



CREATED BY:

Belchford & Fulletby
Parish Council NDP
Steering Committee

DATE:

March, 2024

Belchford & Fulletby Neighbourhood Development Plan

Our plan for the Parishes up to 2041

Prepared in accordance with the Localism Act
2011 and the Neighbourhood Planning
(General) Regulations 2012



Acknowledgments

Preparation of the Belchford and Fulletby Neighbourhood Development Plan (NDP) has been undertaken by a steering committee comprising Ian Goodall (Parish Councillor), Paul Morris (Parish Councillor), Jill Newby (Parish Councillor), Kris Skalka (Parish Councillor), John Smith (Parish Councillor) and Nancy Sorenti. Their progress was overseen by Paul Barnes, Dick Black, Linda Thomson, Peter Thompson (Parish Councillor) and Mike Rizan. We particularly appreciate the countless hours spent by Jill Newby successfully applying for grants without which this NDP would not exist and Ian Goodall who painstakingly authored and edited the plan. Also the inspirational creative input of Nancy Sorenti in preparing such an engaging document.

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Finally we are also grateful to the residents, businesses and landowners in the parishes who have engaged with our NDP by completing our surveys and attending open meetings, and by viewing the plan on our website. It is your plan.



Contents

Acknowledgments	2	Facilities and amenities	28
Contents	3	Transport and parking	31
Foreword	5	Housing	34
Meet the Team	6	Belchford	34
Core Team	6	Fulletby	34
Extended Team	6	Agriculture	35
History	6	Tourism	39
01 Introduction	8	04 Consultation and Evidence	42
02 The Plan Area	12	Consultation events	42
03 Background & History	15	Evidence	43
Landscape and natural environment	15	05 The Key Issues	45
History	17	Housing	45
Heritage	18	Sustainability	46
Population and demographics	25	Infrastructure	47
Belchford	25	Facilities, Amenities and Services	48
Fulletby	26	Commercial Development	48
Employment and Economy	26	Renewable Energy	49
		Landscape	49
		Heritage	50
		06 Vision and Objectives	52
		Objectives	52

Mission Statement	53	Strategic Policy BF5: Development Design	72
Themes	53	Rationale	72
Partners	53	Evidence	72
Approach	55	Strategic Policy BF6: Housing Type	76
07 Policies	57	Rationale	76
Strategic Policy BF1: Protected Historic Features	57	Evidence	76
Rationale	58	Strategic Policy BF7: Sustainable Design	77
Evidence	58	Rationale	77
Strategic Policy BF2: Protected Views	59	Evidence	77
Belchford	59	Strategic Policy BF8: Commercial Development	78
Fulletby	59	Rationale	78
Rationale	59	Evidence	78
Evidence	59	Strategic Policy BF9: Dark Skies	81
Strategic Policy BF3: Protected Local Green Spaces	64	Rationale	81
Belchford	64	Evidence	81
Fulletby	64	08 Community Projects	83
Rationale	64	09 Monitoring and review	85
Evidence	65	Supporting Evidence	86
Strategic Policy BF4: Settlement Density	70		
Rationale	70		
Evidence	70		

Foreword

Belchford and Fulletby Parish Council sees our parishes as wonderful places to live and work and wishes to keep their unique rural character and charm for present, and future generations of residents and visitors alike. Both parishes lie in the heart of the Lincolnshire Wolds AONB which is characterised by rolling, undeveloped, hilly countryside with big sky views and large arable fields bound by centuries-old hedgerows that are crisscrossed by quiet country lanes. Historic road networks in Belchford and Fulletby villages define their current layout. The villages also benefit from widely-spaced housing separated by cherished green spaces and open, uninterrupted views of the surrounding countryside. We do not want to lose this character.

We recognise that development is inevitable in our villages and, to an extent, is welcomed but it needs to be sustainable, controlled, in-keeping with our village's heritage and contribute to the wellbeing of the community and local environment. This NDP contains policies to manage future development.

Plan documents are available online at www.belchfordandfulletbyplan.org.

Our vision for Belchford & Fulletby parish

This Neighbourhood Development Plan is *your* vision for the future of Belchford and Fulletby. The parish council consulted widely with the community during the period June 2021 to May 2023 through a series of surveys and public meetings which many of you attended and participated in, both in person and online on our website.

Meet the Team

Core Team

Ian Goodall	Belchford Councillor
Jill Newby	Belchford Councillor
Nancy Sorenti	Belchford Resident
John Smith	Fulletby Councillor
Kris Skalka	Fulletby Councillor
Paul Morris	Fulletby Councillor

Extended Team

Dick Black	Belchford Resident
Linda Thomson	Belchford Resident
Paul Barnes	Belchford Resident
Peter Thompson	Belchford and Fulletby Parish Council Chairman
Mike Rizan	Fulletby Resident

History

July 2022	Draft NDP v0.5 reviewed by core team.
September 2022	Draft NDP v1.0 reviewed by Jesse Honey of AECOM.
November 2022	Draft NDP v2.0 reviewed by core and extended teams.
March 2023	Draft NDP v4.0 published online on www.belchfordandfulletbyplan.org for public consultation.
16 March and 18 May 2023	Draft NDP v4.0 available for public scrutiny at open meetings held at Belchford Village Hall.
October 2023	Draft NDP v6.0 distributed to Belchford and Fulletby Parish residents and stakeholders for Regulation 14 consultation
March 2024	Draft NDP version 7.0 sent to East Lindsey District Council for Regulation 15 Consultation



01

INTRODUCTION

01 Introduction

The Belchford and Fulletby Neighbourhood Development Plan (BFNDP) is a formal planning document encapsulating identified planning policies that are specific to the parishes of Belchford and Fulletby. It is Belchford and Fulletby Parish Councils (BFPC) vision for development in the parishes of Belchford and Fulletby for the period 2023 to 2041. It has been designed and compiled based on the views of the communities of these parishes and is supported by evidence of environment, housing, employment, and the local facility and service needs of the community.

The 2011 Localism Act empowers local communities to have a control of development in their community. This is encapsulated in the policies written in this Neighbourhood Development Plan (NDP) which, in accordance with the 2011 Localism Act, complies with both national and local level planning policy and legislation including:

- The National Planning Policy Framework (NPPF) and National Policy Practice Guidance (NPPG).
- Strategic policies of the East Lindsey District Council (ELDC) Local Plan adopted in 2018.
- Strategies to achieve sustainable development within communities.





Once the BFNDP is approved at a referendum open to all registered voters of Belchford and Fulletby it forms the statutory Neighbourhood Development Plan (NDP) for Belchford and Fulletby Parishes and the policies it contains work with the ELDC Local Plan.

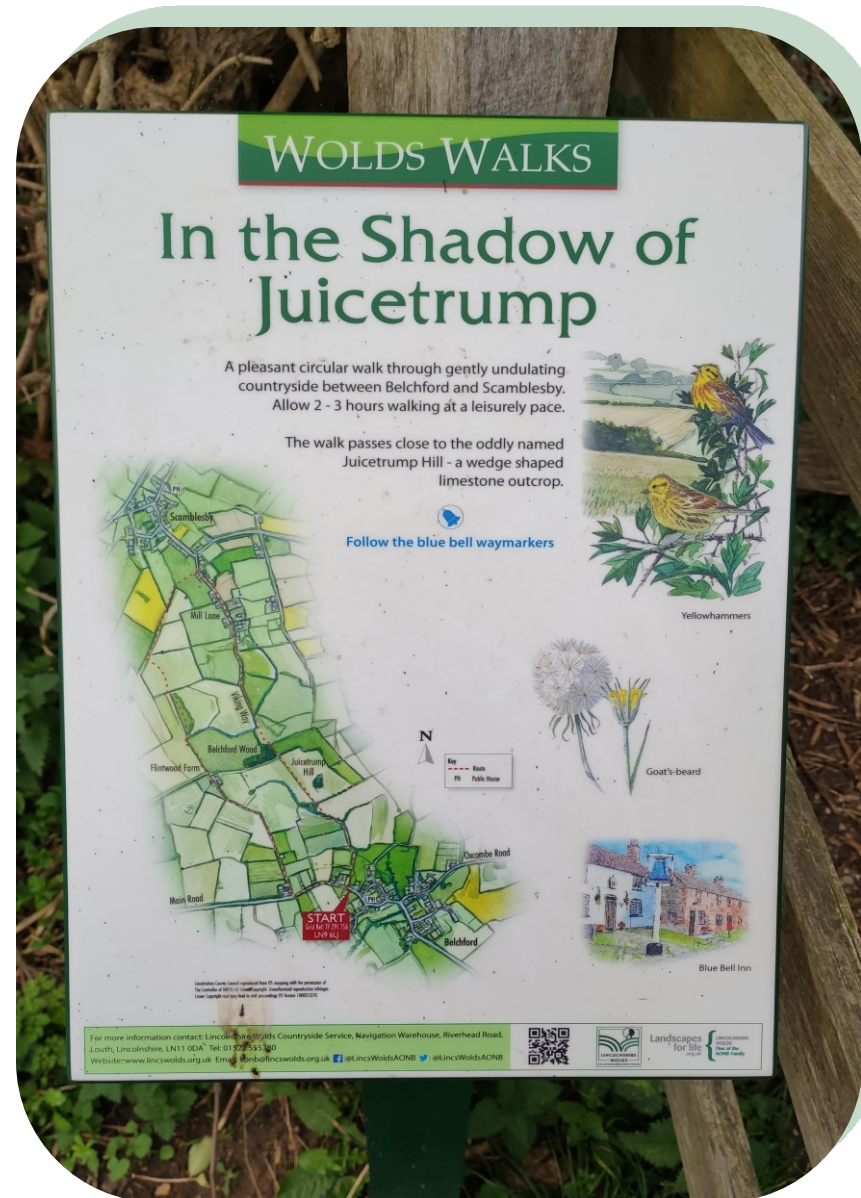
BFPC acknowledge that no new housing has been allocated to the parishes of Belchford and Fulletby in the current ELDC Local Plan. However, following consultation it is clear that the majority view of both BFPC and the residents of the parishes is that a blanket restriction of development will bring stagnation and ultimately decline to the villages. The vision for the BFNDP is to permit limited and controlled residential and commercial development that retains the integrity and character of the villages, and which enhances the economy of their communities. The policies of this NDP define the parameters by which development will be permitted in the parishes.

The BFNDP is written in 9 sections:

- Introduction
- The Plan Area
- Background and History
- Consultation and Evidence
- The Key Issues
- Vision and Objectives
- Policies
- Community Projects
- Monitoring and Review

The BFNDP has been researched, prepared and written by a core team of six individuals appointed by BFPC. This team were supported by an extended team of five resident advisors drawn from both villages.

The residents of Belchford and Fulletby have been consulted at all stages of the preparation of the BFNDP from initial concept formulation in April 2021 to its submission to ELDC for Referendum. The formal process of preparing the BFNDP began on 13th July 2021 when, following a 6 week consultation, which ran from 12th May to 23rd June 2021 in which no objections were raised, BFPC made a successful application to ELDC for the parishes of Belchford and Fulletby to be designated a Neighbourhood Area. Thereafter a consultation process was initiated which involved resident and stakeholder surveys, regular updates at bimonthly BFPC meetings, public meetings, articles written in quarterly BFPC newsletters and NDP team newsletters, all of which are published for scrutiny on a dedicated NDP website (www.belchfordandfulletbyplan.org).



An aerial photograph of a village, likely Belchford & Fulletby, showing a central church with a stone facade and a cemetery. The church has a prominent gable and arched windows. The cemetery is a grassy area with numerous headstones. Surrounding the church are several houses with red brick walls and gabled roofs. The area is lush with green trees, some showing autumn colors. In the background, there are open fields and a road. A large, semi-transparent green box with the number '02' is overlaid on the top left of the image.

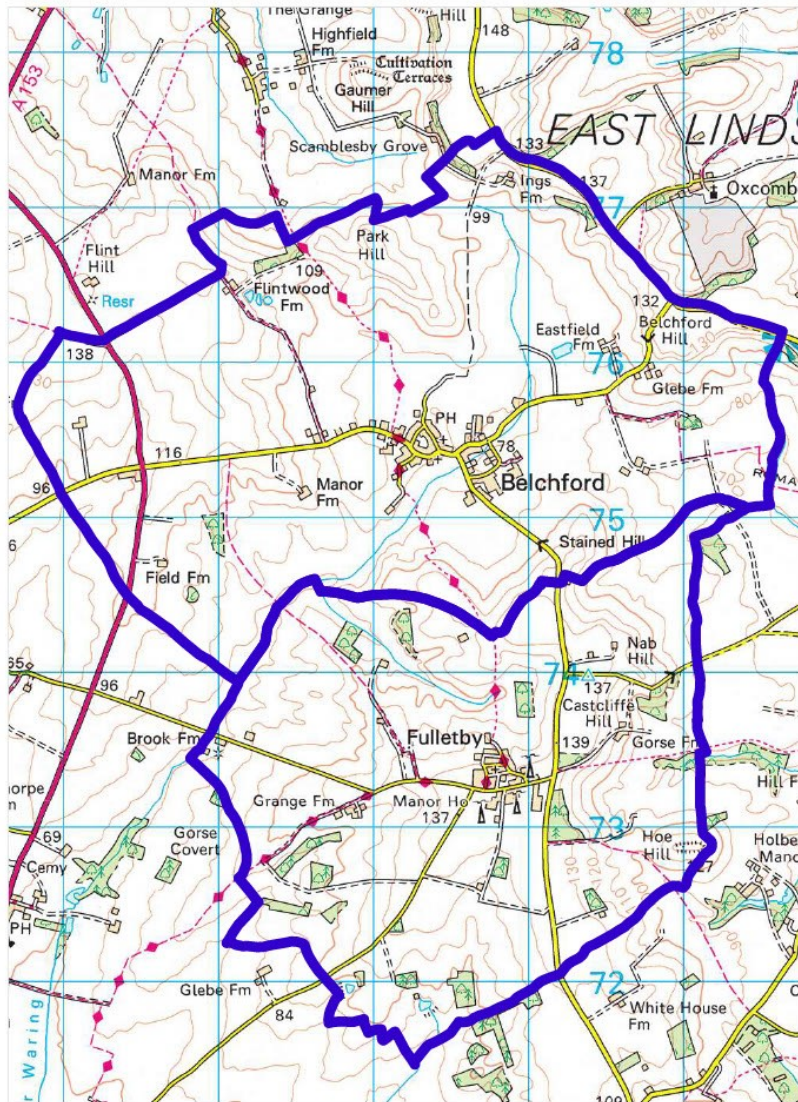
02

THE PLAN AREA

02 The Plan Area

The BFNDP applies to the adjoining parishes of Belchford and Fulletby which cover a total area of 17km² c.5-10km north of Horncastle in the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB). Belchford and Fulletby villages, which are located approximately at the centre of each parish, are the principal population centres but are surrounded by numerous outlying properties. With the exception of an outlying cluster of 4 properties located at the crossroads of a minor road with the A153 Horncastle-Louth road the bulk of Belchford Parish and the entire Fulletby Parish lie to the east of the A153. The estimated total population of both parishes in June 2022 is 363 who live in 179 properties.





