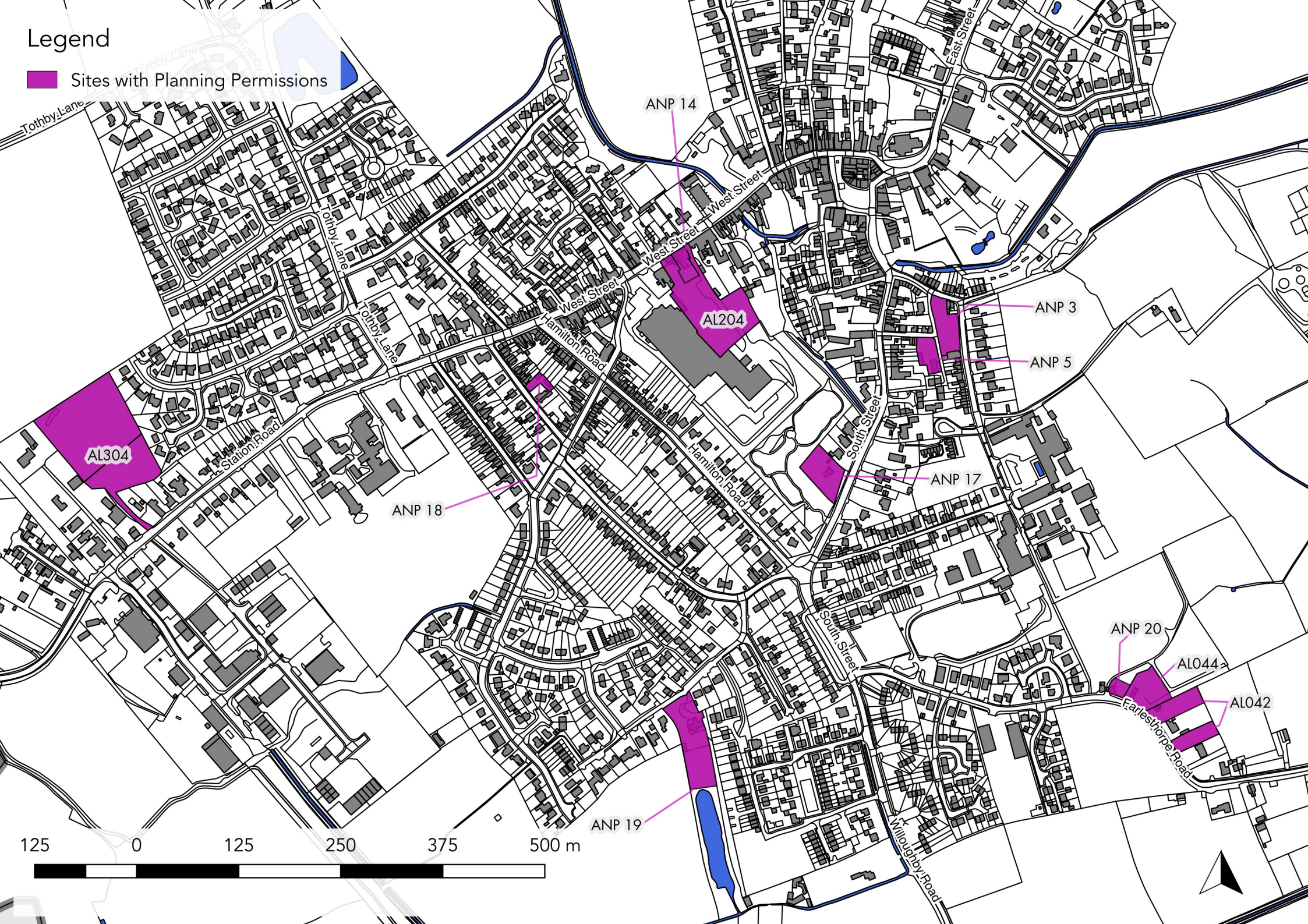
# Legend

- Discounted Sites
- Discounted Sites - Town Centre (see Policy 4)
- Suitable Sites



# Legend

 Sites with Planning Permissions



# Draft Plan Consultation Event, July 2017: Scoring of Proposed Suitable sites

Site Reference	Site Name or Site Location	Area (hectare)	Number of dwelling, based on Planning Permission or density considerations	Projected Affordable Housing Number	Total weighted result	Overall score of sustainability appraisal	Brownfield Site/ Greenfield Site. (Weight: 20)	Safeguarding of conservation area, listed/important buildings & natural features/amenities including open/green spaces (Weight 18)	Visual & Environmental impact. (Weight 15)	Connectivity (Weight 15)	Proximity to Town Centre (Weight 10)	Traffic, Transport & Access (Weight 10)	Geographical balance across the town (Weight 5)	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
AL033	Plot next to 139 Chauntry Rd	0.0431	1	0	174	0	0	3	4	0	1	4	2	0	0
AL036	Adjacent 9 Chauntry Rd	0.1272	3	0	189	5	0	3	3	0	3	4	4	0	0
AL055	Rear St Wilfrids	0.1387	3	0	90	3	0	0	0	0	4	3	4	0	-1
AL056	Rear Pub, 13 High St	0.088	2	2	171	3	0	2	3	0	4	3	4	0	-1
AL302	East of Spendluffe Ave	4.009	80	24	121	-1	0	2	1	0	2	3	4	0	-1
AL316	Farlesthorne Rd	1.3875	28	8	126	0	0	2	3	0	1	2	3	0	0
AL317	Watership Farm, Station Rd	1.764	35	11	114	-4	1	3	2	0	0	1	0	0	0
AL320	Football Ground	2.0541	41	12	111	-4	0	2	1	0	1	3	4	0	0
AL322	South Mkt Place	0.0536	1	0	292	6	4	4	4	0	4	2	4	0	0
ANP 1	Waterloo Housing - Willoughby Road	0.786	20	6	129	2	0	3	2	0	1	3	1	0	0
ANP 15	Old Boys' School House, West Street	0.0972	2	0	267	3	4	4	4	0	2	2	3	0	1
ANP 2	Black Horse South Street	0.1283	3	0	312	7	4	4	4	0	4	4	4	0	1
ANP 23	J Large land - Station Road	0.3391	1	0	116	-5	0	2	3	0	0	2	3	0	0
ANP 4	Hill's Land - Seymour Lane	0.4297	11	3	259	6	4	3	4	0	2	3	3	0	0
ANP 9	Hunt's Depot	0.4265	11	3	224	-1	4	3	4	0	0	3	0	0	0

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	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.	Is the Site suitable for allocation?
0	0	0	-1	0	0	0	1	0	0	0	Yes
0	0	0	0	1	0	1	1	0	1	1	Yes
0	0	0	-1	1	0	1	1	0	1	1	Yes
0	0	0	-1	1	0	1	1	0	1	1	Yes
-1	0	0	-1	1	0	1	1	0	0	-1	Yes
0	-1	0	-1	1	0	0	1	0	0	0	Yes
0	-1	0	0	-1	0	-1	1	0	-1	-1	Yes
-1	0	0	-1	0	0	-1	1	0	-1	-1	Yes
0	0	0	1	1	0	1	1	0	1	1	Yes
0	0	0	0	1	0	1	1	0	-1	0	Yes
0	0	0	1	0	0	0	1	0	0	0	Yes
0	0	0	1	1	0	1	1	0	1	1	Yes
-1	0	0	-1	-1	0	-1	1	0	-1	-1	Yes
0	0	0	1	1	0	1	1	0	1	1	Yes
0	0	0	1	-1	0	-1	1	0	0	-1	Yes



