



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

Consultation Statement



Contents

01 Introduction	4	Appendix 11	85
02 Consultation Methodology and Timeline	6	Email sent to all statutory and non-statutory consultees during the formal public consultation period	85
03 Responses	10	Appendix 12	87
Appendix 01	16	List of statutory and non-statutory local consultees during formal public consultation period	87
Approval/confirmation of designation of neighbourhood plan area	16		
Appendix 02	21		
Belchford and Fulletby Parish Council NDP Residents Survey 1	21		
Appendix 03	24		
Results of Belchford and Fulletby Parish Council NDP Residents Survey 1	24		
Appendix 04	45		
Belchford and Fulletby Parish Council NDP Residents Survey 2	45		
Appendix 05	48		
Results of Belchford and Fulletby Parish Council NDP Residents Survey 2	48		
Appendix 06	65		
NDP Newsletter 1	65		
Appendix 07	68		
Belchford and Fulletby Parish Council Business and Stakeholder Review	68		
Appendix 08	71		
Results of Belchford and Fulletby Parish Council Business and Stakeholder Review	71		
Appendix 09	79		
NDP Newsletter 2	79		
Appendix 10	82		
Regulation 14 Consultation	82		

01



INTRODUCTION

01 Introduction

This consultation statement summarises the consultation process undertaken by Belchford and Fulletby Parish Council in writing the Belchford and Fulletby Neighbourhood Development Plan (referred to as BFNDP). It provides details of feedback from all statutory and non-statutory consultees, and demonstrates how this statutory pre-submission consultation has been addressed and incorporated into the BFNDP. It demonstrates that the requirements of Regulation 15(2) of the Neighbourhood Planning (General) Regulations 2012 have been met.

Regulation 15(2) specifies that where a qualifying body submits a Neighbourhood Plan proposal to the local planning authority it must include a consultation statement document which:

- Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan.
- Explains how they were consulted.
- Summarises the main issues and concerns raised by those consulted.
- Describes how these issues and concerns have been considered and, where relevant/ addressed in the proposed neighbourhood plan.

This statement clearly demonstrates that there has been extensive community engagement to inform residents, businesses and organisations based within the parishes as well as statutory and non-statutory consultees of the progress and content of the BFNDP at every stage.



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.



Working in the Wolds

The Wolds is a working landscape, with over two thirds cultivated arable land. Arable fields on the plateau tops sit above smaller grazed fields in the valleys.

Though woodland is sparse, it is an important part of the scenery. It also provides timber, wildlife habitat and cover for game, an important sport in the local community.



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.



Protecting the Wolds

The threats and opportunities of modern farming, everyday living and new technologies impose pressures on the landscape. The challenge is to ensure that the Wolds retains its special character, whilst maintaining and supporting its communities.

The Lincolnshire Wolds was designated as an Area of Outstanding Natural Beauty (AONB) in 1973. The Joint Advisory Committee co-ordinates a Management Plan for the area. This provides the catalyst for protecting and enhancing our Lincolnshire Wolds.



CONSULTATION METHODOLOGY AND TIMELINE

02 Consultation Methodology and Timeline

The preparation of the BFNDP has involved regular and close consultation with residents, and businesses and organisations based within Belchford and Fulletby parishes during the period July 2021 to December 2023. Methods of consultation were as follows:

Engagement of all residents in two surveys, and businesses and organisations in a further survey distributed by hand to all premises and also published online on a dedicated NDP website (www.belchfordandfulletbyplan.org).

Regular reporting of progress made on the NDP in quarterly parish council newsletters which were distributed to all residents and also published online on village Facebook pages and WhatsApp Groups.

Regular reporting of progress made on the NDP at bimonthly parish council meetings held in Belchford Village Hall, Church of St Peter and St Paul in Belchford, and in St Andrews Church, Fulletby.

- Public consultation in the public forum at the beginning of each bimonthly parish council meeting.
- Holding four public meetings in Belchford Village Hall at various stages in the development of the BDNBP which many residents as

well as representatives of businesses and organisations based in the parishes attended.

- Publishing the outcomes of all surveys and also the draft BFNDP online on www.belchfordandfulletbyplan.org.

The timeline for the consultation was as follows:

- **July 2021:** Belchford and Fulletby Parish Council made a successful application for Belchford and Fulletby Parishes to be designated a Neighbourhood Area on 13th July 2021 following a statutory 6 week consultation which ran from 12th May to 23rd June 2021 (Appendix 1).
- **July 2021:** A first survey of all residents of Belchford and Fulletby was undertaken from July to November 2021 (Survey 1) to assess the resident's desire for Belchford and Fulletby to have an NDP. The outcomes of this survey identified fundamental issues that the residents see as being key to future development in their communities and formed the basis for the policies contained in the BFNDP (Appendices 2 and 3). Preliminary results of this initial survey were presented at parish council meetings in September and November 2021.

- **December 2021:** A public meeting was 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 questions to be asked in Survey 2 which was subsequently distributed to the community. Paper copies of the 2018 ELDC Local Plan, of historical survey data and parish maps were available for discussion at this meeting.
- **December 2021:** A second survey of all residents of Belchford and Fulletby was undertaken from December 2021 to March 2022 (Survey 2). This survey asked specific questions on NDP policy concepts in the process of development (Appendices 4 and 5). The outcomes of this survey were used to guide and write the final policies in the BFNDP.
- **January 2022:** An extended Public Forum was held at the bimonthly Parish Council meeting on 20th January 2022. This meeting was attended by 8 residents in addition to parish councillors. An update on NDP progress was presented.
- **March 2022:** A newsletter was distributed to all residents, and businesses and organisations based in the parishes (Appendix 6). It was also published online. This newsletter advertised the public meeting held on 26th March 2022.
- **March 2022:** A public meeting was 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 write down policy ideas.
- **March 2022:** A survey of all businesses and organisations based in the parishes as well as East Lindsey District Council and the Lincolnshire Wolds Countryside Service was undertaken between March and July 2022 in order to identify their needs and expectations of the BFNDP (Appendices 7 and 8).
- **September 2022:** A draft version of BFNDP was critically reviewed by professional planning staff at AECOM. Their feedback was incorporated into the Regulation 14 consultation version of the NDP.
- **March and May 2023:** The first draft of BFNDP published was online and hard copies made available for residents to inspect at public meetings held in Belchford Village Hall on 16 March and 18 May 2023. These meetings were advertised in a leaflet hand delivered to all residents as well as businesses and organisations based in the parishes, and also published online (Appendix 9). 14 people attended the meeting in March and 12 people in May.

- **October 2023:** a statutory Regulation 14 consultation was undertaken over an 8 week period from 2 October to 1 December 2023. A consultation document was prepared (Appendix 10) which was hand-delivered to all residents of Belchford and Fulletby as well as businesses and organisations based in these parishes. In addition, the consultation was sent by email or by post to a comprehensive list of statutory and non-statutory consultees based outside the parishes (Appendices 11 and 12). The Regulation 14 Consultation was also made available on the NDP website (www.belchfordandfulletbyplan.org)



03



RESPONSES

03 Responses

Responses to the Regulation 14 Consultation received from residents, businesses and organisations based within Belchford and Fulletby parishes

23 responses were received from residents of Belchford and Fulletby, including 6 from businesses based in the parishes. Of these 21 (91%) respondents support the NDP and 2 have no opinion (9%). No objections were received. Statements written on these response forms are all positive. No requests for changes to the NDP document were made by any respondents.

Responses to the Regulation 14 Consultation received from statutory and non-statutory consultees

Responses were received from the following consultees:

- East Lindsey District Council
- Lincolnshire County Council
- Greetham and Somersby Parish Meeting
- The Environment Agency
- Historic England
- Natural England
- Lincolnshire Wolds Countryside Service

All feedback received was positive and constructive. The Regulation 15 version of the BFNDP incorporates all written feedback received with the issues addressed and changes made as documented in the following tables.