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Figure 1: Map of Belchford and Fulletby Parishes. The Neighbourhood Area to which the BFNDP applies.

03

Welcome to The Lincolnshire Wolds

Living in the Wolds

The Wolds we see today is sparsely populated. Small villages mingle with isolated farmsteads, and are surrounded by unspoiled market towns.

But it wasn't always so quiet. Neolithic farmers first settled here and since then Romans, Vikings, medieval monks and allied soldiers in World War II have each shaped and made the Wolds their home.



Enjoying the Wolds

With an extensive network of footpaths and bridleways, the Wolds is a fantastic place to stretch your legs and discover unspoilt countryside. From walking, riding or cycling, there really is something for everyone.

Or simply discover the charms of a country tea room or pub, a lively market day or a community event.



BACKGROUND & HISTORY

03 Background & History

In this section a summary is made of the principal landscape, historical, housing, population, employment and cultural characteristics of Belchford and Fulletby parishes.

Formal verified demographic, housing stock and employment data for Belchford is sourced from the Office of National Statistics (ONS) 2011 Census which is in the public domain (<https://www.nomisweb.co.uk/reports/localarea>). The ONS classify the entire parish of Belchford as a single Output Area (OA). OA's have a minimum size of 40 resident households and 100 resident people. These size thresholds mean that unusually small parishes such as Fulletby are incorporated into larger OAs, which in Fulletby's case includes both Low Toynton and High Toynton. In the absence of published 2011 Census data informal data was collected for Fulletby in June 2022 by the NDP team.

Landscape and natural environment

The parishes of Belchford and Fulletby are located within the heart of the Lincolnshire Wolds AONB c.5 and c.8 kilometres northeast of Horncastle respectively. They are characterised by rolling hilly countryside of Jurassic and Cretaceous sandstone and mudstone overlain by a thin veneer of flint-rich glacial boulder clay. Hoe Hill, a 127m high 'barrow-shaped' hill dominates the landscape

immediately east of Fulletby whilst rolling chalk hills form a prominent northwest-southeast trending ridge immediately to the north of Belchford.

Belchford lies at the head of the Waring Valley. It is crossed by several footpaths including the Viking Way, a nationally recognised Public Right of Way (PRoW) which passes through both villages as it snakes its way from the Humber Estuary southward to Oakham in Rutland. Fulletby is the second highest settlement in Lincolnshire at an altitude of 139m. From Fulletby there are extensive open views to the west to Lincoln Cathedral and the Trent Valley beyond, and to the east to the Lincolnshire coastline, the Wash and north Norfolk beyond. It is also crossed by several PRoW's directly linking the village with nearby Belchford, West Ashby, Horncastle and Salmonby/Tetford.

The River Waring, a small stream within the parishes, is sourced immediately north of Belchford and flows southwest to Horncastle where it confluences with the larger River Bain. Arable farmland dominates the landscape with numerous, mature, mixed species hedgerows typically defining the boundaries to fields. Grassland and woodland are relatively sparse.



Water course

Woodland

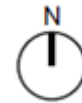


Figure 2: The Neighbourhood Area, and its woodlands, water courses and topography

History

The villages of Belchford and Fulletby in the Lincolnshire Wolds share a history dating back to prehistoric times, with evidence of occupation in the Roman and Viking periods. The latter connection is commemorated in the name of the Viking Way. A mention in the Domesday Book of 1086 demonstrates that a settlement existed in Fulletby during the 11th Century. In broad terms, the communities developed much as the rest of England and went through many ups and downs, but certainly one of the more dramatic episodes occurred at the time of the Lincolnshire Uprising in 1536 when two brothers, one a vicar in Fulletby and the other a vicar in Belchford, were hanged, drawn and quartered for their opposition to what they saw as religious suppression by Henry VIII.

In more recent times, the villages saw their heyday about the middle of the 19th century when populations peaked at almost 700 in Belchford and 360 in Fulletby. At that time, with many thriving farms and smallholdings, the communities were virtually self-sufficient. Most trades and crafts were available in each village plus a chapel, church, school and a postal service. Each village had its own police constable and was managed by a parish Vestry Meeting which was responsible for setting and collecting community taxes, issuing 'parish' assistance and maintaining highways. There has been a steady reduction in population from that time, doubtless attributable to changes in the nature of agriculture, growing mechanisation, and the Industrial Revolution. Factors which contribute to the social and demographic shifts of more modern times.

The Parishes are located in an AONB. The villages present an idyllic scene to the walkers and cyclists who have discovered this part of the Viking Way and the associated network of footpaths and bridleways, and minor country roads.

Residents experience a degree of isolation and deprivation of amenities that many would find unacceptable. The demise of local schools and traders has obliged the communities to travel outside the villages for most of their needs, and those without transport must plan to meet their requirements within the constraints of a limited bus service. The Post Office at Belchford is now closed and replaced with a mobile van once a week. Apart from the Blue Bell Inn in Belchford, and Fulletby Motors and Yellowbelly Kitchen in Fulletby, no other face to face retail outlet survives. The two village churches continue to function as members of the Hemingby Group, the villages share a twin parish council (BFPC), a mobile library van calls monthly, as does a weekly fish and chip van. There is a village hall, shared by both villages, public green open spaces in both villages and a newly planted woodland with sheltered night sky observatory on the boundary between the parishes.

Heritage

The origins of the modern villages of Belchford and Fulletby can be traced back to mediaeval times. In Fulletby the footprint of a mediaeval settlement is visible on Vere Farm adjacent to the Viking Way immediately to the north of the village.

The current settlements largely date back to the 19th Century. With the exception of Lizzies Cottage, an English Heritage Grade II Listed mid-18th Century mud and stud cottage in Chapel Lane, Fulletby earlier houses have fallen into disrepair and mostly been replaced. The earlier lost settlement pattern is retained by the current road network. In Belchford it is defined by a distinctive 'figure of eight' made up of two loops with central undeveloped green spaces; a larger loop bound by Main Road-Narrow Lane-Fulletby Road and a smaller loop bound by Main Road-Ings Lane-Chapel Lane. In Fulletby the road network is a 'lattice' of three, north-south oriented roads; Mill Lane, Winn Lane and Paradise Lane that each drop down off High Street to link to a loop around St Andrews Church defined by Mill Lane-Chapel Lane-School Lane-Church Street.

Both St Peter and Paul Church in Belchford and St Andrews Church in Fulletby were rebuilt on the sites of earlier churches in the 19th Century. They are English Heritage Grade II listed buildings constructed largely of yellow-green Spilsby Sandstone. Both churches are the focal points to each community. Other English Heritage Grade II listed properties within the parishes (c.f. Belchford and Fulletby Design Code, 2022) are:

Belchford: Yew Tree Cottage on Dams Lane and Dial Cottage on Main Road.

Fulletby: Lizzies Cottage in Chapel Lane.

In addition, there are many buildings in both villages that have significant historical, cultural and architectural interest. These include:

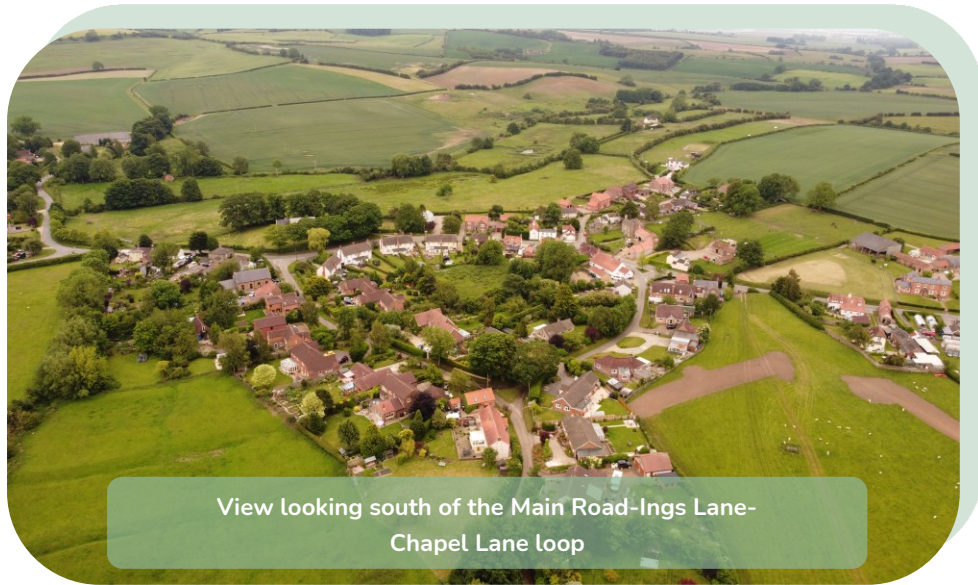
Belchford: The Old Smithy and the Blue Bell Inn with its distinctive bell sign on Main Road, Primitive Methodist Chapel on Ings Lane, and the site of old village cottages on Narrow Lane.

Fulletby: Winn Cottage on Winn Lane, The Old School House (renamed Scola) and Blacksmiths Cottage on School Lane, redundant stone barn on Mill Lane, and the site of a medieval village on Vere Farm.

Background & History 03



View looking northwest of the Fulletby Road-Narrow Lane-
Main Road loop



View looking south of the Main Road-Ings Lane-
Chapel Lane loop



Satellite view

Figure 3: Belchford 'figure of eight'
road network



View looking north of the central loop around St Andrews Church (roads partially obscured by large trees)



View looking northeast from the southern edge of Fulletby (roads obscured)



Satellite view

Figure 4: Fulletby 'lattice' road network



Grade II

- 1. Yew Tree Cottage
- 2. Church of St Peter & St Paul
- 3. Dial Cottage

Historic Village Sites

- 4. Site of 'Old Village Cottages'



Grade II

- 1. St Andrews Church
- 2. Lizzie's Cottage

Historic Village Sites

- 3. Site of medieval Village

Figure 5: English Heritage Grade II listed buildings in Belchford and Fulletby and locations of historic village sites



Grade II
St Peter & St Paul Church, Main Road



Grade II
Yew Tree Cottage, Dams Lane
Dial Cottage, Main Road



The Old Smithy, Main Road
Primitive Methodist Chapel, Furlongs Lane

Figure 6: English Heritage Grade II listed and other historical buildings in Belchford

Background & History 03



Grade II
St Andrews Church, Church Street
Lizzies Cottage, Chapel Lane



Winn Cottage, Winn Lane
Blacksmiths Cottage, School Lane



Old School House (renamed Scola),
School Lane
Redundant Stone Barn, Mill Lane

Figure 7: English Heritage Grade II listed and other historical buildings in Fulleby



Figure 8: Footprint of medieval village on Vere Farm in Fulletby

Population and demographics

The estimated total population of Belchford and Fulletby parishes in June 2022 is 363 of which 277 live in Belchford and 86 in Fulletby.

Belchford

Published 2011 Census data indicates that the population of Belchford was 255, comprising 128 males (50.2%) and 127 females (49.8%) living in 119 occupied properties (a further 6 properties were second/holiday homes or unoccupied/derelict). In 2011 of the total population some 221 (86.7%) were adults of which 158 (62.0%) were of working age and 63 (24.7%) aged 65+. Some 34 (13.3%) were children. The demographics are biased toward an older population with 168 (65.8%) of residents aged 45+.

Between 2011 and June 2022 a total of 14 new houses were built in Belchford, two of which are on the sites of derelict cottages. The estimated population of Belchford in June 2022 is 277 people living in 137 properties, an increase of 22 compared to 2011 assuming no significant change to the population living in the 2011 housing stock.

With some 74.9% of the residents rating their health as very good or good, the overall health of the residents of Belchford is a little under the national average. Some 8.3% of the residents rated their health as bad/very bad. Indeed some 37 (14.5%) of residents reported a long-term health problem or a disability. It is pertinent that the nearest GP surgery is around 6.5km away, located in Tetford.

Belchford is less ethnically diverse than the UK average, with the population predominantly identifying as white. Belchford is not too dissimilar to the UK population in regards to marital status with the majority of parishioners aged 16+ identifying as living in households as married (132, 58.4%) or cohabiting (18, 8.0%) couples. 31 (13.7%) of adults identified themselves as single having never married with 45 (19.9%) separated, divorced or widowed.

Some 66 (29.2%) residents of Belchford are educated to above national average standard, having degree or similar level qualifications.