# Draft Plan Consultation Event, July 2017: Scoring of Discounted sites

A	B	G	H	I	J	L	M	N	O	P	Q	R	S	T	U	
Site Reference	Site Name or Site Location	Area (hectare)	Number of dwelling	Projected Affordable Housing Number	Density (dwelling/hectare)	Total weighted result	Overall score of sustainability appraisal	Brownfield Site/ Greenfield Site. (Weight: 20)	Safeguarding of conservation area, listed/important buildings & natural features/amenities including open/green spaces (Weight 18)	Visual & Environmental impact. (Weight 15)	Connectivity (Weight 15)	Proximity to Town Centre (Weight 10)	Traffic, Transport & Access (Weight 10)	Geographical balance across the town (Weight 5)	1.Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	
1																
2	AL322	South Mkt Place	0.0536	1	0	25	292	6	4	4	4	0	4	2	4	0
3	ANP 15	Old Boys' School House, West Street	0.0972	2	0	25	267	3	4	4	4	0	2	2	3	0
6	ANP 4	Hill's Land - Seymour Lane	0.4297	11	3	25	259	6	4	3	4	0	2	3	3	0
7	ANP 9	Hunt's Depot	0.4265	11	3	25	224	-1	4	3	4	0	0	3	0	0
9	AL036	Adjacent 9 Chantry Rd	0.1272	3	0	25	189	5	0	3	3	0	3	4	4	0
17	AL033	Plot next to 139 Chantry Rd	0.0431	1	0	25	174	0	0	3	4	0	1	4	2	0
18	AL056	Rear Pub, 13 High St	0.088	2	2	25	171	3	0	2	3	0	4	3	4	0
20	ANP 1	Waterloo Housing - Willoughby Road	0.786	20	6	25	129	2	0	3	2	0	1	3	1	0
22	AL316	Farlesthorne Rd	1.3875	28	8	20	126	0	0	2	3	0	1	2	3	0
24	AL302	East of Spendluffe Ave	4.009	80	24	20	121	-1	0	2	1	0	2	3	4	0
26	ANP 23	J Large land - Station Road	0.3391	1	0	NA	116	-5	0	2	3	0	0	2	3	0
33	AL317	Watership Farm, Station Rd	1.764	35	11	20	114	-4	1	3	2	0	0	1	0	0
35	AL320	Football Ground	2.0541	41	12	20	111	-4	0	2	1	0	1	3	4	0
37	AL055	Rear St Wilfrids	0.1387	3	0	25	90	3	0	0	0	0	4	3	4	0

	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG
1	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 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	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.
2	0	0	0	0	1	1	0	1	1	0	1	1
3	1	0	0	0	1	1	0	0	1	0	0	0
6	0	0	0	0	1	1	0	1	1	0	1	1
7	0	0	0	0	1	-1	0	-1	1	0	0	-1
9	0	0	0	0	0	1	0	1	1	0	1	1
17	0	0	0	0	-1	0	0	0	1	0	0	0
18	-1	0	0	0	-1	1	0	1	1	0	1	1
20	0	0	0	0	0	1	0	1	1	0	-1	0
22	0	0	-1	0	-1	1	0	0	1	0	0	0
24	-1	-1	0	0	-1	1	0	1	1	0	0	-1
26	0	-1	0	0	-1	-1	0	-1	1	0	-1	-1
33	0	0	-1	0	0	-1	0	-1	1	0	-1	-1
35	0	-1	0	0	-1	0	0	-1	1	0	-1	-1
37	-1	0	0	0	-1	1	0	1	1	0	1	1

	A	B	G	H	I	J	L	M	N	O	P	Q	R	S	T	U
1	Site Reference	Site Name or Site Location	Area (hectare)	Number of dwelling	Projected Affordable Housing Number	Density (dwelling/hectare)	Total weighted result	Overall score of sustainability appraisal	Brownfield Site/ Greenfield Site. (Weight: 20)	Safeguarding of conservation area, listed/important buildings & natural features/amenities including open/green spaces (Weight 18)	Visual & Environmental impact. (Weight 15)	Connectivity (Weight 15)	Proximity to Town Centre (Weight 10)	Traffic, Transport & Access (Weight 10)	Geographical balance across the town (Weight 5)	1.Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.
10	ANP 6	Behind Straven - Howell	0.1286	3	0	25	324	6	4	3	4	4	3	2	4	0
12	ANP 8	Behind Straven - Clarke	0.0694	2	0	25	324	6	4	3	4	4	3	2	4	0
13	ANP 2	Black Horse South Street	0.1283	3	0	25	312	7	4	4	4	0	4	4	4	0
14	ANP 21	Workshop & Yard Carr Lane	0.0223	1	4		302	7	4	4	4	0	4	3	4	0
15	ANP 12	Behind Straven - Funeral Directors	0.048	1	0	25	264	6	1	3	4	4	3	2	4	0
16	ANP 11	Farnsworth's Yard	0.1679	4	1	25	214	5	1	3	4	0	4	2	4	0
19	AL309	West of Park Lane	3.769	75	23	20	93	-2	0	1	1	0	3	1	4	0
21	AL319	Next to Windmill	1.7436	35	10	20	88	-3	0	1	0	0	2	3	4	0
23	AL303	East of Tothby Lane	1.966	39	12	20	78	-5	0	1	2	0	0	2	2	0
30	ANP 22	Chestnut Homes Willoughby Road	4.5853	92	28	20	63	-7	1	1	0	0	1	1	1	0
32	AL313	East of East Street	1.8431	37	11	20	58	-6	0	1	0	0	1	3	0	0
38	AL321	Willoughby Rd	4.1339	83	25	20	58	-4	0	1	0	0	1	3	0	0
39	AL323	Behind Tollbar Cottage, Station Road	3.2031	64	19	20	28	-7	0	1	0	0	0	1	0	0
40	AL311	North of Tothby Lane	1.8545	37	11	20	18	-6	0	1	0	0	0	0	0	0
41	AL312	Off Tothby Lane	9.8935	198	59	20	18	-6	0	1	0	0	0	0	0	0
42	AL315	North of Tothby Lane	3.4849	70	21	20	18	-6	0	1	0	0	0	0	0	0

	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG
1	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 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	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.
10	1	0	-1	0	1	1	0	1	1	0	1	1
12	1	0	-1	1	1	1	0	1	1	0	1	1
13	1	0	0	0	1	1	0	1	1	0	1	1
14	1	1	0	0	1	1	0	1	1	0	0	1
15	1	0	-1	0	1	1	0	1	1	0	1	1
16	1	0	-1	0	0	1	0	1	1	0	1	1
19	-1	-1	-1	0	-1	1	0	1	1	0	-1	0
21	-1	-1	-1	0	-1	0	0	0	1	0	0	0
23	0	-1	-1	0	-1	0	0	-1	1	0	-1	-1
30	-1	-1	-1	0	-1	-1	0	-1	1	0	-1	-1
32	-1	-1	0	0	-1	-1	0	-1	1	0	-1	-1
38	-1	-1	0	0	-1	0	0	0	1	0	-1	-1
39	-1	-1	-1	0	-1	-1	0	-1	1	0	-1	-1
40	-1	-1	0	0	-1	-1	0	-1	1	0	-1	-1
41	-1	-1	0	0	-1	-1	0	-1	1	0	-1	-1
42	-1	-1	0	0	-1	-1	0	-1	1	0	-1	-1

*Draft Plan Consultation Event, July 2017: Draft Plan Policy Display Boards*

# **Alford Neighbourhood Plan 2017 - 2031**

# **Draft Policies**

# Suitable Sites

# **Policy 1: Site Allocations**

- Will identify the land of the final sites selected for development in Alford, including affordable homes.
- Will include details of what development proposals on each site must address to be considered acceptable.