Comment: P.52 The Vision: Not sure about 'limited and controlled'. The Plan should be worded positively, is it too negative?

<i>From:</i>	East Lindsey District Council
<i>Action:</i>	Text on P.52 changed to sympathetic

Comment: P.55: As above, Plans are supposed to be positively worded, you could turn statements around to say what you would wish to see, I have given examples in italics below:

- We shall not favour more of the same developments of large residential dwellings with little architectural merit
We will support development that provides for a range housing types and sizes which meet the needs of the whole community and adds to the architectural quality of the Belchford and Fulletby
- We shall not favour development that does not have roadside frontage
We will support development that reflects the character of the villages by maintaining a roadside frontage
- We shall not favour development that does not respect the historic form of the villages, for example the Belchford figure of eight loops around open undeveloped centres
We will support development that respects the historic form of the villages, for example the Belchford figure of eight loops around open undeveloped centres

I would suggest using the word support instead of favour as this document will be framing the Parish Council's response to support or object to planning applications it considers.

<i>From:</i>	East Lindsey District Council
<i>Action:</i>	Text on P.55 altered to incorporate suggestions

Comment: P.57 BF1: Only refers to Grade II listed buildings. I am assuming that, currently, there are no Grades I and II* listed structures in the villages? However, I wonder if the policy should refer to listed buildings as a whole in case the situation should change in the villages? I also notice that you refer to the mediaeval village in the justification but have not referred to archaeological in the policy I would not include this criterion

(The applicant has demonstrated that there is no other way of accommodating the proposed development).

This is saying development should take place irrespective of the harm caused. It may be that the proposed development is not appropriate and should be refused.

Has the Design Code, mentioned in the above policy been subject to public consultation? While not part of the NDP, so not subject to the same regulations, it is being relied on in decision making and would carry more weight if this were the case

<i>From:</i>	East Lindsey District Council
<i>Action:</i>	There are no Grade I or II* listed properties in Belchford or Fulletby. However, the text has been modified as suggested. Reference has also been made to the mediaeval village

Comment: P.59 BF2: Could be worded more positively “Development will be supported where it maintains and enables identified” Also add “as shown in figure 18” as that formally links the map to the policy.

<i>From:</i>	East Lindsey District Council
<i>Action:</i>	Recommendations incorporated into the NDP text

Comment: P.64 BF3: As above, Figure 18 needs to be referred to in the policy. These spaces need to be identified on a map which shows the location and extent of each of them. A general location/description is not sufficient for Planning purposes. This is particularly true for the larger spaces (the village greens and the other spaces in the figure of 8. It needs to be clear what is being protected. For example in the case of the Triangles shown in Figure 21 is it just the triangle or does it include the verge opposite? So, for example, if the neighbouring landowner wanted to incorporate the verge into their garden, is that part of the protected space? Is it the full extent of the grass verge around the Cairn? Neither of the Churchyards or Woodlands in either village appear to be marked on the maps and they should be. The extent of the footprint of the medieval village in Fulletby also needs to be plotted

<i>From:</i>	East Lindsey District Council
<i>Action:</i>	Reference made to Figure 18 which was modified to modified to incorporate these recommendations. The text was modified to clarify that the NDP aims to only protect the actual triangles and stone cairn and not adjacent verges

Comment: P.72 BF5: Without evidence to support it, the specific requirements of this policy will be difficult to enforce. Every proposal should be judged on its own merits and this is very prescriptive. The distances as a means of maintaining the street scene and heights are very rigid. Also, the 3 criterion says ‘avoiding the red brick and pantile-only designs’, but as most applications will be for one building, does this mean that no one can have a red brick and pantile building or that it depends on what the neighbour has? The Council would not be able to refuse a planning application on those grounds if there was nothing inherently

wrong with the design of the building. I suggest that something like that is better left to a Design code. In a policy it is sufficient to outline what the features of local character are that you wish to respect. The character of the buildings being close to the road, the lack of tall buildings, the diversity of materials

<i>From:</i>	East Lindsey District Council	
<i>Action:</i>	Recommendations incorporated into NDP text	

Comment: P.76 BF6: I would suggest taking the word ‘affordable’ out of the policy. That is a subjective term unless you are referring specifically to housing that falls under the definition of an affordable product. I would also take out the bit about encouraging a younger economically active demographic. You cannot control who buys the properties and it might be a retired person/couple buying it to downsize. Removing them doesn’t alter the policy, which is to support a diverse range of properties to suit the needs of the whole community. You can leave these things in your rationale, which explains why you are including a policy, but the words shouldn’t be in the policy.

<i>From:</i>	East Lindsey District Council	
<i>Action:</i>	Recommendations incorporated into NDP text	

Comment: P.78 BF8: You may be asked, by an examiner, to define what small is. Just bear in mind that a micro business might only be small in terms of the number of people employed but can be physically very large – for example a storage and distribution facility.

<i>From:</i>	East Lindsey District Council	
<i>Action:</i>	Small qualified in NDP text to be a commercial development scheme “with a limited footprint in keeping with exiting commercial enterprises in the villages”	

Comment: We support the retention & protection of the open green spaces/centres within the settlements, specifically the ‘figure of eight’ road layout and the grass triangles

<i>From:</i>	Lincolnshire Wolds Countryside Service	
<i>Action:</i>	None required	

Comment: We support the proposals for any future buildings to be linked with the specific characteristics of the current villages in form & design, and importantly recognising the differences between the two

<i>From:</i>	Lincolnshire Wolds Countryside Service	
<i>Action:</i>	None required	

Comment: We support appropriate sustainable small commercial development and renewable energy in keeping with the local context & character of the settlements and the Lincolnshire Wolds

From: Lincolnshire Wolds Countryside Service

Action: None required

Comment: The importance of the views of the Lincolnshire Wolds from the settlements have been highlighted however, the views to and within the settlement, and their context within the wider landscape, are just as important

From: Lincolnshire Wolds Countryside Service

Action: Strategic Policy BF2: Protected Views text modified to incorporate this feedback

Comment: Rather than footpaths it would be better to refer to them as public rights of way (PRoW) which would cover all aspects of the network i.e. bridleway etc, the same with the Viking Way long distance walking route

From: Lincolnshire Wolds Countryside Service

Action: References to footpaths

04

APPENDICES

Appendix **01**

Approval/confirmation of designation of
neighbourhood plan area



Neighbourhood Development Plan – Designation Report

Document Control

Organisation	East Lindsey District Council
Title	NDP Designation Report
Author	Simon Milson
Protective Marking	Not Protected
Version and Date	1.0
Next Review Date	September 2022 (or sooner if legislation changes)
Document ID	PP-NDP1

Revision History

Revision Date	Version no.	Reviser	Previous Version	Description of Revision
20/09/20	V1.0	Simon Milson	N/A	Initial Version

Contents

1. Introduction	2
2. Record of consultation	2
3. Council Consideration	3
4. Recommendation	3
5. Authorised sign off	3

1. Introduction

- 1.1 The purpose of this report is to consider an application to designate a neighbourhood area.
- 1.2 This Neighbourhood Planning Regulations 2012¹ (herein after referred to as The Regulations), as amended, require the Local Planning Authority to make a decision on the application within a specific period of the consultation period ending. This is set out below.

1.3

Body applying to designate	Belchford and Fulletby Parish Council
Type of body ²	Parish/Town Council
Area covered	The administrative boundary of the TC/PC. It does not span multiple authorities.