Fulletby

The population of Fulletby was estimated in June 2022 to be 86 living in 43 households, of which 44 (51.2%) are male and 42 (48.8%) are female. Of the total population 71 (83%) are adults and 15 (17%) are children. Because Fulletby is too small to be an OA no detailed 2011 Census data are available.

Employment and Economy

In Belchford and Fulletby c.30% of residents commute to jobs outside the villages across East Lindsey, and to Boston, Lincoln or further afield although increasingly a sizable number of these people have desk-based jobs that enable home working. A further c.30% are self-employed, working in a range of professions, many from home. Approximately 40% of all residents are retired or economically inactive. Many retirees have chosen to relocate to the villages once retired.

There are few business in the villages that employ more than 1 or 2 staff and most of these currently recruit from outside Belchford and Fulletby. Traditionally farming was a large employer. This is no longer the case and, although there are several farms in both villages, few employ more than 1 or 2 staff. The largest employers in Belchford are Proctor & Son Haulage, the Southwold Hunt and the Blue Bell Inn, whilst in Fulletby there is Scarletts Parrot Essentials, an online retail business, a national chicken hatchery and Fulletby Motors, a garage that undertakes car repair/MOT and car retail.



Background & History 03



Figure 9: Principal Belchford and Fulletby businesses

Belchford

The 2011 Census data provides a valuable insight into economic activity in Belchford. Of 199 residents aged 16 to 74 some 128 (64.3%) were economically active. The Census data show that many of the residents were entrepreneurial with 35 residents (17.6%) being self-employed. This figure is higher than the national average. Economic activity shows that 54 (27.1%) of residents were in full-time employment, 32 (16.1%) worked part-time whilst only 5 (2.5%) were unemployed. Some 43 (21.6%) of residents were retired.

Economic activity is diverse in Belchford. In 2011 retail (including wholesale) was the primary economic activity employing some 22 (18.0%) of economically active of residents followed by education (17, 13.9%), health/social work (14, 11.5%) and construction (13, 10.7%). Agriculture employed only 11 (9.0%) of resident's which is surprising considering Belchford's rural location.

Facilities and amenities

Facilities are limited in both Belchford and Fulletby reflecting their low populations and their proximity to the market towns of Horncastle and Louth. Belchford has a long-established and very popular public house, the Blue Bell Inn, which draws visitors from far and wide. This pub provides a valuable asset for the parish residents as well as for holiday makers staying in numerous holiday cottages and B&B's within the villages and further afield. Fulletby also has a garage, Fulletby Motors, which offers vehicle repair and MOT services as well as car retail.

Church of England churches lie at the heart of both villages; St Peter and St Paul Church in Belchford and St Andrews Church in Fulletby. Belchford has a well-used village hall which serves as a community hub for social, sport/fitness and community events as well as for meetings. Well attended yoga and exercise classes, a table tennis club as well as a mothers & toddlers group, and a sewing and crafts class currently operate from Belchford Village Hall. Given the paucity of indoor community space, especially in Fulletby, both churches are also used for community events.

Both villages have newly-established village greens; Belchford and Fulletby Village Green in Belchford which is owned by BFPC, and Fulletby Glebe Field recently purchased privately by the residents of Fulletby. In addition, at the head of Furlongs Lane, along the boundary between Belchford and Fulletby parishes a 4 acre community woodland, the Hayes Furlong Wood, has recently been established by BFPC with support from the Lincolnshire Wildlife Trust from whom the site is on a long-term lease. This is currently being planted with mixed woodland, including orchard, trees. A natural sky observatory was constructed on this dark site in 2022.

Background & History 03



Belchford & Fulletby Village Green,
Fulletby Road, Belchford



Fulletby Glebe Field, High Street, Fulletby



Figure 10: Village greens



Figure 11: Hayes Furlong Wood at the boundary between Belchford and Fulletby Parishes

Transport and parking

Belchford and Fulletby villages are located c.1.5 to 3 kilometres east of the A153 trunk road between Horncastle in the south and Louth in the north. They are accessed via a network of largely single track minor roads, several of which have designated tarmac passing places. The nature of the narrow lanes maintains the village's rural appeal. Congestion is not an issue, with only the odd hold up due to farm machinery.

Both parishes are serviced by a bookable bus service operated by Lincolnshire County Council. This CallConnect Service 24 is popular with a minority of largely elderly residents. It operates a morning service from Louth to Horncastle on Monday to Saturday. It is a service which must be booked at least 2 hours in advance. Due to the limited nature of public transport the parishes residents are reliant on private cars and are unable to commute to work using this service. During the summer months a minority of residents choose to cycle the c.5 to 8 kilometres to Horncastle. In addition, during school term time Lincolnshire County Council contracts local companies to provide twice daily bus services to the Edward Richardson Primary School in Tetford, and Banovallum and Queen Elizabeth's Grammar Schools in Horncastle. BFPC provide bus shelters in each village for the school age children. These shelters are popular picnic venues for passing cyclists and walkers.

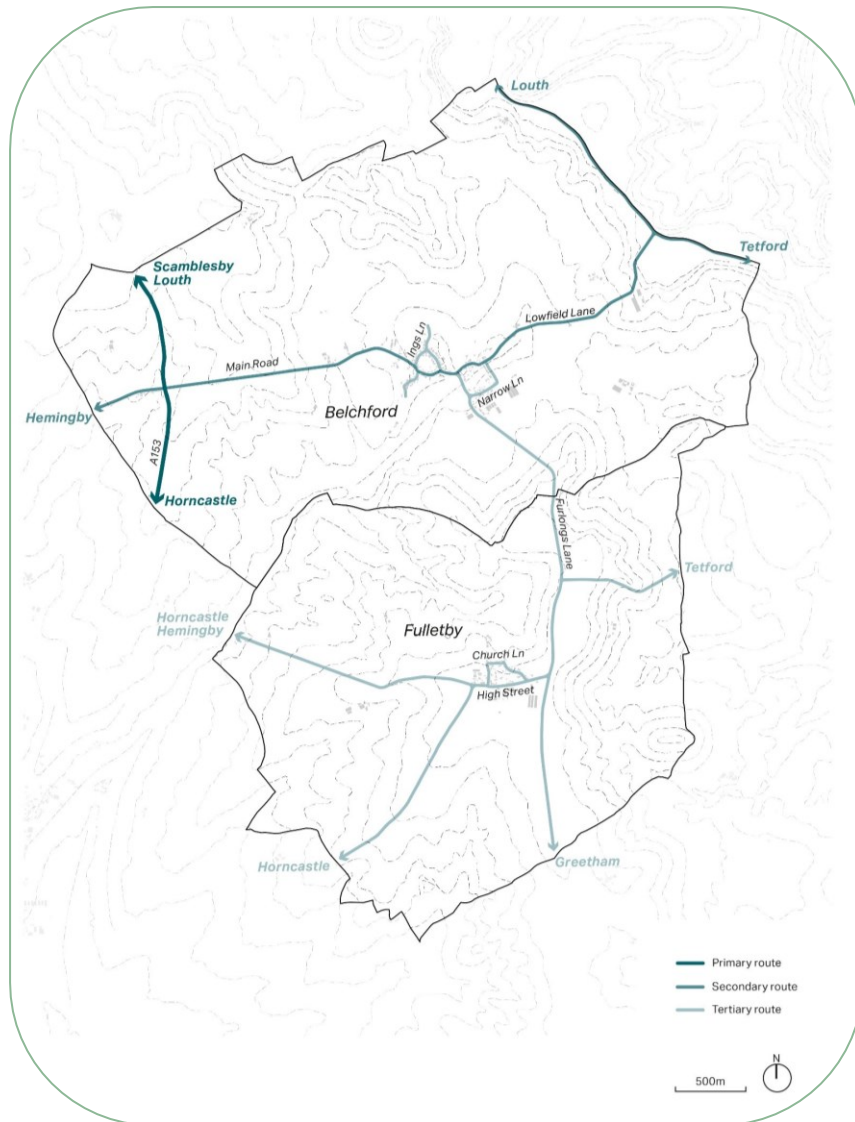
Due to the width of the lanes, on street parking is not possible unless it is on the main roads and these spaces can be quickly

filled on a summer's day. Belchford Village Hall has a moderate sized car park with a capacity of approximately 15 cars. However, the village hall committee only allows visitors to park there by prior arrangement with the booking secretary. Most visitors to Belchford choose to park in a layby adjacent to St Peter and St Paul Church or the road in front of the Blue Bell Inn, both on Main Road. There are no designated car parks in Fulletby. The many visitors typically park their cars on the wide grass verges close to T-junctions on the both the west and east ends of Fulletby High Street.

The only pavement in Belchford runs on the north side of Main Road from c.100m west of the Blue Bell Inn eastward to the junction with Fulletby Road. This pavement extends c.25m into the east side of Chapel Lane. There are no pavements in Fulletby. There is a single street light in Belchford.

Fulletby village is not connected to the Lincolnshire County Council road gritting routes and hence can become cut-off due to heavy snowfall in the winter.





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Figure 12: Road network and classification in Belchford and Fulletby parishes

Background & History 03



Belchford Village Hall car park



Layby outside St Peter & St Paul Church, Belchford
Road outside Blue Bell Inn, Belchford



Wide grass verges, Fulletby High Street

Figure 13: Parking Facilities

Housing

The housing stock in both villages is characterised by a dominance of detached houses and an absence of terraced housing. Red brick with subordinate yellow brick and render facades, and red and concrete pantiles with subordinate rosemary tiles and grey slate are the dominant building materials (c.f. Belchford and Fulletby Design Code, 2022). UPVC and timber are used for window fixtures.

Belchford

For Belchford detailed housing data are provided by 2011 Census. In 2011 there were 125 properties of which 6 properties were not occupied on Census day in 2011 either because they were second/holiday homes or derelict. The majority (97, 77.6%) were detached or semi-detached (24, 19.2%). The remaining 4 properties (3.2%) are both flats in a commercial building or caravans/temporary residences. A survey of the Belchford housing stock by the NDP team in June 2022 indicates that 14 new properties have been built following the 2011 Census Day, two of which replaced derelict cottages taking the total housing stock to 137 properties. Of the 14 new properties 10 are detached and 4 semi-detached (2 pairs). All have 3 or more bedrooms. The survey by the NDP team also identified that 31 properties are bungalows (22.7%).

Census 2011 data shows that residents of Belchford mainly live in dwellings they own (88 households, 73.9%) of which a large proportion (55 households, 46.2%) are owned outright. The

remaining properties are largely rented from both private (17 households, 14.3%) and social landlords (11 households, 9.2%). Some 2 households live rent free (1.7%).

Fulletby

In the absence of published 2011 Census data housing stock information for Fulletby was collected by the NDP team in June 2022. There are a total of 47 properties including 4 which are exclusively commercial. Of the 43 exclusively residential/mixed use properties the majority are detached (36, 83.7%) or semi-detached (6, 14.0%). One property (2.3%) is a caravan/temporary residence. Some 8 (18.6%) of the 43 residential/mixed use properties are bungalows.



Agriculture

The Lincolnshire Wolds in Belchford and Fulletby parishes is principally intensively farmed. The land is primarily utilised by several large arable farms that mostly grow wheat, barley, rape, sugar beet and turnips in rotation. The principal farms in Belchford are Glebe Farm, East Farm, Manor House Farm and White House Farm whilst in Fulletby they are Grange Farm, Manor Farm, Upper Glebe Farm and Vere Farm run by 8 farming companies. In addition, large areas are set to grass and used to either graze beef cattle and sheep, or to produce silage and hay. There is a large, free range egg-producing business on the outskirts of Belchford and a duck-rearing business in Fulletby. Both businesses have been established for many years. A large chicken hatchery is located in Fulletby that supplies hatchlings to the national chicken meat and egg producing industries.

A small cider orchard has recently been established in Fulletby close to Hoe Hill with future plans to develop an on-site cidery and orchard tours.

Several hundred acres of land in both parishes have been placed in environmental schemes. They are used to grow mixed woodland and native flowers.