## **Policy 2: Local Connection Criteria**

- Includes a cascading criteria that ensures any affordable housing built in Alford is offered to local people first.
- The criteria in preference order are -
  - Born or lived in Alford for more than 5 years or in employment in Alford;
  - Born or lived in an adjoining Parish to Alford for more than 5 years or in employment in adjoining area;
  - Born or lived in Alford for less than 5 years;
  - Born or lived in an adjoining Parish to Alford for more than 5 years.

## **Policy 3: Residential Development**

- Provides criteria that other development not identified in Policy 1 must meet to be accepted -
  - Within or adjoining the main body of the Town, particularly to the east to address current imbalance;
  - Within walking distance of the Town centre;
  - Design, density and layout is in keeping with local area;
  - Adequate infrastructure is in place or can be delivered.
- Proposals for 10 or more houses must provide a Development Brief and Statement of Community Consultation.

# Policy 4: Flood Risk

- Supports development within Flood Zone 2 on brownfield sites within or adjoining the Town centre.
- Does not support development in other flood risk areas unless relevant tests and a comprehensive assessment has been undertaken to prove the site will not have a negative impact.

## **Policy 5: Town Centre Vitality & Viability**

- Identifies the Town Centre boundary.
- Supports proposals that will enhance the Town Centre without negatively impacting neighbouring residents and premises.
- Identifies what building uses will be supported on both ground floor and spaces above ground floors in the centre.

# **Policy 6: Employment**

- Allocates land behind the Squash Club and Miller's Way for employment uses.
- Supports employment development on land behind the industrial estate on Beechings Way and land at the Rabbit Farm (if not supported for housing).
- Supports the expansion of other small business on existing sites and home-working in Alford.

# **Policy 7: Local Green Space**

- Designates a number of sites within Alford as Local Green Spaces protecting them from development.

# **Policy 8: Allotment**

- Designates land on Hanby Lane for community use to allow it to be developed as an allotment.

## **Policy 9: Green Infrastructure and Connectivity**

- Supports developments that protect and enhance green infrastructure in Alford, such as; green spaces, trees, hedgerows and public rights of way.
- Resists proposals that will detract from the purpose or function of existing green spaces and infrastructure.
- Identifies opportunities for new green infrastructure linkages.



## **Policy 10: Sport and Leisure Facilities**

- Supports developments that will provide or contribute to the provision of additional sporting and leisure facilities in Alford.
- Resists proposals that will result in the loss of or cause unacceptable harm to existing facilities.

# Policy 11: Heritage and Design

- Includes a detailed list of design criteria that all developments should be consistent with, covering -
  - Density, layout, scale, housing type and materials;
  - Landscaping and planting;
  - Setting of heritage assets;
  - Important identified views and vistas.
- Encourages the retention of existing shop fronts and signs and the replacement of those considered inappropriate.
- Supports proposals that include adequate access and off-street parking provision, including appropriately sized garages.

## **Policy 12: Renewable Energy and Energy Efficiency**

- Supports proposals that achieve high levels of energy and resource efficiency, provided that they will not have an unacceptable impact on heritage assets or their settings and other identified distinctive views.

# Draft Plan Consultation Event, July 2017: Consultation Form

## **Alford Neighbourhood Plan 2017 - 2032** **Consultation Event 7th July**

Are you:

Resident

Work in Alford

Address or Place of Employment:

---

---

---

### **Site Allocation Consultation**

The East Lindsey District Council emerging Local Plan indicates that 161 new homes must be delivered in Alford over the plan period, this being 2017 - 2036. The Neighbourhood Plan offers us the opportunity to decide not only what these houses must look like and what types of housing are provided, but importantly the opportunity to decide where these houses are built.

**It is important to consider that if we do not allocate these houses in our Neighbourhood Plan, then the District Council will decide where the new houses are built. This is your only opportunity to directly influence where building will take place over the next 20 years!**