2. Record of consultation

- 2.1 The Regulations require certain information to be submitted as part of the application. The Local Planning Authority must then advertise the application to designate and consider any response received.
- 2.2 The Regulations require a 4 week consultation period for applications made by a parish Council, and 6 weeks in all other cases³

2.3

Has the correct information been submitted? (plan and statements)	Yes	
Consultation period	4 weeks	
Consultation dates	Start	Finish
	12 th May 2021	23 rd June 2021
Consultation method	Council's website	

¹ <https://www.legislation.gov.uk/uksi/2012/637/regulation/5/made>

² The type of body can either be Parish Council (which includes Town Council's) or a Neighbourhood Forum

³ <https://www.legislation.gov.uk/uksi/2015/20/regulation/2/made>

	Town Council notified and advised they can also display if the wish.
--	--

2.4 Comments received:

None.

3. Council Consideration

3.1 No comments were received in relation to the application to designate.

3.2 It is considered that there are no apparent constraints to the designation of the area.

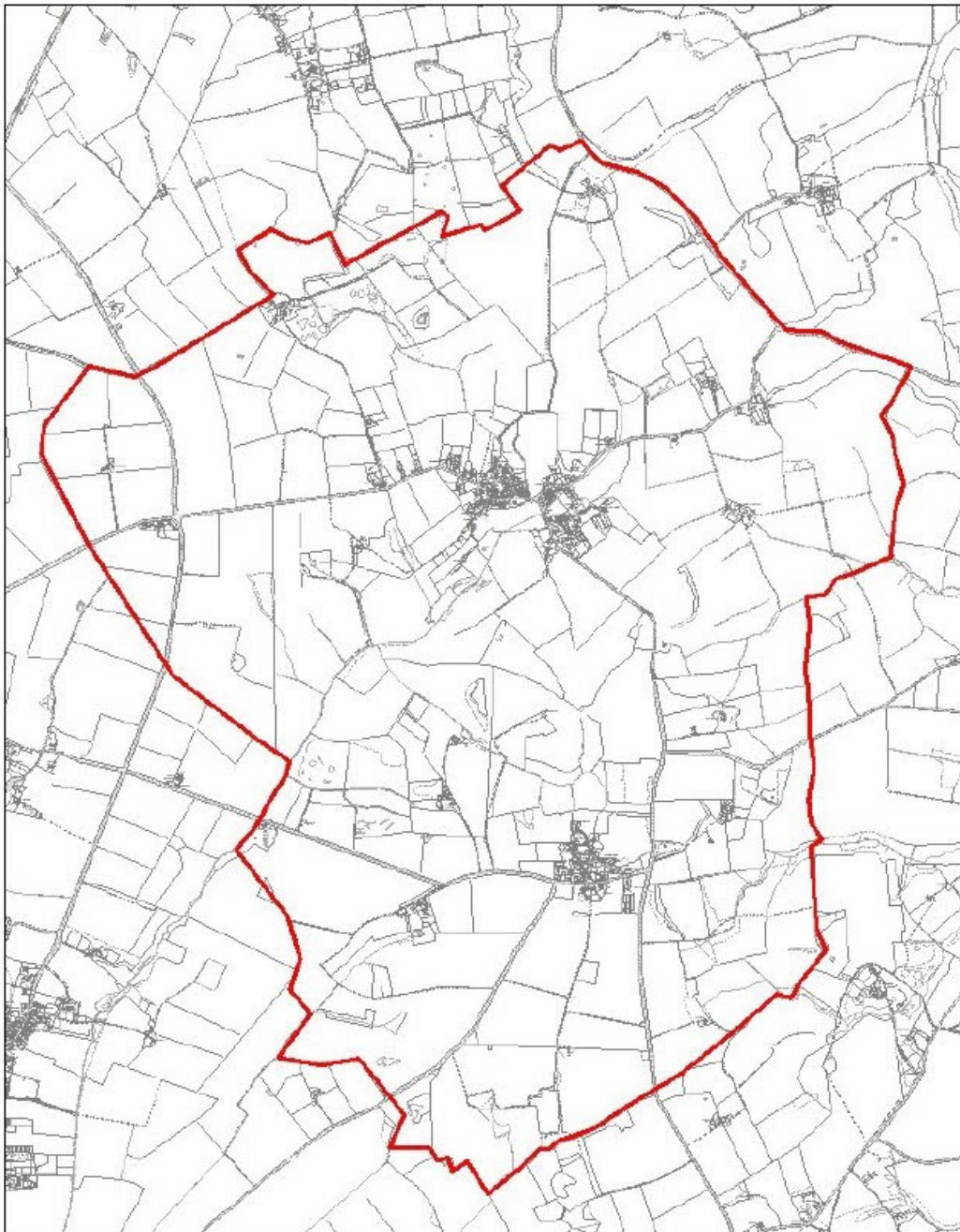
4. Recommendation

4.1 Designate the area

5. Authorised sign off

5.1

Signatory	Signature	Date
Officer/Manager	Simon Milson	13/07/2021
Director		



© Crown copyright and database rights (2021) OS (East Lindsey District Council licence number 100019809). You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



Appendix 02

Belchford and Fulletby Parish Council NDP Residents Survey 1

BELCHFORD & FULLETTY PARISH COUNCIL QUESTIONNAIRE

Name:

Address:

One name per form. This form can also be submitted online or if you require an additional form for another member of your household use <https://tinyurl.com/NeighbourhoodQuestionnaire>.

A Neighbourhood Development Plan is being developed to represent the communities preferences concerning changes in our villages. This not only considers building development but also what would benefit the area socially and environmentally. The Development Plan if adopted would work as a planning document working alongside the East Lindsey Local Plan.

Do you live in Belchford & Fulletby

Yes No

What sort of new housing, if any, do you want to see built within Belchford & Fulletby Parish? (Please tick all that apply)

Starter homes (1-2 bedrooms) Special/sheltered housing (not elderly)
 Family homes (3-4 bedrooms) Residential Care
 Single storey None
 Housing for the elderly Other (please specify)
 Social Housing

What size of housing do you think would be most appropriate in the Belchford & Fulletby Parish? (Please tick all that apply)

Medium developments (up to 15 houses) Smaller developments (less than 5 houses)
 Individual homes

Are there any sites you think suitable for new housing development within the Belchford & Fulletby Parish? (Please state)

How important is it to you that any future developments include social (e.g. benefits to quality of life, footpaths, buildings appearances) and environmental (encouragement of wildlife areas, tree cover, etc.) offsetting to improve the Parish?

Very important Fairly important
 Not important

**How important is it that new development, including extensions, are sympathetic to the following? 1. Very Important | 2. Fairly Important | 3. Not Important
(Write 1, 2 or 3 next to each option)**

The scale of surrounding buildings
 The character and positioning of surrounding buildings
 The design of surrounding buildings
 The materials of surrounding buildings
 The open space/character of the parish
 Any other matters you consider to be important in development design (please specify)

If new business development takes place which of the following would you prefer it to be? (Please tick all that apply)

Starter units (person for crafts or small business)
 Light industrial units
 Tourism businesses (B & B, walkers accommodation, camping etc.)
 Offices
 Don't know
 Other (please specify)

How important to you are the following features in the landscape?

1. Very Important | 2. Fairly Important | 3. Not Important

(Write 1, 2 or 3 next to each option)

Hedgerows Woodland
 Individual trees in the landscape Watercourses
 Comment what countryside or wildlife is important to you (please specify)

The Neighbourhood Area includes Belchford Village Green, Hayes Furlong Wood and the newly acquired Fulleby grass area. Do you use any of these areas or would you (In the case of Fulleby) and if so, how do you use it and how often? (Please specify)

Which recreational facilities are important to you?
(Use the scale: 1 is very important - 5 not at all important)

- Footpaths and bridlepaths
- Public spaces
- Opportunities for organised sport and physical activity
- Provision for children and young people
- Natural and semi-natural greenspaces

Do you support the use of the following energy sources on either a domestic or a larger scale basis in Belchford & Fulleby Parish? (Please tick any that apply)

1. Support for domestic purposes | 2. Support for large scale schemes | 3. Not appropriate

4. No preference

- Solar power
- Wind turbines
- Biomass schemes
- Rainwater harvesting
- Comment and if you wish, state whether you have installed any of the above on your property

How important is broadband access to you?