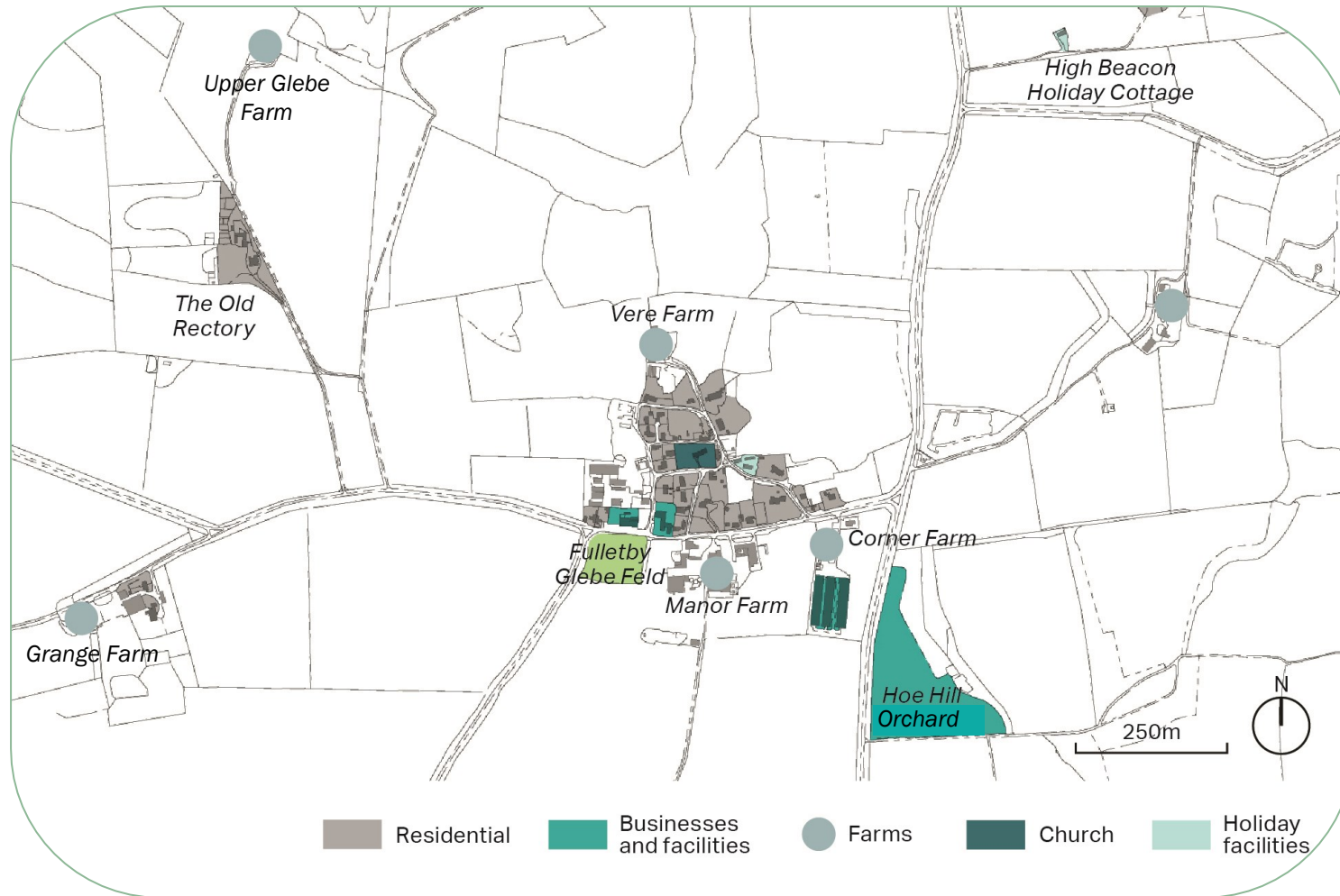




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Figure 14: Belchford facilities, green areas and farms

Background & History 03



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Figure 15: Fulletby facilities, green areas and farms



Figure 16: Belchford and Fulleby farms

Background & History 03

Tourism

The rolling hills, panoramic landscapes, quiet country lanes and unspoilt traditional villages of the Lincolnshire Wolds AONB are popular with local, national and international tourists. The majority of tourists walk the many Public Rights of Way (PRoW's) that criss-cross the AONB, cycle its quiet country lanes or ride horses on the wide grass verges that are a characteristic of the area. The nationally significant, long distance Viking Way PRoW is particularly popular, especially with holidaymakers and Ramblers Groups. Many published circular walks ranging from approximately 6 to 16 kilometres in length start at either Belchford or Fulletby. Increasingly, as part of their walk visitors are drawn to Hayes Furlong Wood where they can enjoy star watching from the natural observatory.

Both St Peter and St Paul Church in Belchford and St Andrews Church in Fulletby attract many visitors, usually as a rest point on a walk. St Andrews is especially busy because it contains a commemorative memorial to Henry Winn, a regionally recognised poet and historian who was a long-standing resident of Fulletby in the 19th Century. He is notable as being England's longest serving parish clerk. Tea and coffee making facilities are also available in both churches.

Whilst the majority of visitors are day trippers many choose to stay overnight in Belchford and Fulletby parishes in self-catering holiday accommodation. There are currently 10 holiday lets in Belchford and 6 in Fulletby which provide an ideal base for

exploring East Lindsey and beyond. 7 of the holiday lets in Belchford are located on Flintwood Farm holiday complex c.2km northwest of Belchford village, whilst 3 lets in Fulletby are sited in Bray Holiday Cottage complex in the heart of the village. East Farm in Belchford is a Certified Caravan Site. The Blue Bell Inn is a draw for many visitors from far and wide and serves as a focal point to our community.





Blue Bell Inn, Main Road,
Belchford



Bray Holiday cottages, Paradise Lane,
Fulletby

Figure 17: Tourism businesses

04

Welcome to The Lincolnshire Wolds

Stories in the Stones

The local greenstone, Spilsby Sandstone which weathers to a soft olive green colour, for the church of St Peter & St Paul probably came from the hills and holes area to the south of the village, whilst flint from farmers' fields has been used to create a cairn, constructed with the help of local school children and hiding a time capsule within.



The village has had a figure of eight layout since the Neolithic period; polished stone axes and flint tools from this time have been found in the parish. The community have worked to protect this key layout feature by creating a recreation area available for all to use in one circle of the "8" and continue to protect the other end behind the Blue Bell Inn. The community has also re-instated the green triangle in front of the Inn to how it was in the early 1900's, enhancing the feature with a bench and tree.

Neave Charity

A settlement since prehistoric times

Belchford, originally a Danish name 'Belt's ford', nestles in the valley of the River Waring at the foot of the chalk escarpment.



Nicholas Leach – the fiery ecclesiastic

When Henry VIII ordered the dissolution of the monasteries in 1536, it was rumoured that the village church treasures were at risk and that sheep would be taxed. The Belchford parson, Nicholas Leach and his brother William joined the Lincolnshire Rising, which started in Louth on 1st October and quickly spread to Horncastle. Nicholas raised men to join the 3,000 who marched on Lincoln. Their demands were rejected and the rebellion collapsed. Nicholas and other ringleaders were hung, drawn and quartered at Tyburn in London.



The South Wold Hunt

Belchford has been associated with the South Wold Hunt.

CONSULTATION & EVIDENCE

04 Consultation and Evidence

The BFNDP represents the majority wishes of adults resident in Belchford and Fulletby parishes in the period June 2021 to June 2022 who were consulted extensively during this period. Further evidence has been gathered through analysis of 2011 Census data, the ELDC planning portal, surveys conducted for the 2004 Belchford and Fulletby Parish Plan, and surveys of the parishes by the BFPC NDP team.

Consultation events

Three consultation events were held with the residents of Belchford and Fulletby, all designed to encourage the community to engage with the NDP, to identify development and well-being issues within the community and especially to formulate policy concepts desired by the villagers. All events were held at Belchford Village Hall and were advertised on notice boards, billboards placed on grass triangles within the villages, and on village Facebook and WhatsApp groups. The events were:

- *Public meeting* held on 11th December 2021: this meeting was attended by 28 residents. A PowerPoint was presented that focused on the results on Survey 1 and outlined Survey 2 which was subsequently distributed to the community (see below). Paper copies of the 2018 ELDC Local Plan, of historical

survey data and parish maps were available for discussion at this meeting.

- *Extended Public Forum* at the bimonthly Parish Council meeting held on 20th January 2022: this meeting was attended by 8 residents in addition to parish councillors. An update on NDP progress was presented.
- *Public meeting* held on 26th March 2022: this meeting was attended by 34 residents. A PowerPoint was presented that documented and illustrated the policies that have subsequently been written into this NDP. Large-scale parish maps were laid out at this meeting onto which attendees were encouraged to mark policy ideas.

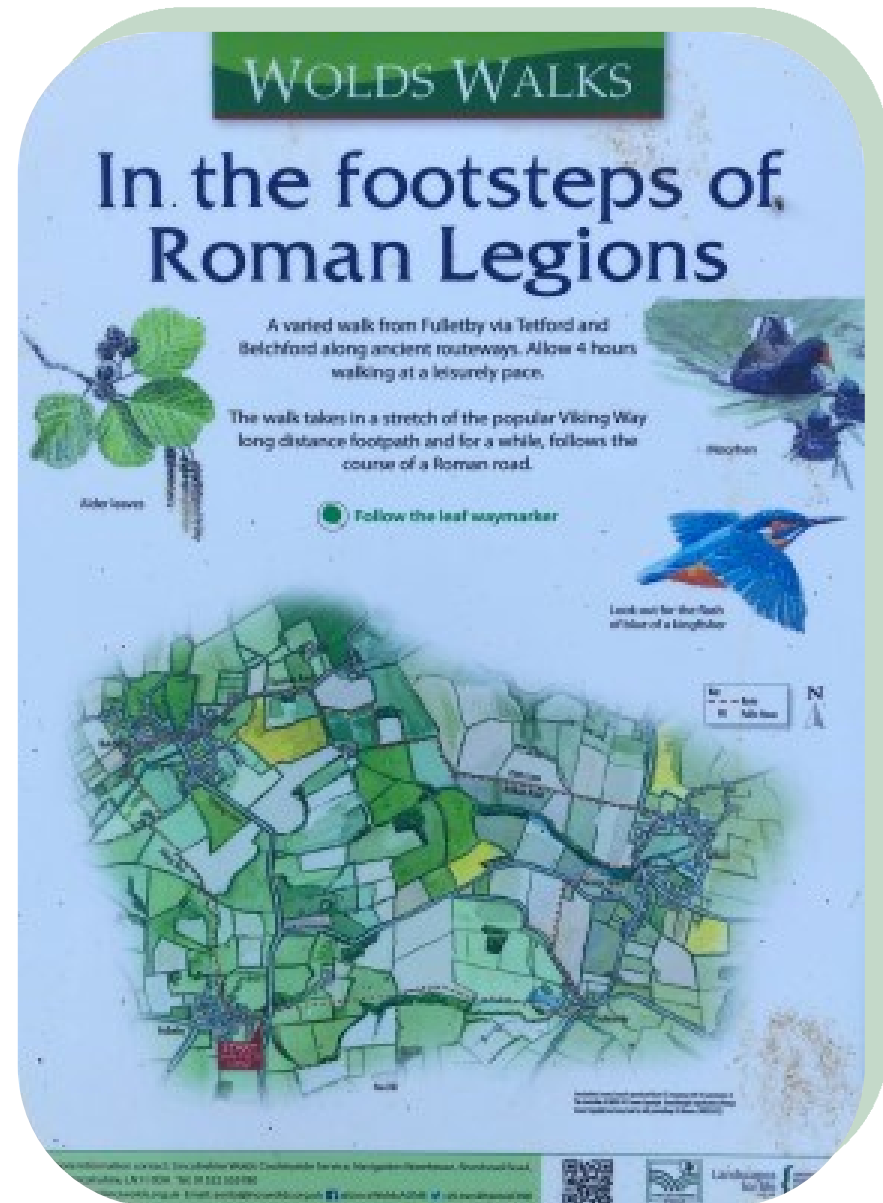
Material presented at the 3 consultation events is available on the Belchford and Fulletby NDP website (www.belchfordandfulletbyplan.org).

Evidence

Between July 2021 and June 2022 three surveys were hand-distributed to all residents and business owners of Belchford and Fulletby. These surveys were available to complete on both paper forms and online. All surveys were widely advertised on notice boards, billboards placed on grass triangles within the villages, and on village Facebook and WhatsApp groups. The surveys were:

- *Survey 1*: run from July to November 2021 this survey assesses the appetite for the residents of Belchford and Fulletby to have an NDP, identifies fundamental issues that the residents see as being key to future development in their communities and begins the process of formulating NDP policy concepts. Preliminary results of Survey 1 were presented at parish council meetings in September and November 2021.
- *Survey 2*: run from December 2021 to March 2022 this survey asks specific questions on NDP policy concepts. The outcomes of this survey were used to guide and write the final policies in this NDP.
- *Survey 3*: run from March to July 2022 this survey was specifically designed to address issues important to businesses located within the parishes and to external stakeholders including East Lindsey District Council and the Lincolnshire Wolds Countryside Service.

The outcomes of the 3 surveys are available on the Belchford and Fulletby NDP website (www.belchfordandfulletbyplan.org).





05

THE KEY ISSUES

05 The Key Issues

The three surveys conducted by Belchford and Fulletby Parish Council in the period July 2021 to June 2022 have identified a number of key issues. It is these issues which form the rationale of the policies in the BFNDP.

Housing

Whilst a sizable minority of residents would prefer to see no new residential development in the parishes the majority view is that change is vital for the communities to prosper both economically and culturally. It is recognised that the majority of properties in both parishes are 3 and 4 bedroom houses that are unaffordable for many people, especially for young families. There is a desire going forward that this imbalance is redressed by encouraging the building of more affordable smaller properties.

It is also recognised that the character of both Belchford and Fulletby has largely evolved by the building of individual properties, the vast majority of which have direct roadside frontage. There is a notable absence of estate-style developments containing more than 5 houses. The community strongly desires to keep it this way.



Sustainability

It is recognised by our residents that communities such as Belchford and Fulletby should always be sustainable through regeneration. The majority believe that to stay the same is never an option. To achieve a sustainable community the majority of resident's desire:

- A wide range of housing stock, both old and new, where owners and occupants are encouraged and incentivised to maintain and to improve their properties.
- Local employment opportunities that would improve the prosperity of the communities and as such generate local wealth.
- Places to work within the parishes which requires entrepreneurs to establish and grow viable businesses. The development of small retail and commercial units in our communities is considered vital.
- Affordable green energy schemes, which should be encouraged and the energy offered to our communities at preferential rates.
- Improved infrastructure which is often neglected so some emphasis on roads, water supply, drainage and sewerage, and reliable high-speed broadband is required (*c.f.* Infrastructure).

Collectively these factors will help to sustain our communities by attracting inward investment and new younger residents which would lead to some economic growth and perpetuate the vibrant communities we have today.