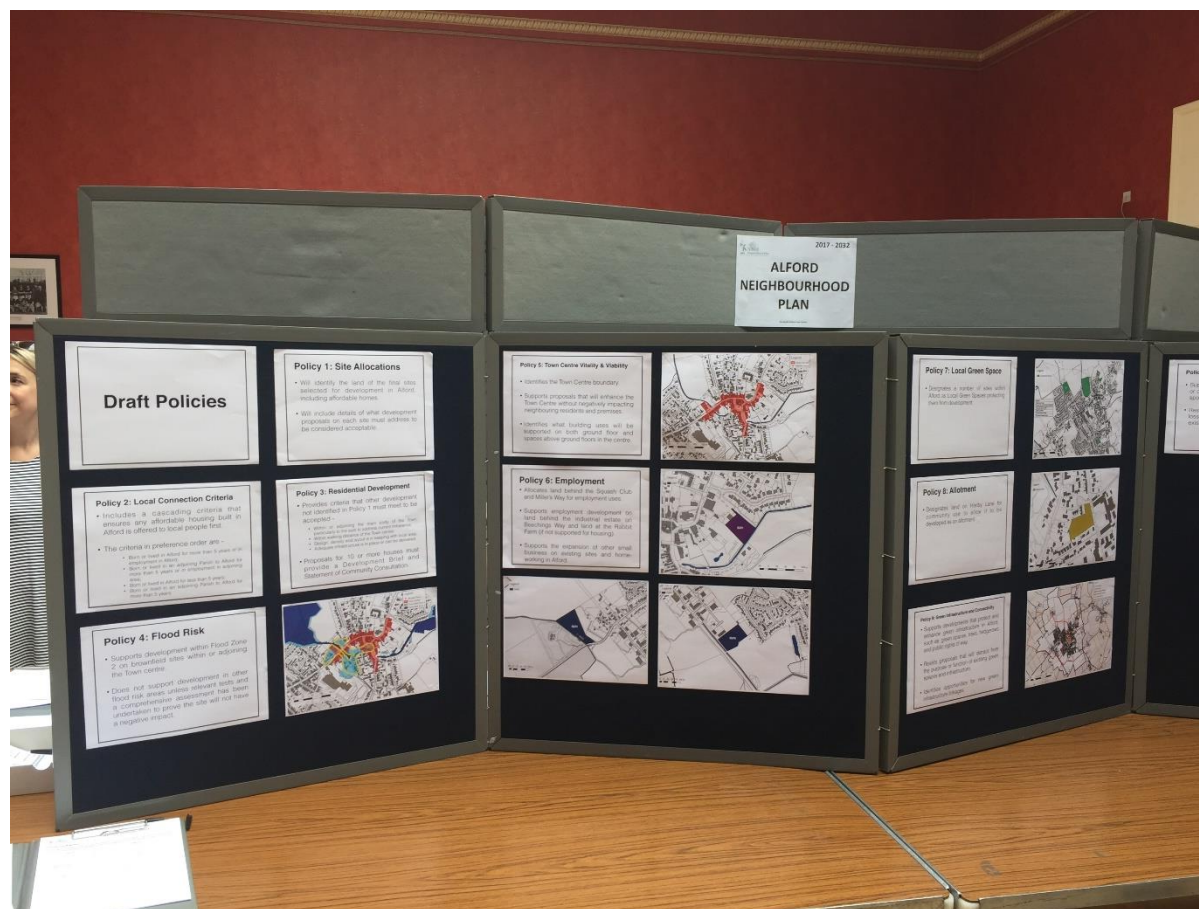
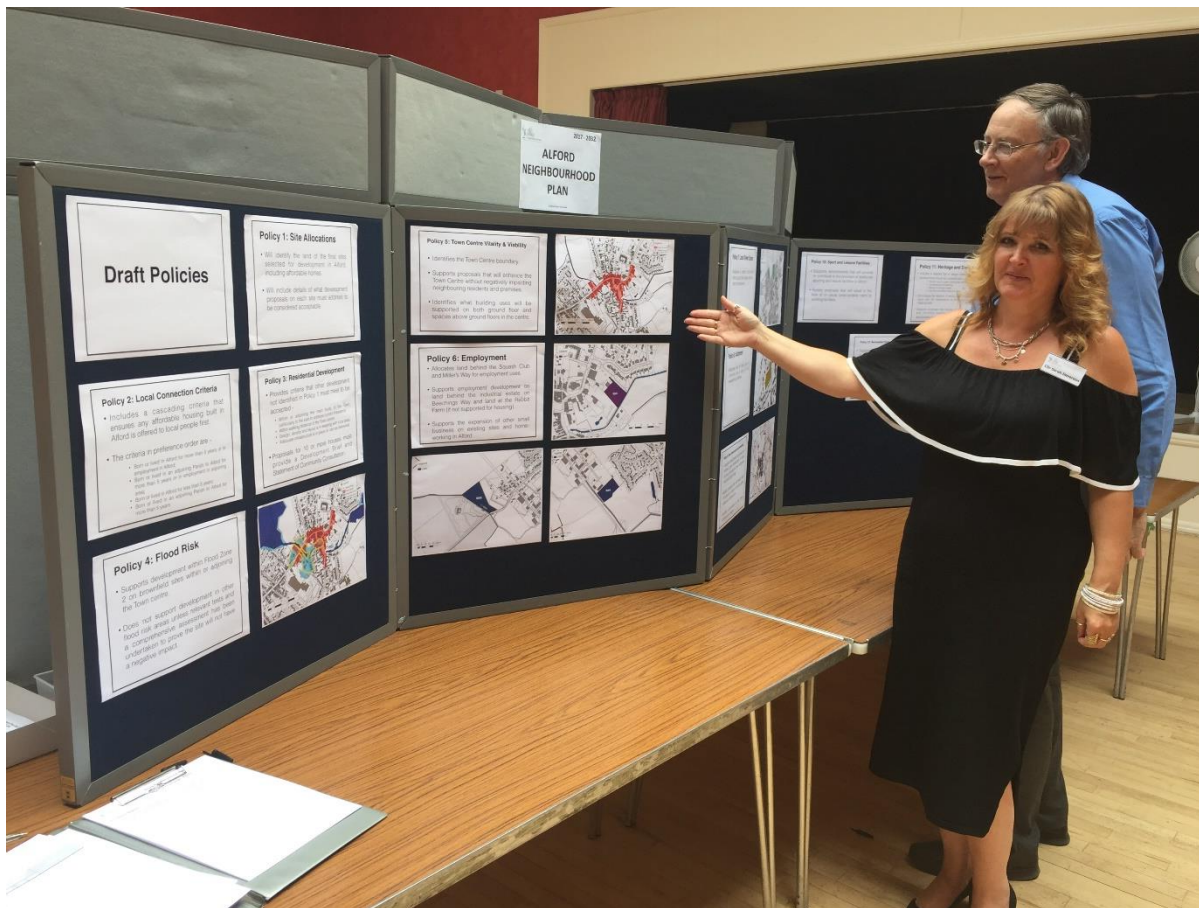
Site	Capacity	Do you support the Site?			Comment
		YES	NO	MAYBE	
AL033	1				
AL036	3				
AL055	3				
AL056	2				
AL302	80				
AL316	28				
AL317	35				
AL320	41				
AL322	1				
ANP1	20				
ANP2	3				
ANP4	11				
ANP9	11				
ANP15	2				
ANP23	1				