- Very important
- Fairly important
- Not important

For what purpose do you use your Internet? (Please tick all that apply)

- Domestic
- Business
- Working from home
- Other (please specify)

Is the speed of your Broadband the limiting factor in your Internet use?

- Yes
- Sometimes
- No

Do you think there is a need for allotments within Belchford & Fulleby?

- Yes
- No

Would you like more circular walks from the parish?

- Yes
- No

If so, would you be prepared to purchase a permit to use them to help pay for their upkeep across private land?

- Yes
- No

If you have any other comments about the Neighbourhood Plan or if you wish to expand on any of your earlier comments then please do so below. (Use another sheet if needed!)

Please return forms to Paul at Winn Cottage, Fulleby or Jill at Bracknell Cottage, Belchford or any Parish Councillor. Please contact the Clerk bandfpc.clerk@gmail.com for any further information. Thank you for your time.

Appendix 03

Results of Belchford and Fulletby Parish Council NDP Residents Survey 1

Belchford and Fulletby Neighbourhood Plan Survey

Undertaken between July and November 2021

Introduction

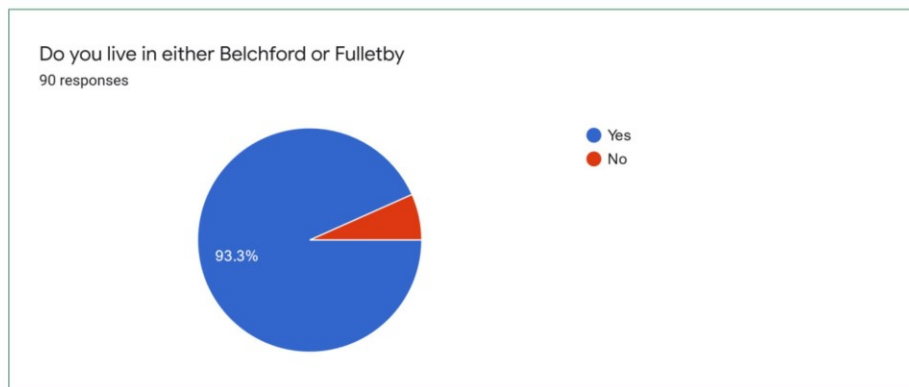
The Neighbourhood Plan Committee of Belchford and Fulletby Parish Council invited the residents of Belchford and Fulletby to complete a survey to determine their views, visions, and preferences for potential changes within the villages. The results form the basis of the report; it represents the views of participating residents and is not necessarily the view of the Neighbourhood Development Plan Committee or Parish Council. The ultimate results of this process will create a community-led framework, which will be a statutory document used at a local level to guide future development in both villages.

The Belchford and Fulletby Parish Council, with financial support from Groundwork UK, funded this project. Hard copies are available through a member of the Neighbourhood Development Plan committee.

The Response

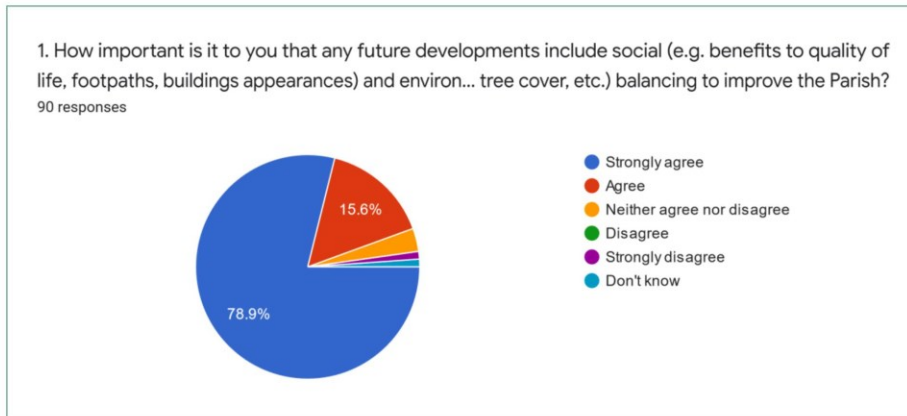
Every household received one hard copy of the questionnaire, with the option of completing an online version for other members of the household.

There were **90** responses returned by 30th November 2021. Belchford residents returned **63 (70%)** responses, Fulletby **18 (20%)**, outside of the parishes **6 (7%)**, and **3 (3%)** were anonymous.



1. How important is it to you that any future developments include social (e.g. benefits to quality of life, footpaths, buildings appearances) and environmental (encouragement of wildlife areas, tree cover, etc.) balancing to improve the Parish?

The collated results from the respondents report positive figures, with **71 (79%) strongly agreeing** and **14 (16%) agreeing** to an ethical balance of developer profitability and societal benefits. To protect the parishes, the consensus is that future developments should include social and environmental balancing. Only one responder *strongly disagreed* (1%).



2. If new business development takes place, which of the following would you prefer it to be?

This question allowed for multiple responses. The top new acceptable business development option selected by **58 (64%)** of the responders is to have *quiet & unintrusive small business units for 5 staff or less*. The second-highest option of **53 (59%)** votes is *tourism businesses, including ideas such as B&Bs, walkers' accommodation, caravans and camping*. At the opposite end of the scale, there were **8 (9%)** votes for *no new businesses* to be created within the parishes.

To conclude, a majority of respondents were in favour of new businesses which would be beneficial to the local economy and not detrimental to the peace of the village. This question evoked several comments, which are:

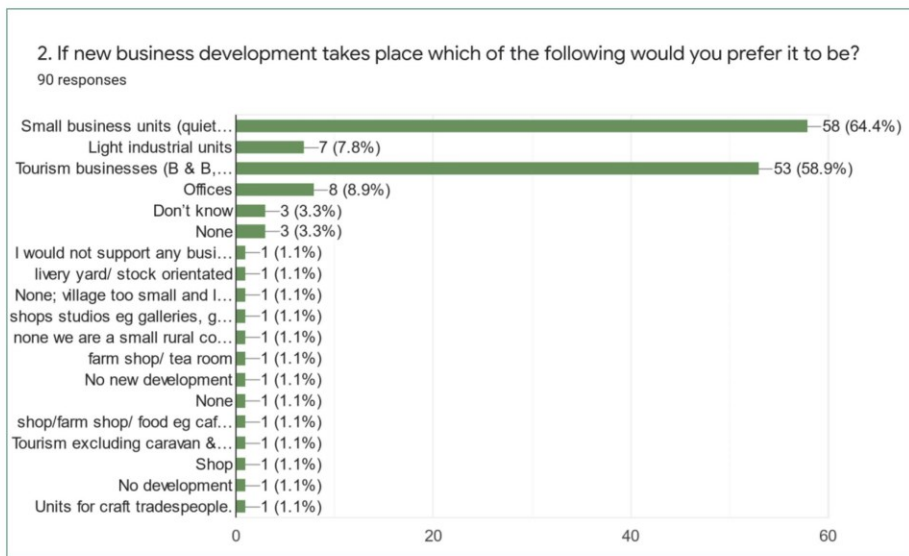
I would not support any business development unless it was directly supporting already established agricultural activity

livery yard/stock orientated

none; village too small and land held by farmers

none; we are a small rural community let us remain that way

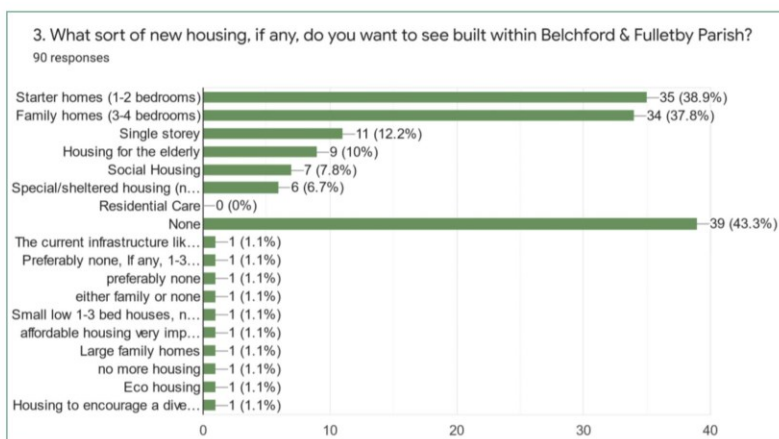
no new development



3. What sort of new housing, if any, do you want to see built within Belchford & Fulletby Parish?

To this question, the subject of new housing developments produced similar responses across the parish. The respondents are divided. The highest vote from respondents was for no further residential building to take place was **39 (43%)**. Whilst **35 (39%)** favoured *starter Homes (1-2 bedrooms)* and **34 (38%)** *family homes (3-4 bedrooms)*. There was no interest in residential care accommodation and low responses for housing for the elderly, social housing, and special/sheltered housing.