Infrastructure

The infrastructure of Belchford and Fulletby parishes is considered by a majority of residents to be a limiting factor to future development in the villages. Factors which have an impact on development are:

- **Road network:** Belchford and Fulletby parishes are serviced by a network of single track roads, of which only Furlongs Lane linking Belchford to Fulletby has occasional passing places. Roads within the villages are also single track. Both passing and turning places are limited and, with the exception of Belchford Village Hall and space outside the Blue Bell Inn in Belchford, parking is limited. Many of the roads are in a poor state of repair with collapse and potholing of road edges being both extensive and an ongoing problem.
- **Water supply:** mains drinking water is supplied to both villages by Anglian Water. In Fulletby water is pumped from the Tetford valley to a water tower located at the eastern end of High Street. This is used to maintain water pressure and holds roughly 3 days' supply for the current housing stock. The capacity of the water tower is a limiting factor to development in Fulletby.
- **Sewerage:** most of Belchford is serviced by a mains sewerage grid that feeds into a sewerage works on Fulletby Road. The capacity of the pumping station is limited. Fulletby is not on mains sewerage. Households have to rely on their own septic tanks/bio-digester sewerage units.

- **Drainage:** surface water from both villages drains into a pipe network before flowing into nearby water courses. In both villages the drain network dates back to Victorian times and is prone to blockage and collapse.
- **Broadband:** In June 2022 both Belchford and Fulletby are serviced by FTTC mixed glass fibre-copper cable broadband which delivers download speeds up to 67mB/s depending on distance from village telecommunications cabinet and the specification of the contracts held between individual households and their chosen ISP. FTTC is prone to outages as a result of water ingress into the copper cable network during poor weather. Belchford and Fulletby Parish Council are, with the support of the residents, making attempts to secure FTTP full fibre broadband with download speed of up to 1000mB/s for both villages. This is considered vital by many to enable effective home working and to attract businesses to the parishes.



Facilities, Amenities and Services

It is recognised that Belchford and especially Fulletby lack any significant facilities or amenities which is consistent with their size and rural character, and also close proximity to the market towns of Horncastle and Louth. Thriving public-facing business such as the Blue Bell Inn in Belchford are considered to be vital to both the economy and well-being of the community. The Blue Bell Inn forms a hub of community activity. Residents would like to see more public-facing businesses such as farm shops and nurseries established in the parishes.

The Belchford and Fulletby Village Green, Hayes Furlong Wood and Fulletby Glebe Field form vital community hubs and are used for community events as well as informal outdoor meeting places for families and dog walkers alike. There is strong desire to develop a children's play area on the Belchford and Fulletby Village Green in order to support increasing numbers of children in the villages.

Indoor facilities are principally provided by Belchford Village Hall, although the Church of St Peter and St Paul in Belchford and St Andrews Church in Fulletby do provide additional venues. The village hall is well used by a variety of community, sport and social groups.

Commercial Development

The limited employment opportunities in both Belchford and Fulletby for residents and workers from outside the parishes alike is an emotive issue. Few residents of working age with families are employed by existing businesses. This reduces the vibrancy of the villages and contributes to the elderly-skewed demographics reducing their sustainability. A majority of residents support the development of small quiet and non-intrusive businesses in the villages, especially those that repurpose existing redundant or derelict properties, and those that are located on brown field sites. There is a strong desire for the siting of tourism businesses such as holiday cottages, bed and breakfasts and bicycle hire businesses in the parishes which is not surprising given the location in the Lincolnshire Wolds AONB.



Renewable Energy

The strong and growing scientific evidence for climate change in response to human-induced global temperature rise resonates strongly with the residents of Belchford and Fulletby. They are overwhelmingly supportive of new developments that mitigate CO2 emissions by:

- Use of energy-efficient design and building materials.
- The installation of solar panels and/or ground/air-sourced heat pumps in all new properties.

Whilst many residents do not support large-scale, visually intrusive, commercial wind turbines, solar farms or biomass energy schemes within the parishes low visibility developments are welcomed. A community solar energy installation, the Belchford Solar Energy Cooperative set-up in 2015, already exists in Belchford village. It is installed on the roofs of barns on Glebe Farm and provides reliable local electricity. There is desire to expand this scheme and to build similar infrastructure elsewhere in the parishes.

Landscape

The majority of residents of Belchford and Fulletby have a strong desire to preserve the landscape and natural environment of the villages and surrounding countryside. In particular, it is considered important to:

- Retain the low-density housing character of both villages which is defined by green spaces between widely-spaced

buildings that allow panoramic views of open countryside from the hearts of both villages. In Belchford housing density ranges 4 to 10 dwellings per hectare whereas in Fulletby it is slightly lower at 3 to 8dph (c.f. Belchford and Fulletby Design Code, 2022).

- Preserve wide grass verges which extend into the villages from the network of narrow arterial roads that criss-cross the parishes. These contribute to the views of open countryside.
- Retain and preserve the long-established mixed species hedgerows that not only define the boundaries to fields but provide an invaluable wildlife habitat. Many hedgerows also define the location of footpaths in the parishes.
- Preserve large mature deciduous trees in both villages, especially in Fulletby which is heavily wooded. There are currently no tree preservation orders (TPO's) in either parish.



Heritage

Heritage is important to the residents of Belchford and Fulletby. The surveys identified two key issues:

- There is a strong desire to retain the housing distribution and character of the villages which today, and in the past, is defined principally by development of properties with direct roadside frontage along the long-established arterial roads in the villages. Property setback from road frontages is varied and contributes significantly to the rural character of the villages (*c.f.* Belchford and Fulletby Design Code, 2022). There is a notable paucity of both tandem and estate-style developments and limited desire for them.
- The preservation of the historic ‘figure of eight’ road network in Belchford. Both loops are bordered by road frontage housing and, importantly lack development in their open green centres. This historic housing pattern contributes to the open, low-density character of Belchford.





06

VISION & OBJECTIVES

06 Vision and Objectives

The vision for the BFNDP is to permit sympathetic residential and commercial development that retains the integrity and character of the villages, and which enhances the economy of their communities.

Objectives

The BFNDP shall enable local people to influence future development in the Neighbourhood Area for the benefit of the whole community and the surrounding natural environment.

All development should deliver an element of community well-being, in other words developments should promote social and environmental benefits for the community as a whole, as well as serving the interests of the individual developer. These encompass:

- *Social goods*: the interests of the human inhabitants such as jobs, a quality-built environment, community facilities and services, diversity of housing and easy access to the countryside.
- *Environmental goods*: the wider interests of the natural world such as habitat preservation/creation and encouragement of flora, fauna and soil to thrive, and efforts to combat climate change at a local level.

These two broad areas of community interests can be regarded as 'benefits'. They are not mutually exclusive and are often symbiotic.

The BFNDP shall promote community well-being by presenting our community's wishes and priorities for proposed development in the Neighbourhood Area, to:

- **Guide** planning applicants to develop their plans so that they will deliver social and environmental goods for everyone in addition to serving the interests of the individual developer.
- **Steer** planning authorities toward taking into account community benefits when assessing planning applications.



Mission Statement

Belchford & Fulletby Parish Council shall, through the **Neighbourhood Development Plan**, work with **Partners** across several **Themes** to promote **Social and Environmental Goods** that will deliver **Community Wellbeing**.

Themes

Social and environmental goods are delivered through what can broadly be described as themes. These are:

Housing: a diverse housing stock is required to maintain a vibrant demographic.

Business and Enterprise: encouragement of business development that is appropriate to a rural area by supporting initiatives that deliver social goods and discourage development that would risk turning Belchford and Fulletby into 'commuter villages'. Provision of quality local employment, including protection of existing local employment and the creation of new jobs.

Social Amenities: recreational facilities, footpaths, public spaces and other facilities such as Belchford and Fulletby Village Green, Fulletby Glebe Field, Belchford Village Hall, the Blue Bell Inn and shops.

Tourism: sharing our parishes with others and bringing in income.

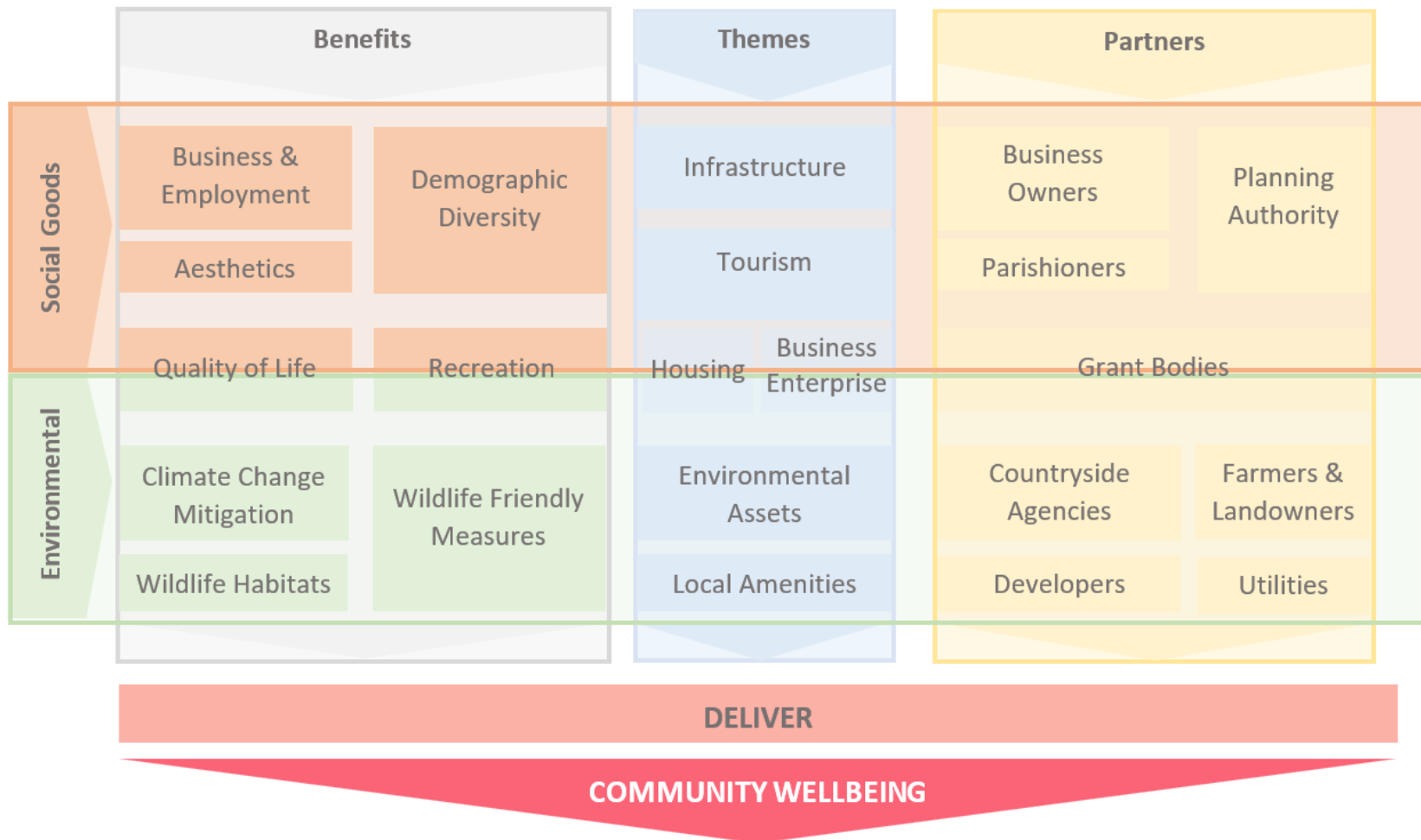
Infrastructure Projects: promotion of measures that would enhance the quality of life for parishioners, for example faster/more reliable broadband and improved utilities.

Environmental Assets: these include the Hayes Furlong Wood, Jubilee Copse located on the Viking Way between Belchford and Fulletby parishes, wide roadside verges, as well as environmentally-friendly operating measures for home, business and agriculture.

Partners

Delivery of social and environmental goods cannot be by the Parish Council alone. BFPC shall work with partners to realise these community benefits. Our partners are:

- Parishioners
- Developers
- District and County Councils
- The Lincolnshire Wildlife Trust
- Lincolnshire Wolds Countryside Service
- Grant-funding bodies
- Utility providers
- Farmers and landowners
- Business owners
- Community groups



Belchford & Fulletby Parish Council shall, through the NDP, work with Partners across several Themes to promote Social Environmental Goods, that will deliver Community Wellbeing.

Approach

Every potential development should take into account the requirements of BFNDP and state how it would affect the social and environmental concerns of the community, in terms of positives and negatives, i.e.:

- How does the development impact community well-being? What existing social and environmental benefits does it compromise? For example:
 - Does it endanger habitats or social amenities?
 - Does it change the character of the built environment?
- How does the development support community well-being? For example:
 - Does it promote diversity of housing or provide quality local jobs?
 - Does it include measures to combat climate change such as use of green energy?

The BFNDP does not specify discrete physical areas for development or non-development; this is impractical in such a small area and is divisive.

BFPC intends to support these efforts by using planning policy to redress the current imbalance of development by encouraging sustainable development, diverse demographics and cultivation of social and environmental benefits for the community. Therefore when considering planning applications:

- We *will support* development that provides a range of housing types and sizes which meet the needs of the whole community and adds to the architectural quality of Belchford and Fulletby.
- We *will support* development that reflects the character of the villages by retaining a roadside frontage.
- We *will support* development that respects the historic form of the villages, for example the Belchford figure of eight loops around open undeveloped centres.
- We *will support* developments of smaller residential dwellings or residential developments which incorporate some form of business use.
- We *will support* appropriate rural enterprise and business developments that bring income and jobs to the parishes.
- We *will support* appropriate rural enterprise and business developments that provide amenities/services for locals and visitors alike.
- We *will support* development that does not affect identified views, historic buildings and open green spaces.



07



Policies

07 Policies

The BFNDP contains nine policies that are specific to Belchford and Fulletby which aim to encourage controlled and sustainable development in the parishes, and to protect and enhance the quality of life for their resident communities.