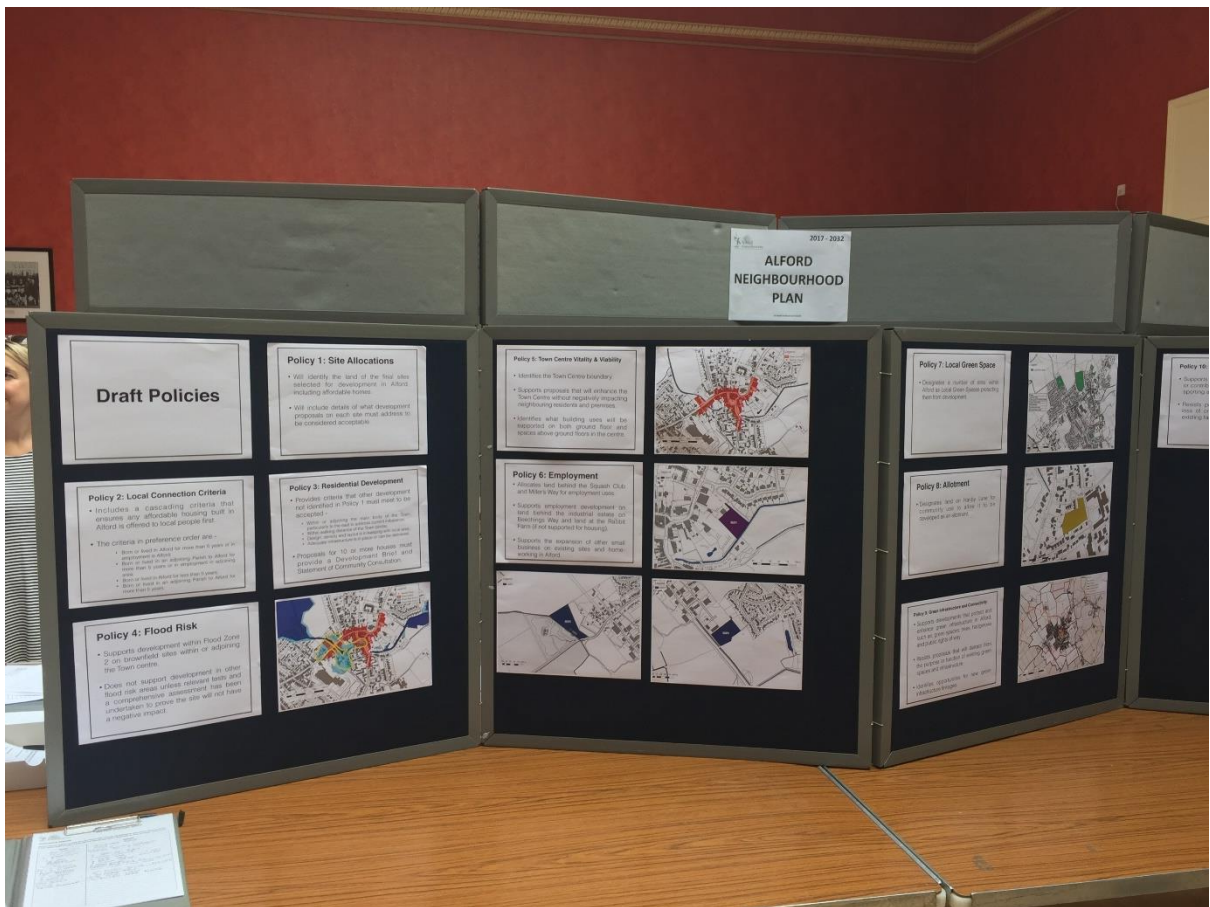
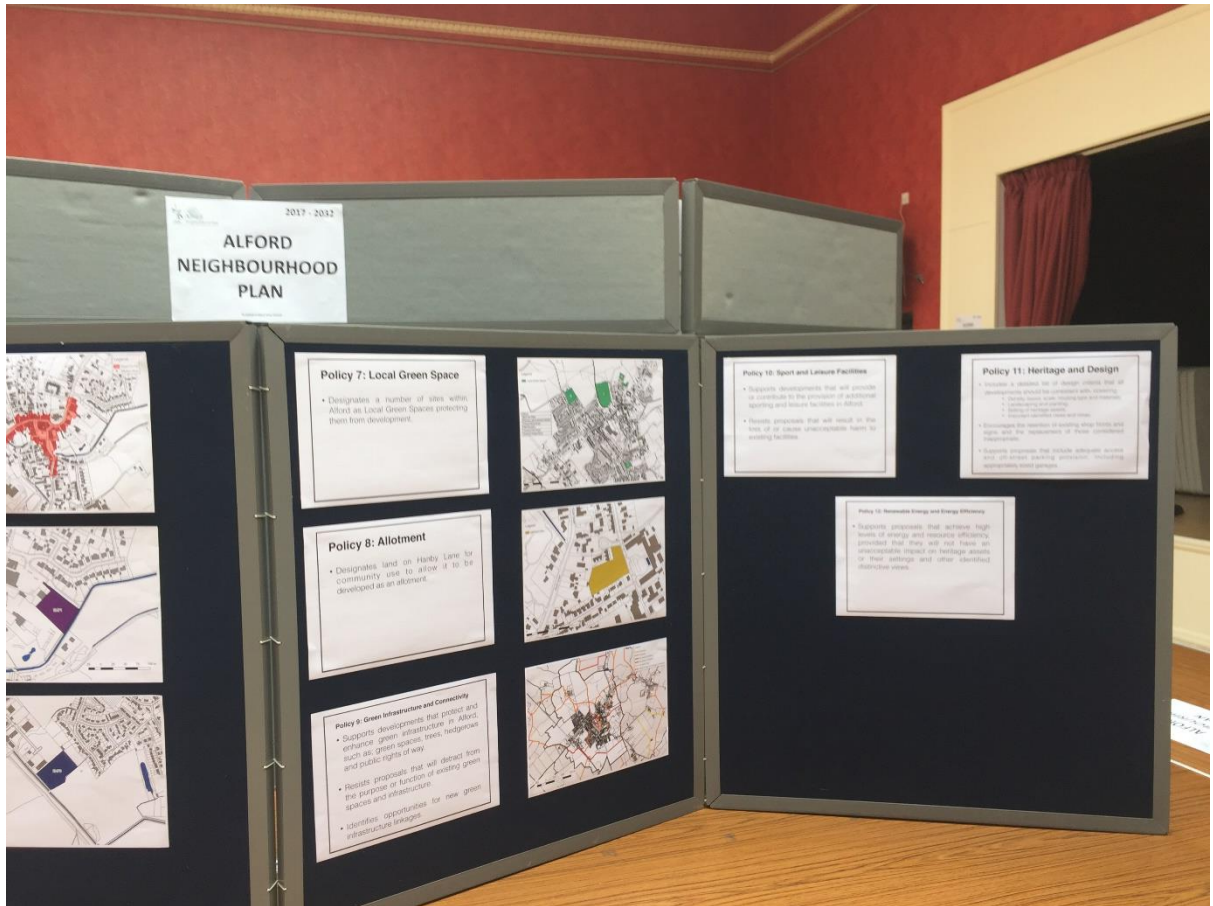
**Draft Policy Consultation**

Policy	Do you support the Policy?			Comment
	YES	NO	MAYBE	
Policy 1: Site Allocations				
Policy 2: Local Connection Criteria				
Policy 3: Residential Development				
Policy 4: Flood Risk				
Policy 5: Town Centre Vitality & Viability				
Policy 6: Employment				
Policy 7: Local Green Space				
Policy 8: Allotment				
Policy 9: Green Infrastructure and Connectivity				
Policy 10: Sport and Leisure Facilities				
Policy 11: Heritage and Design				
Policy 12: Renewable Energy and Energy Efficiency				

# Draft Plan Consultation Event, July 2017: Photos

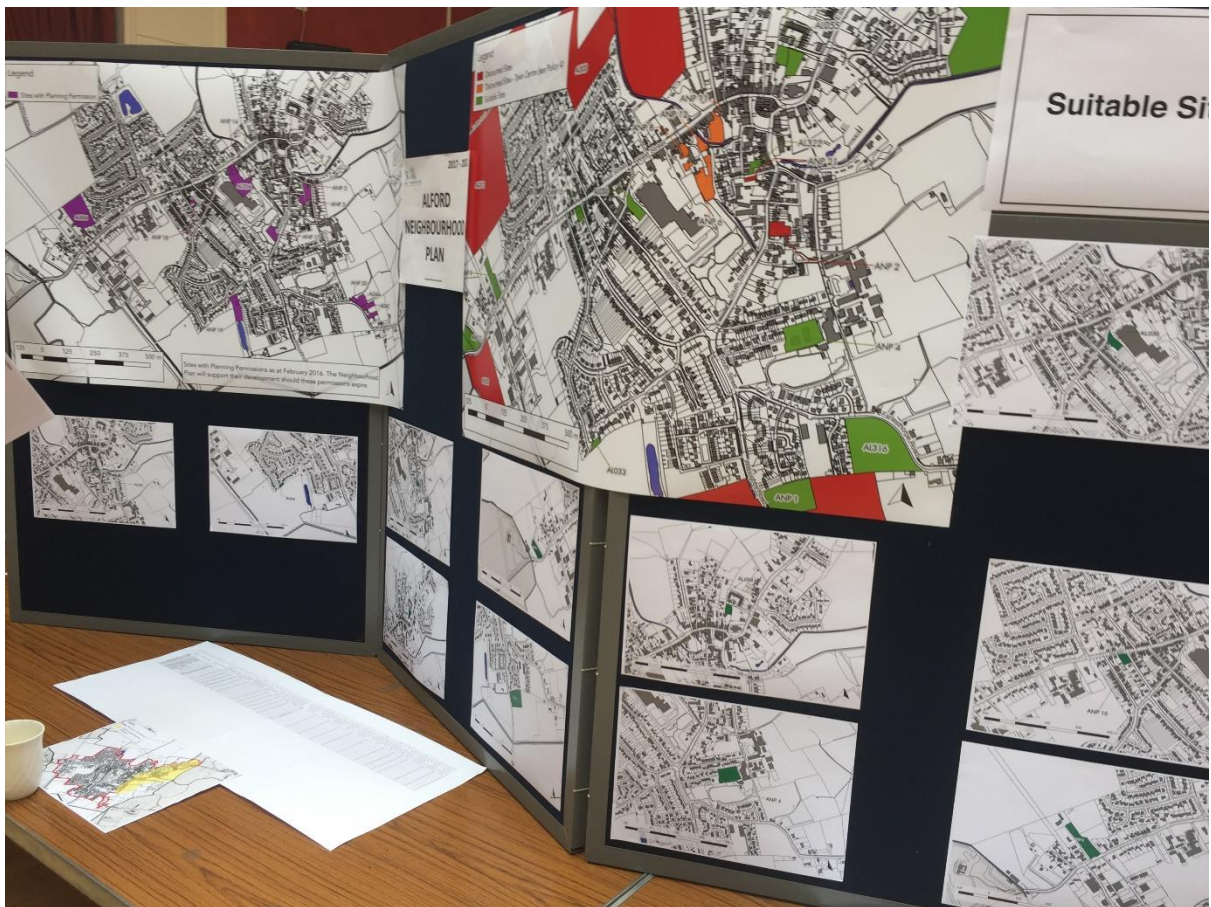
## Alford Neighbourhood Plan – Consultation July 2017 – Photos