Despite the result opinion split, from the comment section, respondents who were not against development commented a preference for small affordable 1-3 bedroom homes.



4. What size of housing development? do you think would be most appropriate in the Belchford & Fulletby Parish?

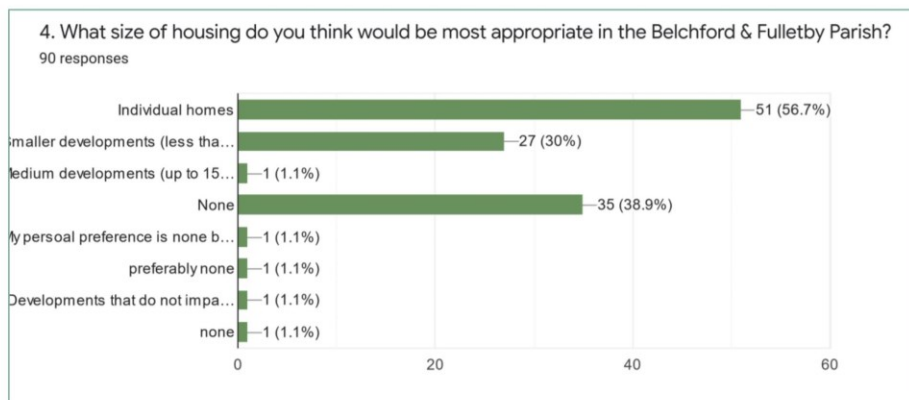
This question allowed for multiple responses. The respondents' answers of what size of housing appropriately tied in with the previous question's replies. The bulk of development size votes went to *individual homes*, receiving **51 (57%)**. *No new housing* was the second common choice at **35 (39%)** votes. It should be noted that **27 (30%)** respondents selected *smaller developments (less than five houses)*. With **1 (1%)** of the votes, *medium developments (up to 15 houses)* came in as the least popular option.

A small number of comments were also presented:

developments that do not impact other homes

my personal preference is none but can see that some development may unavoidable to allow young and old people to stay in their village

preferably none

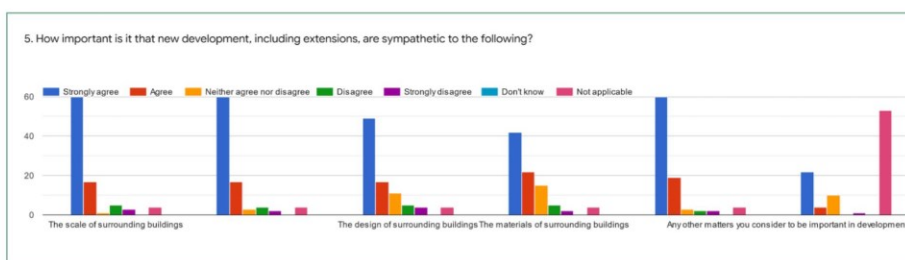


5. How important is it that new development, including extensions, is sympathetic to the following?

Respondents all *strongly agree* that it is vital that new development, including extensions, were sympathetic to the scale of surrounding buildings, the character and positioning of surrounding buildings, the design of surrounding buildings, and the open space/character of the parish. Many responders raised worries regarding infill and compromising the open rural nature of the parish. It is a concern that the open views between buildings could be lost. On the future of developments, opinions varied. If constructions are to occur, there are mixed feelings on whether it should “follow the in-keeping of traditional properties in the villages” or add “architectural value wow-factor style, not identikit”.

Many comments were received including:

- important that new buildings do not negatively impact utilities
- retaining the village limits as far as possible
- preferring the village not to change
- houses should be low and avoid dominating plots
- new builds should not make the villages look crowded or town like
- architectural design should be in the village vernacular
- utilise unoccupied housing stock
- individual housing should be built on appropriate green plots to keep a village feel
- concerns were raised regarding recently granted planning for several unsuitable homes that are perceived to compromise the character of the villages and the Wolds
- dominating, high buildings to be mitigated and keep views from footpaths and entry roads should be protected
- minimise infill all available space by removing open spaces between buildings, consequently urbanising the Parish
- any new builds should have reasonably sized gardens
- improvement to roads and traffic calming measures
- permission has been granted recently for several inappropriate properties that will significantly damage the character of Belchford and the Wolds AONB. It is not sufficient for planners to insist on red bricks and clay pantiles
- buildings do not have to be comparable to be interesting. e.g. architecturally interesting. Also, no need to have all buildings the same - large houses next to social housing encourages mixing.



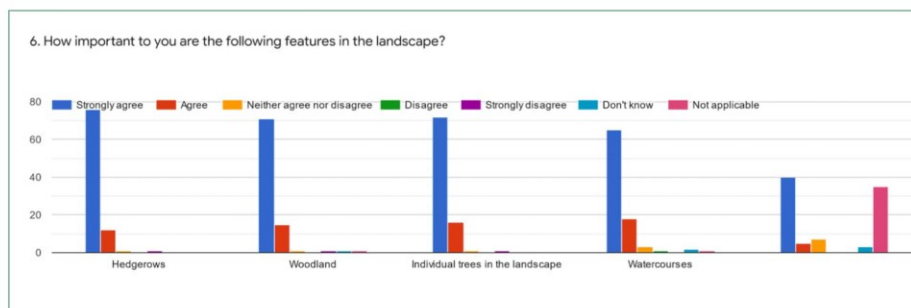
6. How important to you are the following features in the landscape?

Unanimously respondents all *strongly agree* or *agree* that the following features in the landscape are important: hedgerows, woodland, individual trees, and watercourses. With the

highest proportion of *strongly agree* with votes at **76 (84%)**, the respondents have a strong concern to retain and protect hedgerows. Supporting the hedgerow results, a respondent commented that "Bird habitat should be preserved along with wildflower verges. Wildlife corridors should be protected by not removing hedges or mowing into hedge bottoms". The second-highest *strongly agree* concern at **72 (80%)** was individual trees in the landscape. There is a strong unison to encourage and sustain wildlife and allow natural habitats to occur.

This question returned many comments with what is important to the respondent:

- the footpaths are kept clear for access but wild areas are allowed to promote pockets of wildlife
- birds, bees, butterflies and insects and the habitats to sustain them
- bird habitat should be preserved along with wildflower verges. Wildlife corridors should be protected by not removing hedges or mowing into hedge bottoms
- maintenance of hedgerows and verges to leave wildlife corridors and habitat and to encourage wildflowers
- rough, wilded areas, meadows where applicable
- natural habitats and land not used for intensive agriculture
- the animals, the countryside landscape and the dog walks
- birds, pollinating insects, badgers, hares, moles, weasels, and dormice
- open paths and tracks, all wildlife



7. The Neighbourhood Area includes Belchford Village Green, Hayes Furlong Wood and the newly acquired Fulletby Glebe Field. Do you use any of these areas or would you (in the case of Fulletby) and if so, how do you use it and how often?