Strategic Policy BF1: Protected Historic Features

Development will be supported where it does not have a detrimental impact on English Heritage listed buildings, and also buildings of historic, cultural and architectural importance included on the ELDC Local List, as well as the site of the medieval village in Fulletby which is of archaeological importance.

Great weight will be given to the conservation and enhancement of these statutorily protected, designated historic assets.

Development proposals causing harm or loss to these assets will require clear and convincing justification. Accordingly, development proposals which adversely impact on the continued preservation, conservation and use of these assets will only be permitted in wholly exceptional circumstances where:

- The proposals comply with other relevant planning policies.
- The proposed development will result in substantial benefits that outweigh the loss of, or damage to, the historic asset.



Rationale

The protected historic features within Belchford and Fulletby which include the site of a mediaeval village, a distinctive and unique pub sign and wrought iron railings as well as locally important buildings contribute significantly to the rural, and historic identity and culture of the villages. Strategic Policy BF1 aims to protect this character by ensuring that development adjacent to, and overlooking of, these features is not detrimental to them.



Evidence

Strategic Policy SP11 – Historic Environment of the 2018 ELDC Local Plan or its replacement ‘protects and enhances heritage assets and their setting’ across East Lindsey. It has ‘particular regard to the special architectural or historic interest and setting of the Districts Listed Buildings’.

The Lincolnshire Wolds AONB Management Plan (2018-2023) recognises that villages within the Lincolnshire Wolds are under pressure from insensitive development including infill and asks that Design Codes are used for ‘planning and development management’. The Management Plan recognises that village character including churches is under pressure from insensitive development including infill and recommends that Design Codes are an effective planning and management tool. It also considers ‘deserted medieval villages’ as worthy of protection.

Both the Belchford- and Fulletby-specific Design Codes within the Belchford & Fulletby Design Code (2022) state that ‘development is vigorously discouraged in the historic parts of the village(s) and must be sensitive to existing listed buildings’. The Fulletby design code specifically refers to the ‘medieval (village) remains’ and ‘ancient grassland’.

Strategic Policy BF2: Protected Views

Development will be supported where it maintains and enables identified important views of the Lincolnshire Wolds AONB. The following views, as shown in Figure 18, have been identified as worthy of protection:

Belchford

Views from the centre of Belchford village looking:

- West and southwest from both Main Road and Fulletby Road toward the Church of St Peter and St Paul and beyond to Hills and Holes, and to Fulletby.
- North over Park Hill from the stone cairn at the junction of Main Road and Fulletby Road, and a similar view from the western end of Main Road c.50m west of the junction with Ings Lane.
- East from Dams Lane toward Belchford Hill.
- East from Narrow Lane toward Belchford Hill.

Fulletby

Extensive and far-reaching views of surrounding Lincolnshire Wolds AONB from the corners of this hilltop village. These are:

- Northward towards Belchford along the Viking Way at the northern limit of School Lane.
- Eastward to Hoe Hill and the Lincolnshire/north Norfolk coasts beyond at the T-Junction of High Street and the Belchford-Greatham Road.
- To the northwest looking out toward Stenigot/Donnington on Bain from the northern limit of Mill Lane.

- To the west and south to the Lincoln edge & Cathedral and Woodhall Spa and Fens from the T-Junction of High Street/Hemingby Road and Horncastle Road close to the Fulletby Glebe Field.

Of equal importance are the views to Belchford and Fulletby and their context within the wider landscape. This policy protects these views.

Rationale

Belchford and Fulletby villages are small rural communities located in the heart of the Lincolnshire Wolds AONB that have historically developed around a network of minor roads dating back to medieval times. Historically, developments have been largely widely-spaced and therefore have limited impact on views across the villages and out to the surrounding countryside which contributes to their rural charm and character. The aim of this strategic policy is to protect this character. Any proposal impacting the identified protected views should have a convincing and compelling justification.

Evidence

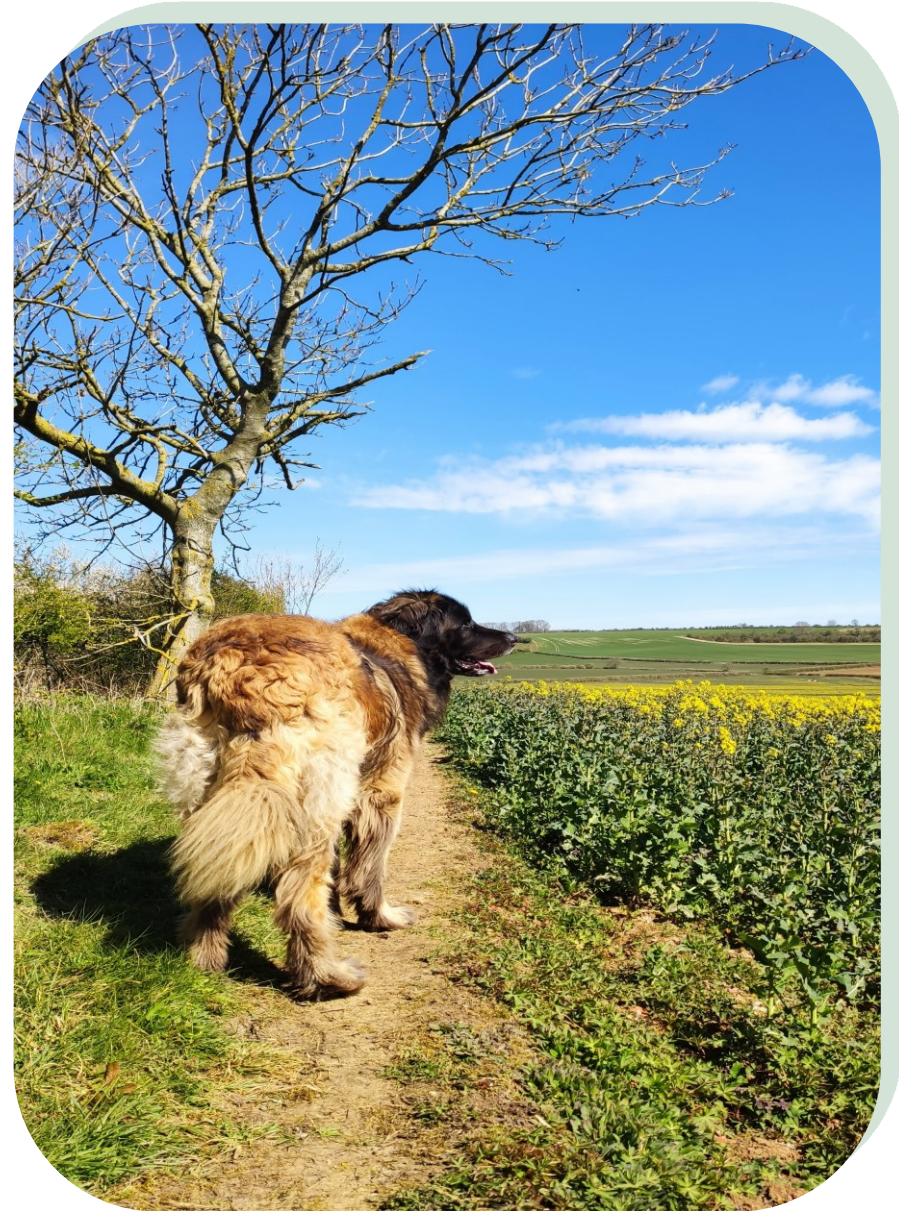
Strategic Policy SP23 – Landscape of the 2018 ELDC Local Plan or its replacement ensures that the ‘distinctive character of the District’s landscapes whether they are of cultural, natural or historic significance’ are not compromised. In particular, it offers ‘the highest level of protection to the Lincolnshire Wolds AONB’. Strategic Policy SP25 – Green Infrastructure of the 2018 ELDC Local Plan or its replacement will only permit development on

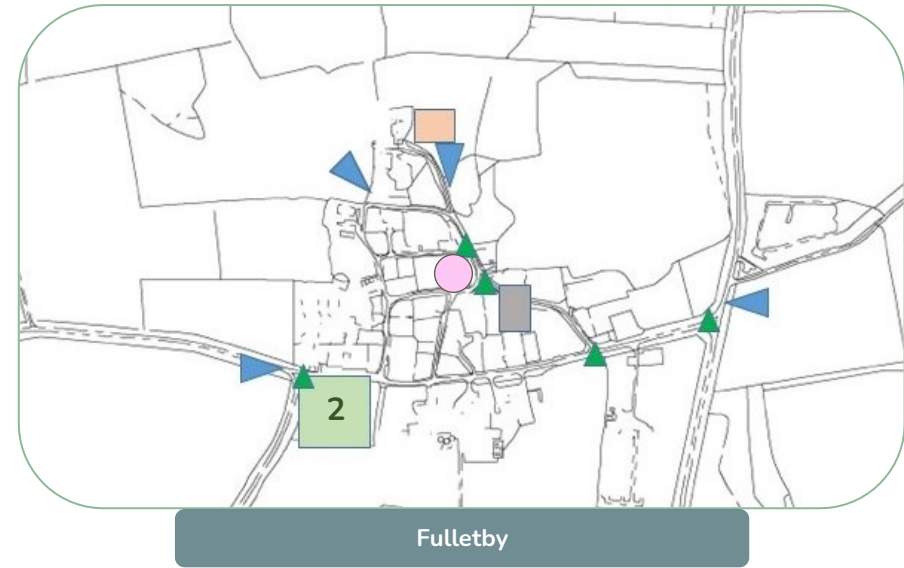
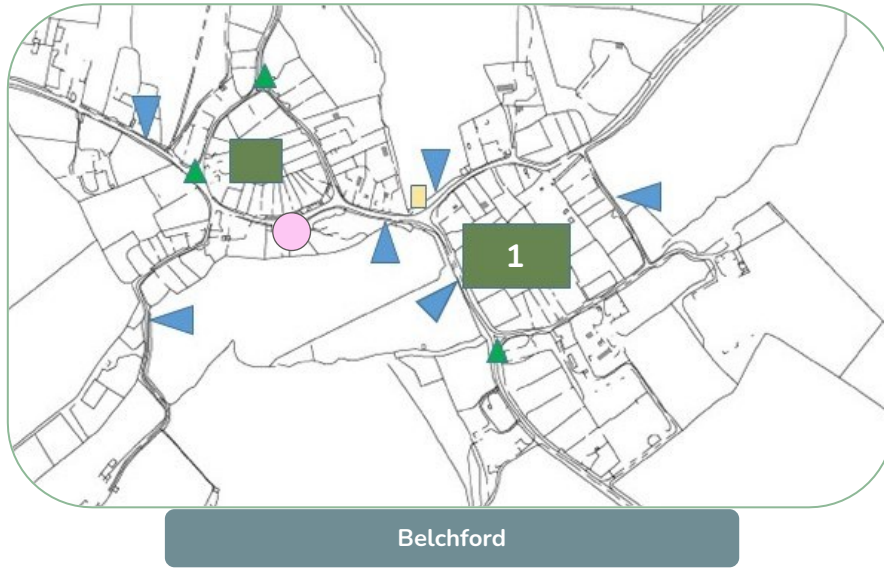
open spaces provided unacceptable harm will not be caused to those spaces that provide 'a frame for or enabling an important view'.

Section 2.2 of the Lincolnshire Wolds AONB Management Plan (2018-2023) states that the 'Wolds has a strong unity of visual character, characterised by' a number of features including 'sweeping views' and 'wide grass verges'. It also states that 'surviving areas of semi-natural habitats, including grassland and ancient woodland, are very limited, but nonetheless are of particular importance'. This management plan supports the preservation and management of ancient woodland, hedgerows and ancient grassland including roadside verges.

Design Code A2 of the Belchford & Fulletby Design Code (2022) states that 'designers must consider the landscape and rural character of the villages as a main feature to be preserved and enhanced' whilst Code A3 asks that developers 'consider the rural character of the villages as a distinctive feature' of the villages. Both the Belchford- and Fulletby-specific Design Codes specifically state that 'views of the Lincolnshire Wolds AONB are a distinctive feature of the village(s) and must be protected'.









Respondents to BFPC Surveys 1 and 2 have an overwhelming desire to protect, retain and preserve open and unrestricted views of the Lincolnshire Wolds AONB countryside from Belchford and Fulletby villages. They also wish to preserve space, light and views between houses in order to help retain these views, especially in historic parts of the villages.





1: Green centre in the larger loop is the site of Belchford and Fulletby Village Green

2: Site of Fulletby Glebe Field

-  Important views
-  Grass triangles
-  Mixed deciduous woodland
-  Open green centres to historic 'figure of eight' road network
-  Fulletby Glebe Field
-  Site of medieval village
-  Stone Cairn
-  Churchyards

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Figure 18: Map of Protected Views and Local Green Spaces



Views south and southwest toward Hills & Holes, and Fulletby from Main Road and Fulletby Road



Views north toward Park Hill from the eastern and western ends of Main Road



Views east toward Belchford Hill from Dams and Narrow Lanes

Figure 19: Belchford Protected Views



View east toward Hoe Hill and the Lincolnshire/Norfolk coasts



View north along the Viking Way toward Belchford



View northwest toward Stenigot and Donnington on Bain



View west toward Lincoln edge and cathedral

Figure 20: Fulletby Protected Views

Strategic Policy BF3: Protected Local Green Spaces

Development will be supported where it does not negatively affect eighteen identified open green spaces of importance in Belchford and Fulletby illustrated in Figure 18. These are:

Belchford

- The open undeveloped green centres to the 'figure of 8' road layout defined by two loops; the larger loop bound by Fulletby Road-Narrow Lane-Main Road and the smaller loop bound by Main Road-Chapel Lane-Ings Lane. Belchford & Fulletby Village Green forms a well-defined and maintained green space in the centre of the larger loop, whereas the centre of the smaller loop, accessed from the rear of the Blue Bell Inn, is privately owned.
- The churchyard of St Peter and St Paul.
- The Hayes Furlong Wood (location shown on Figure 14).
- The 3 grass triangles (just the triangles, not adjacent verges) located at the junction of Furlongs and Narrow Lanes, outside the Blue Bell Inn, and the junction of Ings and Chapel Lanes. Specifically development will not be supported that necessitates widening of the roads leading to the loss/removal of the grass areas. These grass triangles are considered to be an essential natural element of Belchford.
- The stone cairn (just the cairn, not the verge).