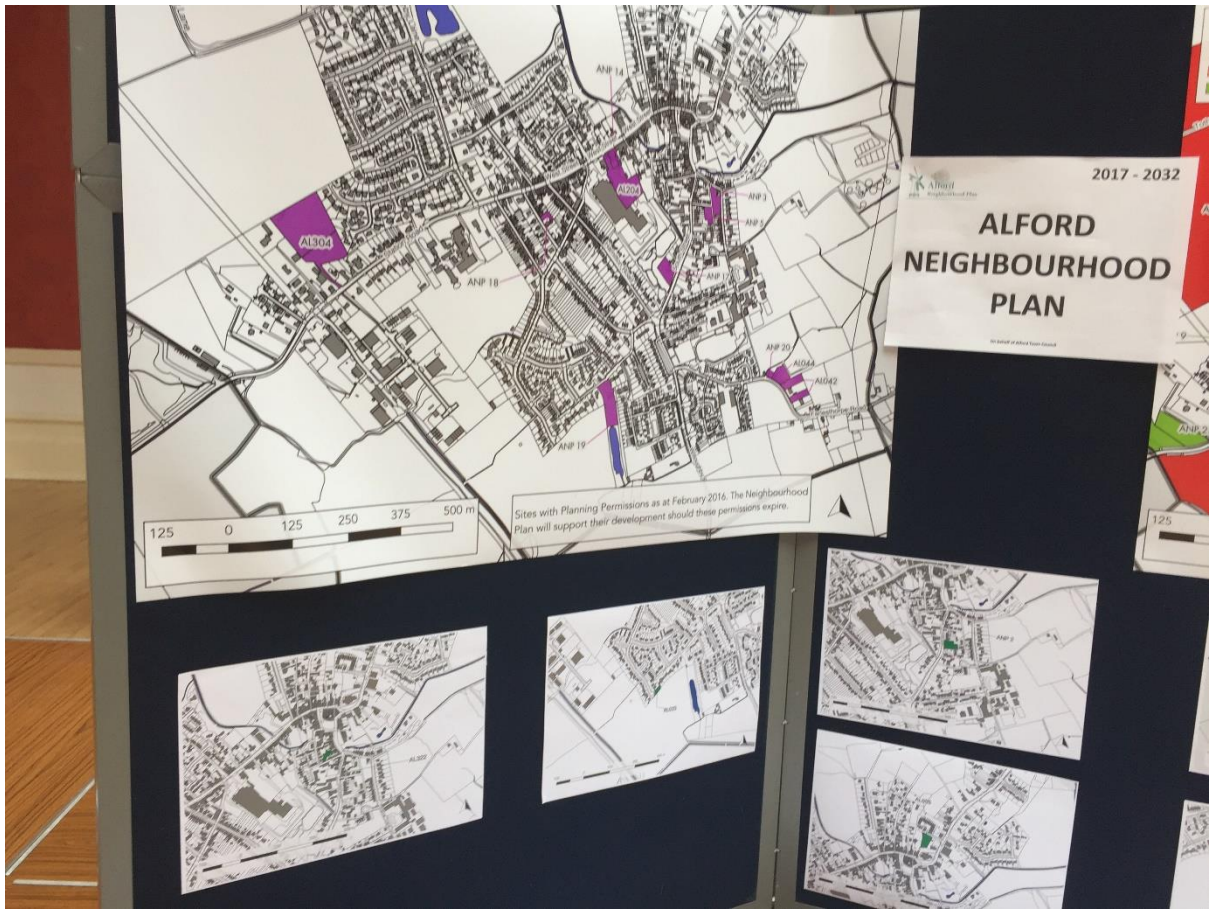












### Policy 7: Local Green Space

- Designates a number of sites within Alford as Local Green Spaces protecting them from development.



### Policy 8: Allotment

- Designates land on Hanby Lane for community use to allow it to be developed as an allotment.



### Policy 9: Green Infrastructure and Connectivity

- Supports developments that protect and enhance green infrastructure in Alford, such as: green spaces, trees, hedgerows and public rights of way.
- Resists proposals that will detract from the purpose or function of existing green spaces and infrastructure.
- Identifies opportunities for new green infrastructure linkages.



### Policy 5: Town Centre Vitality & Viability

- Identifies the Town Centre boundary.
- Supports proposals that will enhance the Town Centre without negatively impacting neighbouring residents and premises.
- Identifies what building uses will be supported on both ground floor and spaces above ground floors in the centre.



### Policy 6: Employment

- Allocates land behind the Squash Club and Miller's Way for employment uses.
- Supports employment development on land behind the industrial estate on Beechings Way and land at the Rabbit Farm (if not supported for housing).
- Supports the expansion of other small business on existing sites and home-working in Alford.



## Draft Policies

### Policy 1: Site Allocations

- Will identify the land of the final sites selected for development in Alford, including affordable homes.
- Will include details of what development proposals on each site must address to be considered acceptable.

### Policy 2: Local Connection Criteria

- Includes a cascading criteria that ensures any affordable housing built in Alford is offered to local people first.
- The criteria in preference order are -
  - Born or lived in Alford for more than 5 years or in employment in Alford;
  - Born or lived in an adjoining Parish to Alford for more than 5 years or in employment in adjoining area;
  - Born or lived in Alford for less than 5 years;
  - Born or lived in an adjoining Parish to Alford for more than 5 years.

### Policy 3: Residential Development

- Provides criteria that other development not identified in Policy 1 must meet to be accepted -
  - Within or adjoining the main body of the Town, particularly to the east to address current imbalance;
  - Within walking distance of the Town centre;
  - Design, density and layout is in keeping with local area;
  - Adequate infrastructure is in place or can be delivered.
- Proposals for 10 or more houses must provide a Development Brief and Statement of Community Consultation.