Out of the respondents, **65 (72%)** already use Belchford Village Green and/or Hayes Furlong Wood. Several respondents are using and plan to use Fulletby Glebe Field. Dog walking was the most popular reason to use these spaces. To counter the use of space result, one

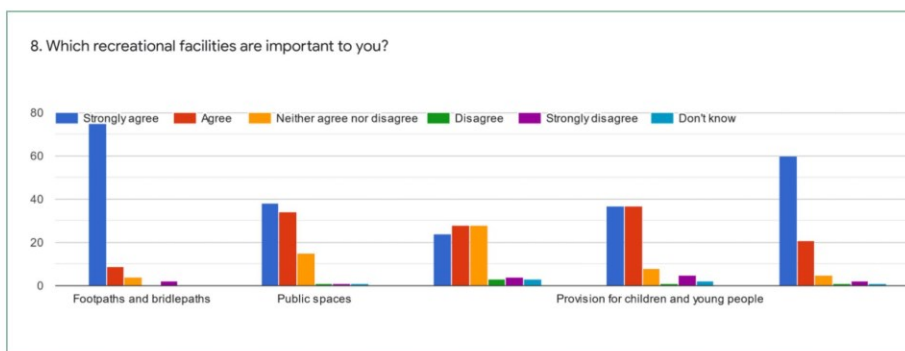
stand out comment raised was “No. Village Green appears just to exercise dogs. Nothing for children”. The survey revealed that events attracted respondents who would not normally use the public spaces.

Multiple comments give an insight into how the areas are used by the respondents:

- yes, I walk to the woods with my dog. We sit and have a mindful moment. Despite living in the countryside there is now nowhere else local you can sit and enjoy a space similar to that
- we will be visiting Hayes Furlong Wood more regularly in the future to see how the woodland matures and develops
- walks with the family
- we use the Belchford village green most days to play ball with the dog
- yes for dog walking and children playing
- Hayes Furlong Wood. Once a week if possible for quiet meditation
- no. Village Green appears just to exercise dogs. Nothing for children

8. Which recreational facilities are important to you?

The bulk of respondents, **84 (93%)** *strongly agree/agree* that *footpaths and bridleways* were of major importance to them. At **81 (90%)**, the second most popular facility was *natural and semi-natural greenspaces*. The respondents showed that a *Provision for children and young people* **74 (82%)** is ranked high within the Parishes. Support was expressed for *opportunities for organised sport and physical activity* at **52 (58%)**.



9. Do you support the use of the following energy sources on either a domestic or a larger scale basis in Belchford & Fulletby Parish?

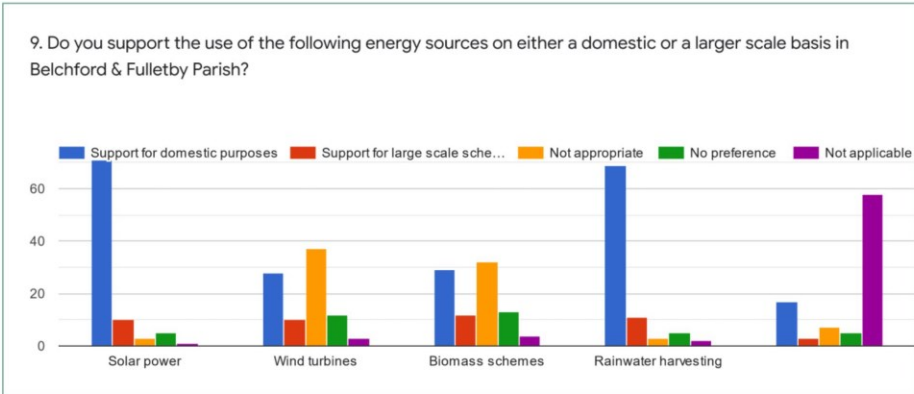
The respondents were supportive of solar power for domestic purposes with **71 (79%)** votes. Selecting *not appropriate* in the survey, the larger part of respondents do not support *large*

scale wind turbines or biomass schemes. Respondents were able to comment if they had any of these installed; **9 (10%)** respondents replied that they utilise solar power.

Although not a power source residents were asked how supportive they were of rainwater harvesting in order to protect this valuable resource. The responses were **3 (4%)** make use of water butts.

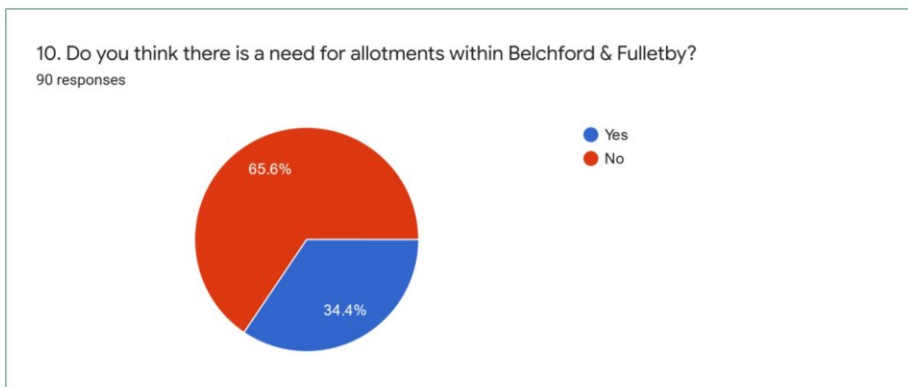
Several comments were raised:

- wind could support both as long as the views across the Wolds aren't adversely affected, this also applies to biomass
- all new houses should have solar panels
- I support both domestic and large schemes both solar and wind. Solar should only be roof based, not ground-based and both wind and solar should not spoil the appearance of the AONB from public sites and views. Wind turbines should not adversely affect neighbouring properties
- I support a small residential wind turbine. Definitely, not the large turbines found in fields
- wind turbines would be inappropriate for a village of the size of Belchford



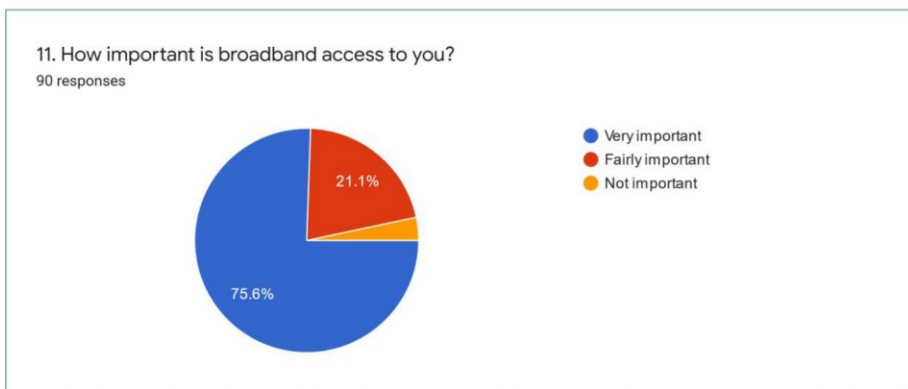
10. Allotments

The demand for allotments in the Parish is low with **31 (34%)** yes respondents and **59 (66%)** no.