Fulletby

- The village owned Glebe Field.
- St Andrews churchyard.
- The footprint of the mediaeval village.
- The 5 grass triangles (just the triangles, not adjacent verges) located at both the western and eastern ends of High Street, and at the junctions of High Street and Paradise Lane, Church Street and Paradise Lane, and Chapel and School Lanes. Specifically development will not be supported that necessitates widening of the roads leading to the loss/removal of the grass areas. These grass triangles are considered to be an essential natural element of Fulletby.
- A small mixed deciduous woodland down Paradise Lane.

Rationale

The historic character of Belchford and Fulletby is defined by the green spaces, both large and small, within the villages which helps to give these settlements a sense of place within the natural landscape of the Lincolnshire Wolds AONB. In particular, within Belchford the open green centres to the 'figure of eight' road network, and in Fulletby the natural woodland contribute significantly to the wide spacing of developments. The aim of this policy is to protect this character. Developments which conserve and enhance the natural environment will be given greater consideration.

Policies 07

Evidence

Strategic Policy SP25 – Green Infrastructure of the 2018 ELDC Local Plan or its replacement is crucial in ‘protecting and safeguarding all greenspace identified’ and will only permit development on ‘open spaces provided unacceptable harm will not be caused to their appearance, character or role in providing’ various factors including ‘an important element in the street scene or a well-defined visual relief in an otherwise built up frontage, particularly in the case of ribbon development extending into the countryside’ and ‘an informal amenity or recreation space’.

The Belchford-specific Design Codes within the Belchford & Fulletby Design Code (2022) recommend that development should ‘preserve the distinctive figure of eight shape, keeping the circle centres as open areas’. The Fulletby-specific design codes state that ‘the tranquil and rural character of the village should be preserved by conserving native hedgerows in the village’ and that ‘grass verges and grass verge triangles must be preserved and considered an essential natural element in Fulletby’.

Respondents to BFPC Surveys 1 and 2 wish to preserve space, light and views between houses in order to help retain the character of the villages. In particular an overwhelming majority of respondents to Survey 2 wish to retain open green spaces within the centres to the two loops forming the distinctive ‘figure of eight’ road layout in Belchford.





Figure 21: Belchford grass triangles



Stone cairn and wide grass verge at the junction of Main Road and Fulletby Road

Figure 22: Important Belchford features

Policies 07



Triangle at the junction of High Street and Hemingby Road/Horncastle Road



Triangle at the junction of Paradise Lane and Church Street



Triangle at the junction of High Street and Furlongs Lane



Triangle at the junction of School and Chapel Lanes



Triangle at the junction of High Street and Paradise Lane

Figure 23: Fulletby grass triangles



Mixed deciduous wood on Paradise Lane



Heavily wooded character of Fulletby village

Figure 24: Fulletby woodland

Strategic Policy BF4: Settlement Density

Development will be supported in Belchford and Fulletby villages where it conforms to the following criteria:

- The development exploits infill sites which are located within the developed footprint of the villages which, where possible to do so, have direct frontage to the existing historical road network avoiding the construction of any new access roads. Development of brown field sites is preferred.
- The development does not adversely affect the low-density rural character of the villages in which houses are generally spaced well apart with large gardens that allow light and views between houses ensuring positive amenity for the street scene.
- It does not have an adverse effect on the amenity of neighbouring properties or businesses; for example by restricting vehicular access, especially to emergency vehicles.

Rationale

Belchford and Fulletby are not identified as growth villages in the 2018 ELDC Local Plan. However, nonetheless, planning permission for residential properties continue to be granted, most plots being on green field sites, increasing housing density within the developed footprint of the villages.

Housing density is currently low in keeping with the rural character of Belchford and Fulletby. Analysis undertaken by AECOM for the Belchford and Fulletby Design Code (2022) indicates that in Belchford housing density ranges 4 to 10dph, with Dams and

Chapel Lanes having the highest densities. Views within both these streets are already reduced and partially restricted. Housing density is slightly lower in Fulletby, ranging 3 to 8dph. The highest density is on Mill Lane and the western end of Chapel Lane. Here views of the surrounding countryside are restricted.

The aim of this strategic policy is to retain the rural character of the villages by maintaining a low housing density and, in doing so, allow space, light and views between buildings.

Evidence

Strategic Policy SP4 – Housing in Inland Medium and Small Villages of the 2018 ELDC Local Plan or its replacement provides support for development within medium and small villages on the proviso that ‘brownfield sites that do not include areas of open countryside or adjacent open space are reused’ and/or it is ‘infill, frontage development of no more than 2 dwellings’. The use of brownfield land for development is also supported by Strategic Policy SP10 – Design whilst Strategic Policy SP11 – Historic Environment aims to ‘preserve or enhance heritage assets and their setting’. Strategic Policies SP4, SP10 and SP11 effectively limit increases in development density within the developed footprint of the villages.

A density study undertaken by AECOM provides detailed evidence that housing density is low in both Belchford and Fulletby. In part this reflects the dominance of detached properties within the villages. Design Codes A1 and A2 state that developments ‘must reflect the local character and features’ including the ‘landscape

Policies 07

and rural character' of the villages, whilst Design Code B2 points out that 'building scale and massing should be in keeping with the prevailing development pattern and not be overbearing on existing properties or deprive them of light, including overlooking or overshadowing'. These design codes aim to maintain current housing density in the villages. Furthermore, the Belchford-specific design codes specify that 'the rural and natural character of the village should always be preserved and enhanced by developing low density housing with space, light and views between houses' whilst the Fulletby-specific codes state that 'new development must be low density and allow space, light and views between houses'.

The East Lindsey Design Guidance (ELDC, 2012) sets out six key Design Principles relevant to settlements across East Lindsey. These complement and amplify the conclusions of AECOM's work in Belchford and Fulletby. Further, the Lincolnshire Design Guide for Residential Areas (Lincolnshire County Council, 1996) supports low property densities in villages in order to preserve their character.

An overwhelming majority of respondents to BFPC Survey 2 wish to keep housing density low within Belchford and Fulletby villages and in so doing retain space, light and views between houses that is a key characteristic of these rural communities. Similarly, a large majority of respondents wish that any future development is restricted to sites with frontage having direct access to the existing road network. There is strong opposition to any tandem or estate style developments which, with only three exceptions in Belchford and one in Fulletby, are not historically characteristic of the villages and necessitate construction of new access roads.



Strategic Policy BF5: Development Design

Infill developments in Belchford and Fulletby will be supported where:

- New properties are sited along the established building line unless additional landscaping or tree planting is being introduced to the street scene.
- The development is not excessively tall and hence does not dominate the street scene or overlook nearby properties.
- The development utilises a range of building materials that are historically characteristic of the villages and of the Lincolnshire Wolds AONB.

Rationale

The street scene in Belchford and Fulletby has a strongly rural character with a widely varied mix of house sizes, styles and building materials. The majority of properties in both villages are individual designs and builds. With few exceptions there are no small-scale estates. The vast majority of properties have direct access to the existing, long established road networks in the villages. Property setback from the roads is variable and many houses are widely-spaced with large gardens and boundary hedges. The aim of this strategic policy is to preserve this rural street scene.

Historically housing in both villages utilises a wide variety of building materials (*c.f.* Belchford and Fulletby Design Code, 2022).

Whilst red brick is the dominant build material, both yellow brick and render walls are common, and stone and timber frame are used in the villages. Similarly, roofs are constructed from red and concrete pantile, rosemary tile and grey slate. Windows are largely made of traditional wood although UPVC is increasingly common in both new builds and property renovations. In stark contrast, red brick and pantile form the bulk of 21st Century development in Belchford and Fulletby and, as such, are inconsistent with the Belchford and Fulletby Design Code (2022).

Evidence

The Design Code for Belchford and Fulletby prepared by AECOM provides detailed parameters too which new builds in both villages should adhere too. Code A1 states that developments must reflect the 'local character and features' of the villages whilst Code A2 requires that 'development must be respectful of local character features including the use of local materials for walls and roofs, fenestration, doorways, roof detailing, boundary treatment and set-backs'. Code B1 asks that designs 'respond to the context and character of the area'. These requirements are explained in detail by Code B2 which addresses design principles. Specifically it requires setback to be 'a maximum of 1.5m from adjacent buildings unless additional landscaping or tree planting is introduced to the street scene', that 'materials should reflect positive local characteristics and harmonise with adjacent buildings' and that 'variation between adjacent buildings to be a maximum of 0.5 storeys'.

The Belchford-specific design codes include recommendations that ‘development should enhance the mixed material character of the area. Beyond red brick, other materials such as yellow brick and render should be considered for walls, while red pantile, grey slate and rosemary tiles for roofs’. These requirements also apply to Fulletby.

Strategic Policy SP10 – Design of the 2018 ELDC Local Plan or its replacement supports ‘well-designed sustainable development which maintains the character of the District’s towns, villages and countryside’ by ‘the use of high quality materials and where the layout, scale, massing, height and density reflect the character of the surrounding area’.

Both villages have a history of repurposing redundant commercial and ecclesiastical buildings into houses and holiday homes. In Belchford a bakery, Primitive Methodist chapel, Wesleyan Methodist chapel, blacksmiths, the village primary school, several small farms and Post Office have all being converted whilst in Fulletby the village school, shop and public house are now residential properties. These properties retain a diverse mix of building materials.

In contrast, most modern buildings are built of red brick with red pantile roofs that are out of character with the historic street scene. In the 21st Century a total of 29 houses have been either constructed or awarded Full Planning Permission in Belchford and Fulletby parishes (c.f. Appendix 1, list of Full Planning Permission granted):

- In **Belchford** 20 large houses, each having a minimum of 3 bedrooms, have been built or are in the process of construction of which 16 are detached and 4 semi-detached. All of these properties are built of red brick and 17 have red pantile roofs. Only 3 have grey slate roofs.
- In **Fulletby** 9 large detached houses have been built, all with a minimum of 3 bedrooms. All are constructed of red brick and only 3 have grey slate roofs, the remaining 6 being constructed of red pantile.

The majority of respondents to BFPC Surveys 1 and 2 wish to retain the historical character of the villages by use of a wider range of construction materials and methods.



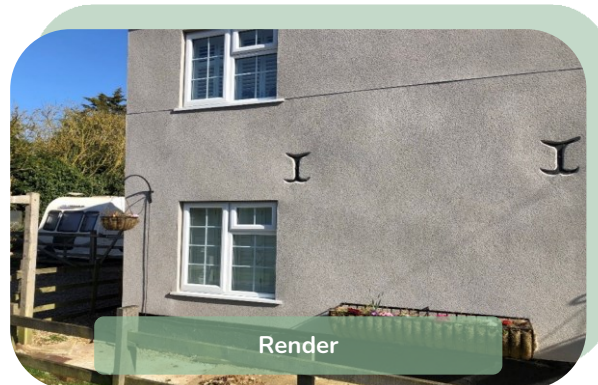
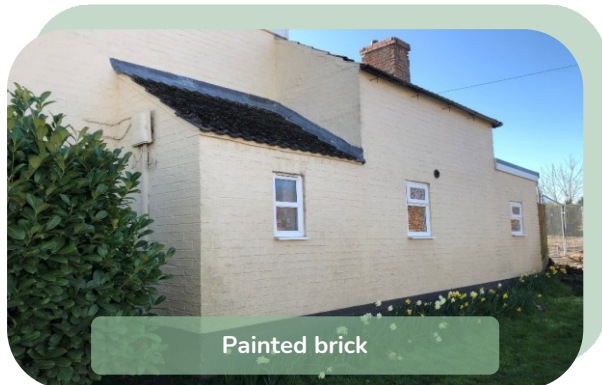
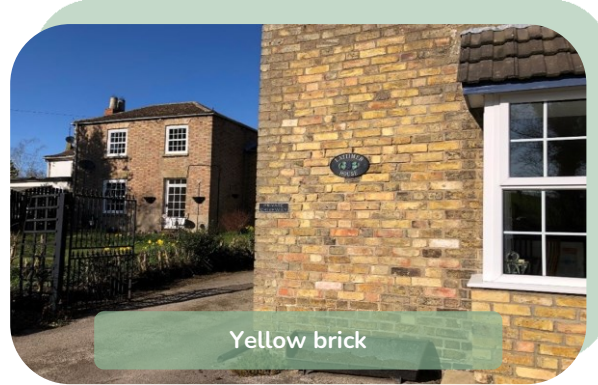
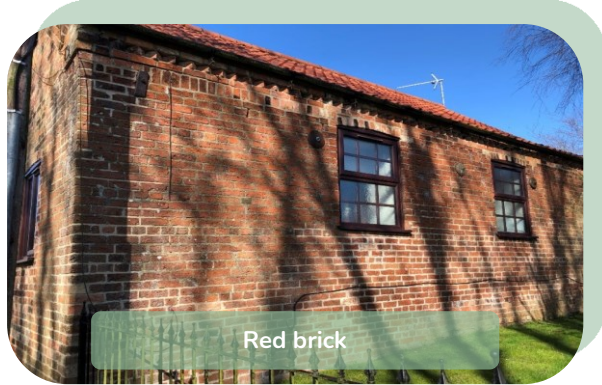


Figure 25: Traditional building style and materials



Figure 26: 21st Century building style and materials

Strategic Policy BF6: Housing Type

Development of lower-cost terraced and semi-detached houses as well as smaller detached cottages will be supported.