### Policy 4: Flood Risk

- Supports development within Flood Zone 2 on brownfield sites within or adjoining the Town centre.
- Does not support development in other flood risk areas unless relevant tests and a comprehensive assessment has been undertaken to prove the site will not have a negative impact.



### Policy 10: Sport and Leisure Facilities

- Supports developments that will provide or contribute to the provision of additional sporting and leisure facilities in Alford.
- Resists proposals that will result in the loss of or cause unacceptable harm to existing facilities.

### Policy 11: Heritage and Design

- Includes a detailed list of design criteria that all developments should be consistent with, covering -
  - Density layout, scale, housing type and materials;
  - Landscaping and planting;
  - Setting of heritage assets;
  - Important identified views and vistas.
- Encourages the retention of existing shop fronts and signs and the replacement of those considered inappropriate.
- Supports proposals that include adequate on-site and off-street parking provision, including appropriately sized garages.

### Policy 12: Renewable Energy and Energy Efficiency

- Supports proposals that achieves high levels of energy and resource efficiency, provided that they will not have an unacceptable impact on heritage assets or their settings and other identified distinctive views.

# Draft Plan Consultation Event, July 2017: Result Summary

## Alford Neighbourhood Plan – Consultation July 2017 - Results

98 Alford residents attended the Consultation event at the Corn Exchange, Alford on 7 July 2017, and the opportunity to make comments on proposals was held open for a further two weeks by means of an online facility, or by written representation.

In total 52 feedback forms were received, both hard copies and those submitted online, together with three letters.

All comments and feedback were taken into account and the draft Neighbourhood Plan revised accordingly. Most changes were minor with the plan policies clearly endorsed by the public. However, the most significant outcome of the Consultation was the revision of the housing allocation site list in accordance with the wishes of the people of Alford. Whilst the methodology adopted by the Steering Group in selecting potential housing sites for consideration was principally endorsed by the choices of the public, voting slightly altered the priority order of allocated sites.

The full consultation results with regard to **housing site allocations** were as follows:

Site Ref:	Location	Approx. No. of homes	In favour	Maybe in favour	Not in favour
<b>AL033</b>	Plot next to 139 Chantry Rd	1	<b>41</b>	<b>0</b>	<b>1</b>
<b>ANP 15</b>	Old Boys' School House, West Street	2	<b>37</b>	<b>1</b>	<b>0</b>
<b>AL036</b>	Adjacent 9 Chantry Rd	3	<b>37</b>	<b>0</b>	<b>2</b>
<b>ANP9</b>	Hunts Depot	11	<b>36</b>	<b>2</b>	<b>1</b>
<b>ANP1</b>	Waterloo Homes, Willoughby Road	20	<b>35</b>	<b>4</b>	<b>4</b>
<b>AL056</b>	Rear of George public house	2	<b>34</b>	<b>1</b>	<b>7</b>
<b>AL322</b>	Off South Market Place & Carr Lane	1	<b>33</b>	<b>2</b>	<b>3</b>
<b>AL055</b>	Behind and to side off Church Hall	3	<b>32</b>	<b>1</b>	<b>5</b>
<b>AL316</b>	Farlesthorne Road opposite Cemetery	28	<b>31</b>	<b>4</b>	<b>8</b>
<b>AL302</b>	East Of Spendluffe Avenue	80	<b>31</b>	<b>5</b>	<b>13</b>
<b>ANP 4</b>	Seymour Lane	11	<b>30</b>	<b>5</b>	<b>4</b>
<b>ANP23</b>	Station Road - J Large land	1	<b>29</b>	<b>5</b>	<b>6</b>
<b>AL317</b>	"Rabbit Farm" Station Road	35	<b>22</b>	<b>9</b>	<b>12</b>
<b>AL320</b>	Football Ground	41	<b>14</b>	<b>5</b>	<b>26</b>

In addition, the public attending the event were encouraged to make comments about potential sites that had been discounted by the Steering Group according to their assessment methodology. The following sites were commented on:

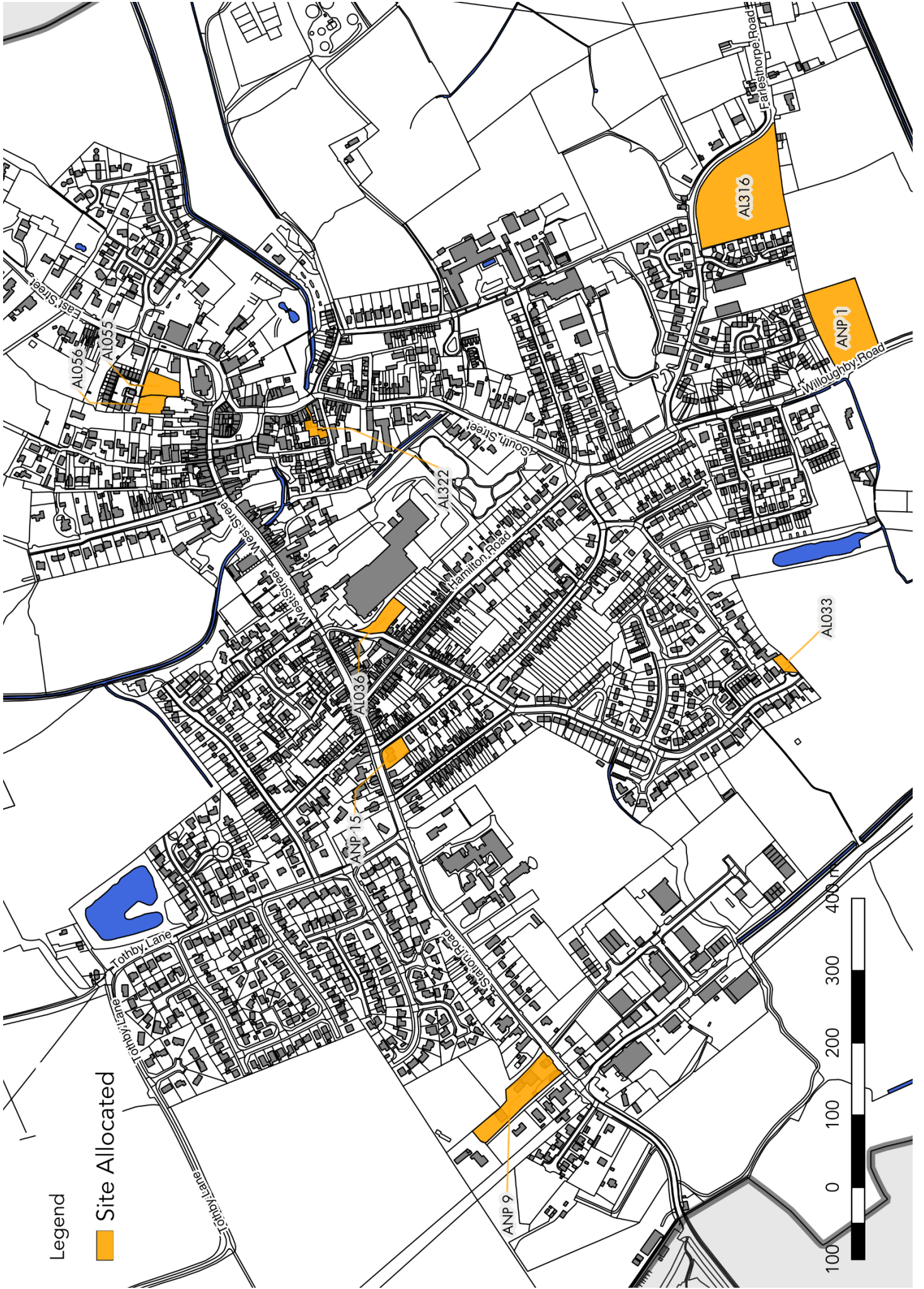
Site Ref	Location	In favour	Maybe in favour	Not in favour
<b>AL303</b>	East Of Tothby Lane	3	1	
<b>ANP22</b>	Chestnut Homes Phase 2 Willoughby Road	2		1
<b>AL312</b>	West of Dixon Drive	1		2
<b>AL309</b>	West of Park Lane, Bull Fair field	1		1
<b>AL319</b>	Next to windmill		1	1