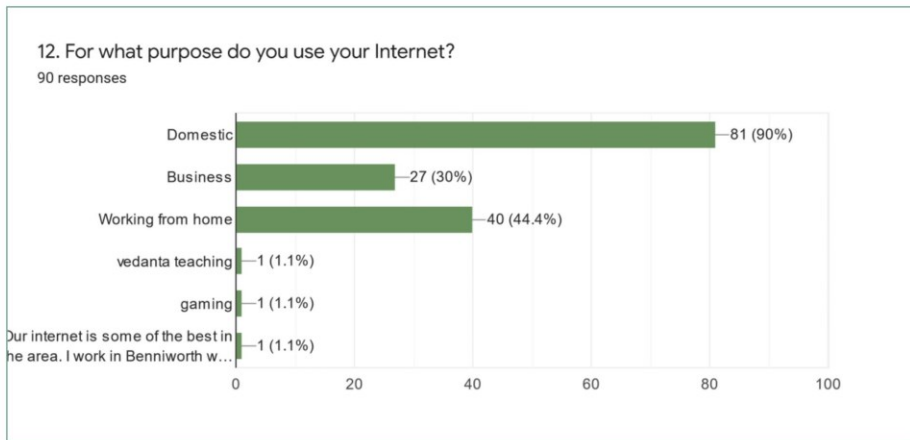
11. Broadband access

The respondents replied with **68 (76%)** of the votes that broadband is very important, only **19 (21%)** of the respondents felt that broadband was fairly important and only **3 (4%)** responders thought that it was not important.



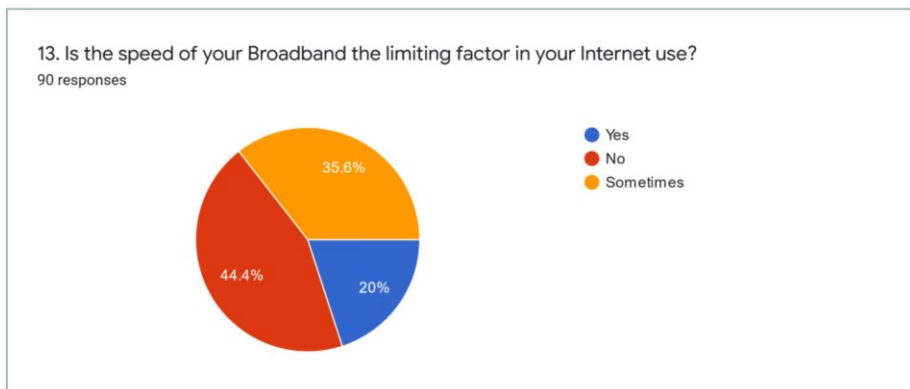
12. Internet use

The larger part of respondents, **36 (40%)** use the internet exclusively for *domestic* purposes. *Domestic* and *working from home* was the next favoured vote at **19 (21%)**. Combining the various business-related options, the values increase to **53 (59%)**. In essence, to respondents, reliable speed and strong internet are necessary requirements to support employment and for the future of village based business.



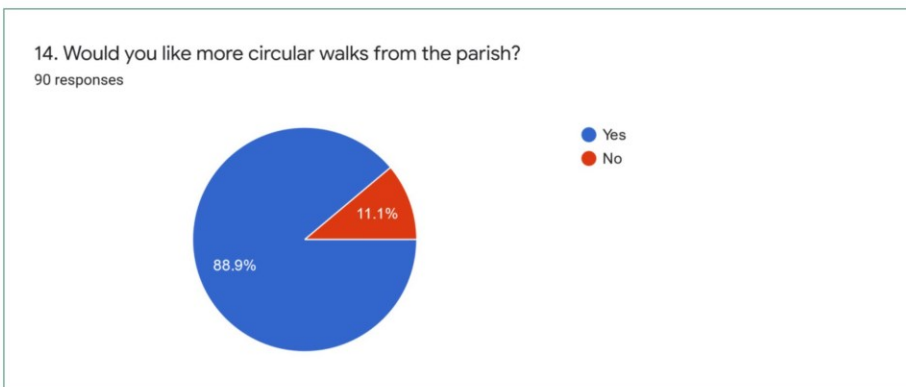
13. Is the speed of your Broadband the limiting factor in your Internet use?

Broadband speed was not found to be a limiting factor in internet use with **40 (44%)** of the *No* votes. Yes, it was a limiting factor, bore **18 (20%)** votes.



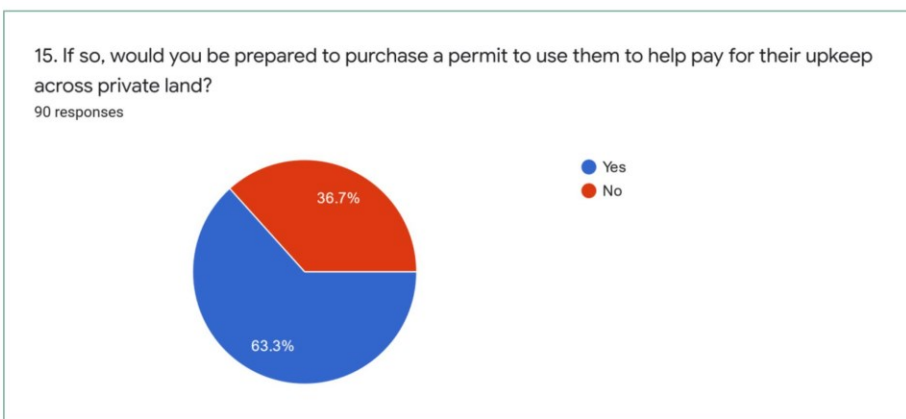
14. Would you like more circular walks from the parish?

80 (89%) were in favour of an increase in circular walks in the Parish. Only **10 (11%)** respondents were not interested.



15. If so, would you be prepared to purchase a permit to use them to help pay for their upkeep across private land?

Of those responding, **57 (63%)** endorsed the suggestion of purchasing a permit, with **33 (37%)** rejecting the proposal.



16. If you have any other comments about the Neighbourhood Plan or if you wish to expand on any of your earlier comments then please do so below.

Key comments:

- Belchford needs a parking area... Village hall?
- I feel very strongly that there is no domestic housing planning passed in the area behind the Blue Bell Inn. This spot should be utilised for expansion of the Blue Bell business with small scale holiday accommodation and rest as an open area for wildlife
- a child's play area on the village green would be excellent!

I would particularly like circular walks if they included horse riding

I moved to Belchford because it is a small quiet village. Should it get much bigger I would consider moving

any housing developments should be confined to utilising space within the internal village area and not at the edge of the village boundaries

I do feel this neighbourhood development plan, which is suddenly being promoted, is a backdoor attempt for development to gain approval which has maybe already been denied. Should this NDP take place then I think it is the parish councils responsibility to ensure that no future building plans are allowed on any areas already designated by ELDC as archaeological interest sites. Also that any future proposed development sites are entirely in keeping with the village, i.e not bright red brick or monstrously oversized developments. It's a pity that people seem to think that the only way forward is to desecrate the village ethos. There is no superstructure in place to majorly expand the village, the road system and size are not equipped to deal with extra traffic. there is no provision for schools or shops etc which would mean extra traffic on the already overburdened road system. At present roads cannot be maintained for the present traffic let alone if the volume is increased

All comments for questions are available to read from page 14.

Summary

This survey has shown that the majority of respondents wish for no residential growth within the Parishes. Current legislation means it is not possible to halt any development. This is why we need a Neighbourhood Development Plan. When planned carefully, the neighbourhood planning policies will bring sympathetic practices that developers will have to adhere to. These policies will focus on preventing infill, tandem builds, environmental impact, and boosting environmental improvements.

Most respondents are open to the prospect of small business creation and tourism, which creates employment and an economy within the villages.

The results show that features in the landscape are hugely important to the respondents, with many commenting on protecting hedgerows, encouraging fauna and flora, and supporting habitats. The survey shows respondents use the greens and woods Residents are keen to attend events in these public spaces. In the future, various activities will be arranged.

Open spaces, plus footpaths and bridleways, are important to the respondents. The maintenance of the Dams Lane footpath is to be improved. The respondents highlighted the lack of provision for children and young people; this is to be assessed.

Regarding environmental energy sources, residential solar power is backed, but large-scale wind farms are not. Going forward, green energy will be included in the plan for any new developments.

The survey showed that there was only a slight demand for allotments within the Parishes; at the moment this will not be looked into further.