Rationale

The vast majority of properties in Belchford and Fulletby are large houses with 3+ bedrooms, most of which are detached. All 29 houses which have been either constructed or awarded Full Planning Permission in Belchford and Fulletby parishes in the 21st Century have 3+ bedrooms (c.f. Appendix 1, list of Full Planning Permission granted). Further, many small 2 bedroom cottages have been substantially extended. Large properties are unaffordable to many, especially young working families. Two bedroom terraced and small semi-detached properties form only a small fraction of the current housing stock contributing to an elderly-skewed demographic which this strategic policy aims to redress.

Evidence

Strategic Policy SP7 – Affordable and Low Cost Housing of the 2018 ELDC Local Plan or its replacement recognises that there is ‘an outflow of younger people’ from East Lindsey and therefore ‘supports starter home provision in conformity with National Planning Policy’. Specifically Strategic Policy SP7 ‘supports the delivery of affordable housing in the towns and large villages’.

A majority of respondents to BFPC Surveys 1 and 2 support the development of affordable 1 and 2 bedroom starter homes in Belchford and Fulletby.



Strategic Policy BF7: Sustainable Design

Developments with sustainable and innovative designs that incorporate 'green' energy-efficient materials and measures are encouraged subject to ensuring that new buildings are designed sensitively with regard to the local context and character of the Lincolnshire Wolds AONB.

Where possible, and subject to other policy requirements, development schemes are encouraged to incorporate materials of high-quality which have been reclaimed, salvaged or recycled from appropriate sources to support resource efficiency.

Rationale

Human-initiated climate change resulting from the excessive build-up of greenhouse gases in the atmosphere is the single largest issue facing mankind in the 21st Century. Emission of carbon dioxide, the principal greenhouse gas, can be minimised in new developments:

- That are constructed of high-quality, natural and sustainable building materials that are locally sourced.
- Built using materials with exceptional insulation properties.
- That incorporate green technology including, but not limited to, ground/air-source heat pumps, solar panels and wind turbines.

The aim of this policy is to encourage 'green' developments that have a minimal impact on the character of Belchford and Fulletby parishes.

Evidence

Strategic Policy BF7 – Is in line with the National Planning Policy Framework which emphasises the role of planning in supporting the transition of the UK to a low-carbon future by encouraging well-designed, sustainable developments. Within the Lincolnshire Wolds AONB Strategic Policy SP10 of the 2018 ELDC Local Plan or its replacement supports well-designed sustainable developments:

- That 'use high-quality materials, especially those that incorporate measures to recycle, re-use or reduce the demand for finite resources'.
- Whose 'design incorporates sustainable features and/or renewables and is landscaped to integrate into its wider surroundings'.

Strategic Policy SP27 of the 2018 ELDC Local Plan or its replacement encourages and promotes renewable and low-carbon energy development in East Lindsey including, in exceptional circumstances, the Lincolnshire Wolds AONB with the caveat that such development should not have any detrimental effect on the environment, the landscape or on recreational opportunities. Micro renewable energy development is supported.

Strategic Policy BF8: Commercial Development

Small commercial development schemes with a limited footprint in keeping with commercial enterprises in the villages will be supported in Belchford and Fulletby parishes in line with Strategic Policy SP13 – Inland Employment of the 2018 ELDC Local Plan or its replacement. In particular, schemes that can provide the following are encouraged:

- Those that provide premises for microbusinesses defined in accordance with National Policy as employing nine or fewer people.
- Those that repurpose redundant agricultural buildings and develop derelict brown field sites to create premises for a diverse mix of businesses. Siting of public-facing businesses that promote tourism within the parishes are especially encouraged. Whilst it is desirable to repurpose old farm buildings, new development is also welcomed especially those that exploit infill plots between existing buildings.
- Those that include safe access arrangements and will not result in additional on-street car parking or on-street deliveries.
- Those that do not have a significant adverse impact on the amenity of neighbouring residents or occupiers.

Rationale

It is vital that microbusinesses are encouraged to be sited in Belchford and Fulletby parishes in order to provide local employment opportunities, and to support a diverse and economically active population. Whilst new purpose-built

premises are encouraged there are currently a number of unused and semi-derelict buildings within the parishes that, with vision and necessary capital, are suitable to provide premises for a wide range of microbusinesses. The majority of these buildings are sited within established farming businesses, many being located on the peripheries of Belchford and Fulletby villages. The repurposing of these redundant and semi-derelict agricultural buildings would have little/no impact on the street scene or on identified open spaces, important views and historic buildings. The majority have space suitable for parking.

Evidence

Strategic Policy SP13 of the 2018 ELDC Local Plan promotes:

- ‘Strengthening of the rural economy by supporting development where it can provide local employment and the re-use of buildings for rural business’.
- ‘Farm diversification schemes where they are subordinate to the farm use and do not jeopardise the farm business’.

Furthermore:

- The East Lindsey Employment Sites Assessment 2016 documents that in 2016 the bulk of East Lindsey’s economy was founded on microbusinesses employing nine or fewer people.
- The East Lindsey Economic Baseline 2016 recognises that there is untapped potential in tourism business opportunities in the Lincolnshire Wolds AONB (The Visitor Economy).

Policies 07

Respondents to BFPC Surveys 1 and 2 strongly support planning policy that encourages siting of both public-facing and small rural enterprise businesses in the parishes. Suggestions for public-facing businesses were diverse, the most popular being farm/village shops and plant nurseries. Leisure businesses such as walker's cabins, cafes/tea rooms and cycle hire were suggested which are in keeping with the parishes location within the Lincolnshire Wolds AONB. These wishes are supported by the Greater Lincolnshire Local Enterprise Partnership (LEP) Strategic Economic Plan (SEP) covering the period 2014 to 2030 which prioritises economic growth in a number of sectors including the visitor economy.

BFPC Survey 3 provides evidence from owners of already established businesses within the parishes. Many business owners show a desire to expand their businesses and to establish new ones within Belchford and Fulletby. Proposals for businesses include a new cidery for Hoe Hill Orchard and premises that enable Scarlett's Parrot Essentials, a thriving online retail business, to expand. The common factor preventing investment is a lack of available and suitable premises. Historically there is a tradition of developing and repurposing redundant semi-derelict sites in both parishes. For example, of the 10 holiday cottages in Belchford parish 7 are conversions of redundant barns/outhouses and 1 is a major rebuild of a derelict blacksmiths forge. Similarly, in Fulletby parish of the 6 holiday cottages 3 repurpose derelict chicken sheds and 2 are rebuilds on the footprints of derelict houses. Currently, there are many redundant agricultural buildings and derelict brown

field sites within Belchford and Fulletby parishes which, with vision and investment, could enhance the communities and contribute to the local economy.

The Lincolnshire Wolds AONB Management Plan (2018) recognises that there are opportunities in the AONB to diversify farms to increase opportunities for local employment and also the potential to repurpose redundant/derelict buildings, including farm buildings, for new businesses in accordance with Strategic Policy BF8.





Figure 27: Redundant and semi-derelict buildings suitable for investment and repurposing in Belchford and Fulletby

Strategic Policy BF9: Dark Skies

External lighting in new developments within Belchford and Fulletby parishes will only be supported where the lighting:

- Is necessary for operational or security reasons.
- Follows the Institution of Lighting Professionals (ILP) guidance for the reduction of obtrusive light.

Rationale

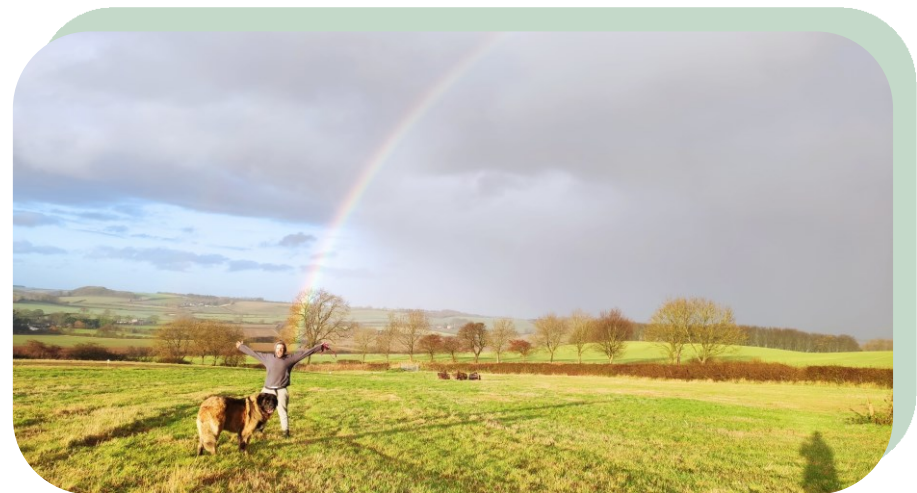
Belchford and Fulletby parishes in the Lincolnshire Wolds AONB are dark sky environments. Other than a single street light in Belchford light pollution is minimal, the lack of lighting contributing to the rural character of the parishes. The dark skies provide excellent opportunities for viewing the night sky, especially planets and stars/constellations. The Milky Way Galaxy is often visible on clear, moon free nights. A natural observatory generously funded by the Lincolnshire Wolds Countryside Service has been installed in Hayes Furlong Wood for this purpose. Furthermore, the dark sky environments provide ideal habitat for nocturnal invertebrates (such as moths, glow worms and dung beetles), bats and sleeping garden birds which is a key characteristic of the AONB.

Evidence

External lighting in new developments across East Lindsey is controlled by Strategic Policy SP10 – Design of the 2018 ELDC Local Plan or its replacement is supported which 'does not unacceptably harm the rural or dark sky character of a settlement or landscape or any nearby residential amenity'. The Lincolnshire

Wolds AONB Management Plan (2018) recognises the impact that light pollution has on the dark skies of the Lincolnshire Wolds AONB and hence promotes energy efficient lighting design in accordance with this policy. Furthermore, the Campaign for the Preservation of Rural England (CPRE) champions the maintenance of dark skies. The CPRE run an annual star count to assess where light pollution is a problem and use the evidence gathered to advocate for better-controlled lighting.

The ILP document a comprehensive set of design criteria necessary to minimise obtrusive light (light pollution) including emitted light intensity, installation siting and lighting directionality. It recommends that the Sky Quality Meter (SQM) measure of the luminance of the night sky is restricted to 20 to 20.5 in Areas of Outstanding Natural Beauty (ILP Guidance Note 1/21).



08



Community Projects

08 Community Projects

Consultation with the residents of Belchford and Fulletby undertaken both historically and in the period July 2021 to June 2022 have identified that the communities collectively have a strong sense of 'belonging' to their villages and natural environment. There is a strong desire for the following:

- Short (1 to 2 mile) circular walks: There are numerous PRoW's which cross Belchford and Fulletby parishes including the long-distance Viking Way. These are a vital asset to the village residents and to visitors alike. However, currently there is a notable absence of short circular walks less than an hour's duration. BFPC is attempting, through consultation and negotiation with landowners, to secure such walks for the community.
- Communal open green spaces: These are considered to be vital to community health and well-being. Belchford and Fulletby is fortunate to have 3 communal green spaces:
 - In 2015 BFPC secured purchase of a 4 acre field on Fulletby Road, Belchford which has been developed into Belchford & Fulletby Village Green. This is a landscaped and regularly cut grass field with picnic benches and fruit trees that is available to all. It is run by a village management group under lease from the Parish Council.

There are plans to purchase and install a children's playground here subject to grant funding.

- In 2018 BFPC secured a long term lease of a 4.5 acre field at the boundary of Belchford and Fulletby parishes on Furlongs Lane from The Lincolnshire Wildlife Trust. Through significant community and Parish Council effort this field has been transformed into Hayes Furlong Wood, a mixed deciduous woodland containing over 400 newly-planted trees with well-maintained grass rides, a pond and a natural sky observatory that is open to all. Many of the trees are sponsored by villagers. The Hayes Furlong Wood is now hosting community events.
- In 2021 the villagers of Fulletby privately purchased a 2 acre grass field at the junction of High Street/Hemingby Road and Horncastle Road in Fulletby. This field is run by a charitable village community group, the Fulletby Glebe Trust, and has been developed into the Fulletby Glebe Field. It is essentially a village green open to all residents and visitors alike, and is now used to host community events.

09

Monitoring & Review

09 Monitoring and review

BFNDP covers the same time period as the current ELDC Local Plan which ends in 2031 and its replacement which runs to 2041. In order to ensure that the objectives and policies of the BFNDP continue to be appropriate and relevant to the parishes of Belchford and Fulletby, and meet the community needs, the NDP will be subject to regular monitoring and review. This will be undertaken every 3 years by the BFPC NDP team.



Supporting Evidence

Belchford & Fulletby Design Code prepared by AECOM. 2022

Belchford and Fulletby Neighbourhood Plan Survey 1. 2021

Belchford and Fulletby Neighbourhood Plan Survey 2. 2022

Belchford and Fulletby Business and Stakeholder Review. 2022

Belchford and Fulletby Parish Plan. 2004

East Lindsey Design Guidance. 2012

East Lindsey Economic Baseline. 2016

East Lindsey Employment Sites Assessment. 2016

East Lindsey Local Plan: Core Strategy. 2018

Greater Lincolnshire LEP Strategic Economic Plan 2014-2030. 2014

Institute of Lighting Professionals, Guidance Note 01/21. The Reduction of Obtrusive Light. 2021

Lincolnshire Design Guide for Residential Areas. 1996

Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2018-2023. 2018