Since the comments regarding sites AL312, AL309 & AL312 were either inconclusive or predominantly negative, no further response was required. Site ANP22 is now the subject of a planning permission application and consequently its status will be dealt with by the Local Authority. The Alford Neighbourhood Plan Steering Group looked carefully at their assessment of site AL303, but found no convincing arguments to alter the scores for this site. Thus, it was concluded that the decision to discount AL303 for allocation, along with a number of other sites in the town, was indeed correct.

As a result of the likely planning permissions in place at the time the Alford Neighbourhood Plan will be finalised, the number of homes needed to be allocated has changed to 58. Thus, in late 2017, the housing sites that were to be allocated in the Plan are set out below. These were in accordance with the wishes of those responding to the Consultation, but it is important to point out that the situation with regard to the number of homes needed to be allocated is a fluid one, so the ultimate list may expand or contract accordingly.

Site Ref:	Location	Approx. No. of homes
<b>AL033</b>	Plot next to 139 Chantry Rd	1
<b>ANP 15</b>	Old Boys' School House, West Street	2
<b>AL036</b>	Adjacent 9 Chantry Rd	3
<b>ANP9</b>	Hunts Depot	11
<b>ANP1</b>	Waterloo Homes, Willoughby Road	20
<b>AL056</b>	Rear of George public house	2
<b>AL322</b>	Off South Market Place & Carr Lane	1
<b>AL055</b>	Behind and to side off Church Hall	3
<b>AL316</b>	Farlesthorne Road opposite Cemetery	28

Please see a map below indicating these sites.



Legend

Site Allocated



The full consultation results with regard to the **Plan policies** were as follows:

Policy No.	Policy Title	In favour	Maybe in favour	Not in favour
<b>Policy 1:</b>	<b>Site Allocations</b>	<b>30</b>	<b>3</b>	<b>7</b>
<b>Policy 2:</b>	<b>Local Connection Criteria</b>	<b>35</b>	<b>4</b>	<b>0</b>
<b>Policy 3:</b>	<b>Residential Development</b>	<b>34</b>	<b>4</b>	<b>3</b>
<b>Policy 4:</b>	<b>Flood Risk</b>	<b>30</b>	<b>2</b>	<b>6</b>
<b>Policy 5:</b>	<b>Town Centre Vitality &amp; Viability</b>	<b>33</b>	<b>3</b>	<b>3</b>
<b>Policy 6:</b>	<b>Employment</b>	<b>32</b>	<b>5</b>	<b>3</b>
<b>Policy 7:</b>	<b>Local Green Space</b>	<b>35</b>	<b>3</b>	<b>3</b>
<b>Policy 8:</b>	<b>Allotment</b>	<b>33</b>	<b>4</b>	<b>1</b>
<b>Policy 9:</b>	<b>Green Infrastructure and Connectivity</b>	<b>34</b>	<b>1</b>	<b>3</b>
<b>Policy 10:</b>	<b>Sport and Leisure Facilities</b>	<b>37</b>	<b>0</b>	<b>4</b>
<b>Policy 11:</b>	<b>Heritage and Design</b>	<b>31</b>	<b>5</b>	<b>3</b>
<b>Policy 12:</b>	<b>Renewable Energy and Energy Efficiency</b>	<b>30</b>	<b>5</b>	<b>2</b>





## **Remember the Consultation in July on housing allocation and plan policies?**

The Alford Neighbourhood Plan Steering Group, on behalf of Alford Town Council, has taken some time to assimilate all of the results and comments from the people of Alford and adjust the Neighbourhood Plan accordingly. The final Plan, if approved, alongside ELDC's Local Plan, will determine how the town should develop in the next 15 years.

Around 100 Alford residents attended the Consultation event at the Corn Exchange in July, and the opportunity to make comments on proposals was held open for a further two weeks. In total 52 feedback forms were received, both hard copies and online, together with three letters.

All comments and feedback have been taken into account as the Steering Group has revised the draft Neighbourhood Plan. Most changes have been minor with the plan policies endorsed by the public. However, the most significant outcome of the Consultation has been the revision of the housing allocation site list in accordance with the wishes of the people of Alford.

To access this revised list and further details of the Consultation results please visit Alford Town Council's website:

*[www.http://parishes.lincolnshire.gov.uk/Alford](http://parishes.lincolnshire.gov.uk/Alford)*

Or its  Facebook page

or drop into the **Corn Exchange, Alford**

9.00 am—1.00 pm Monday to Friday, where the Town Clerk will be happy to provide you with the relevant information.

East Lindsey District Council will now be consulted on the draft Alford Neighbourhood Plan. Following that there will be another chance for the town to have its say in a further consultation before the Plan is submitted for approval by the Planning Inspectorate. Finally there will be a Town Referendum on the Plan.

*THANK YOU FOR YOUR SUPPORT*

**From:** Phil Hughes [mailto:[Phil.Hughes@lincolnshire.gov.uk](mailto:Phil.Hughes@lincolnshire.gov.uk)]

**Sent:** 20 July 2017 10:19

**To:** '[rob@wilsonpages.co.uk](mailto:rob@wilsonpages.co.uk)' <[rob@wilsonpages.co.uk](mailto:rob@wilsonpages.co.uk)>

**Subject:** Alford Neighbourhood Plan

Hi Rob,

My highways colleagues have provided the following comments on your proposed sites:

ANP2 - Existing public house, no objection to development.

ANP4 – Existing shared surfaced road with no turning spaces. An existing business already occupies the proposed development site. A small number of dwellings would be supported if parking and turning is provided. Vehicular trips to and from the site must not be increased as a result of the proposal.

ANP15 – No objections.

AL036 – No objection in principle to a small number of dwellings.

AL316 – There is a lot of on-street parking on Farlesthorne Road, which reduces the carriageway to a single lane in some areas. I visited the site at 10.53. There is a Primary School on Farlesthorne Road which means that this issue is likely to be worse at peak times. The implications of this would need to be considered and may impact on the number of dwellings that the Highways Authority would want to support in this location. Footway links would need to be provided.

ANP1 – The existing hedge would need to be trimmed back to ensure that the required visibility could be met.

AL056 & AL055 - No objection in principle to properties being accessed from Wilfred's Close .Footway links to be provided.

AL320 – Existing football ground. Existing access would need to be upgraded to adoptable standards.

AL317 – No objection in principle.

ANP23 – No objection in principle.

ANP9 – No objection in principle.

AL302 – Access off Millers Way adequate in terms of width, footway provision and junction visibility, to serve extra dwellings.

Hope this helps.

Regards,

Phil Hughes

Strategic Planning Manager