Fast, reliable broadband is of major importance to the respondents. This allows working from home and for businesses to continue to operate professionally. In addition, it supports the further creation of businesses, which is supported by many respondents.

The outcome of the survey has shown that a high percentage of respondents were in favour of an increase in circular walks in the Parishes and accepted the idea of paying a small fee for the ability to do so on private land. This option is being pursued by the Parish Council.

The survey highlights many residents are uneasy about the increase in builds within the Parishes. In addition, the style of housing and how it sits on the plot is a concern. These are valid points that will go towards the policies within the NDP.

Thank you for taking the time to be part of the Neighbourhood Development Plan process.

Survey Comments

5. How important is it that new development, including extensions, is sympathetic to the following?
Important that any new building doesn't negatively impact on services, water and electric
Retaining the village limits as far as possible.
I prefer the village to stay as it is.
For me the key aspect of new build for villages such as Belchford is that they do not change the appearance of the village in terms of making it look more crowded or more town like. Instead of infill new houses should encourage green spaces, decent size plots and generally keep the feel of a village.
See above re infrastructure
Permission has been granted recently for a number of inappropriate properties that will significantly damage the character of Belchford and the Wolds AONB. It is not sufficient for planners to insist on red bricks and clay pantiles!
That the open nature of the village is maintained
Filling in all available spaces is bad, removing open views and changing village character into more urban than rural. The open views through field gateways between houses is essential to retain this character. Another important consideration is height of buildings. Far too many are built to dominate the surroundings. Elevated positions should be avoided or efforts made to reduce the impact both by excavation and reducing building heights. Several new houses stick out like a sore thumb while entering the village from both road and footpaths, notably the Viking Way.
That empty houses are occupied
Open spaces between houses should be kept to prevent "urbanisation" of village roads and to keep the rural feel. Houses should be low and avoid dominating plots. Views from footpaths and entry roads should be protected (open nature of the village should be preserved).
Design materials should be in vernacular local style not identikit standard urban or if different should have architectural value "wow" factor style, not identikit
Architectural design should be in the village vernacular
Sustainable to minimise the use of private cars
Not all buildings are worthy of sympathy! buildings should be in keeping with traditional properties in the village (Belchford)
Prefer no new development
Reasonable sized gardens
Take account of village facilities, e.g.roads
Due consideration of the impact on traffic within the village
Only if roads & infrastructure are improved
Green / modern design and technology
The village is busy enough
Height of surrounding houses
No over crowding of small developments

I thought that after the narrow lane development, no new houses were to be built. This doesn't seem to be the case!! I think there should be no more houses built in the village, because of the loss of habitat for wildlife.
Infill is a major concern for me. There is a need to preserve the open spaces in Belchford to avoid overcrowding the village with new houses.
Buildings do not have to be comparable to be interesting. E.g. architecturally interesting. Also, no need to have all buildings the same - large houses next to social housing encourages mixing.

6. How important to you are the following features in the landscape?
Footpaths are maintained and litter and dog waste removed
A mix of habitats is important to maintain a broad diversity of wildlife
Birds, Animals and insects
All!
Birds
The countryside around us is absolutely vitally important to sustain all the wildlife of the area.
Hedges and woodland is a scarce resource for wildlife in the area around the villages and needs to be protected
That footpaths are kept clear for access but wild areas are allowed to promote pockets of wildlife.
Maintenance of hedgerows and verges to leave wildlife corridors and habitat and to encourage wild flowers.
rough, wilded areas, meadow where applicable
garden birds, protection of hedgehogs
All
open spaces and native wildlife
open spaces for all wildlife
Bird habitat should be preserved along with wildflower verges. Wildlife corridors should be protected by not removing hedges or mowing into hedge bottoms.
birds and bees
mix of flora and fauna and wide open spaces
mix of flora and fauna and wide open spaces
natural habitats and land not used for intensive agriculture
birds pollinating insects badgers hares moles weasels dormice.
hedgerows
birds bees butterflies insects and the habitats to sustain them
supporting habitats for wild life
any and all
Encourage all wildlife

Native species
road verges are important landscape feature and grassland.
Natural inhabitants
Flora and fauna native to the area
Accessibility of well maintained footpaths
Areas for nature and wildlife
The animals, the countryside landscape and the dog walks
Open paths and tracks- All wildlife
Birds, Bees, Butterflies
Fields and open spaces
all the above is vital to the village and residents
All wildlife
Wildflowers (especially the primroses in Fulletby church yard). All wild animals.
hedgehogs, rabbits, badgers, wild flowers
Hedgehogs, birds, deer, owls
Hedgehogs, birds, deer, owls
Hedgerows NOT uprooted. Loss of habitat should cease immediately. Restrict chemicals which harm wildlife, e.g. bees!
It is important to retain hedgerows to provide habitat for wildlife and also to encourage a wide diversity of wildflowers. Bottom of hedges should not be mown.

7. The Neighbourhood Area includes Belchford Village Green, Hayes Furlong Wood and the newly acquired Fulletby grass area. Do you use any of these areas or would you (In the case of Fulletby) and if so, how do you use it and how often?

Village Green every day
I used to use the village green to exercise my dogs every day but it is not dog secure so no longer use it.
We regularly use the village green & Hayes Wood for dog walking and enjoy them very much.
Yes, I walk there with my dog. We sit and have a mindful moment. Despite living in the countryside there is now nowhere else local you can sit and enjoy a space similar to that.
Yes, we use the Belchford village green and also Hayes Furlong wood.
Don't use anything in belchford. Haven't been able to use the new field yet so can't answer
Occasionally
used for going for a walk

No
Belchford Village Green - everyday
Village Green daily
Don't really use it
A bit
Fulletby when an event is arranged
Hayes Furlong Wood. Once a week if possible for quiet meditation
I don't think so
Yes for dog walking and children playing.
Once a week
N/A
Yes, fortnightly
We use the Belchford village green most days to play ball with the dog
Belchford village green most days, possibly Fulletby grass area
Belchford, Dog walk, at least 3 times a week
Footpaths weekly
No. Village Green appears just to exercise dogs. Nothing for children
Yes, village green frequently
We only really use the above areas occasionally for walking. We will be visiting Hayes Furlong Wood more regularly in the future to see how the woodland matures and develops.
Occasionally when walking the dog - not often.
Walks with the family. Once a month
Belchford Village Green
5 times a week due dog walking - Fulletby Green.
Fulletby grass area - every few months to help - developments
Not used them yet
N/A
yes
Walking
Yes, not very often as nothing for children. Would be nice to have play equipment at the green
Very rarely to date. Wd try to support an event in either village.
I don't, but only because of where we live in the village

Not applicable
Not applicable
BVG : 1-2 times a year HFW: 1-2 times a month
Not applicable
Not applicable
The village green is under used apart from dog walkers, I do not use the village green except for village fete. I will use hayes furlong wood when out walking.
Living adjacent to the village green I see it has become a "dog's toilet" and not everybody picks up their dog's poo. I don't go in there, I sometimes go into Furlongs Wood and sit on a tree trunk for peace and quiet (off the road)!
Walks to the wood with children, one per month
Sometimes
Yes, we use the Fulletby grass area for walking the dogs
I do occasionally walk around the village green and intend to visit Hayes Furlong Wood to see how it is developing.
Realistically no. Depending on what happens to the Glebe field, it may be of use.
Yes, Hayes Furlong Wood

9. Do you support the use of the following energy sources on either a domestic or a larger scale basis in Belchford & Fulletby Parish?.

I would like to be confident that Parish Councillors take a less partisan view with regard to support of projects. There is evidence that this has not been the case in the past. I want confidence that the decisions are a true reflection of what parishioners want for the future of the village and not of a few influential individuals

16. If you have any other comments about the Neighbourhood Plan or if you wish to expand on any of your earlier comments then please do so below.

I would like to be confident that Parish Councillors take a less partisan view with regard to support of projects. There is evidence that this has not been the case in the past. I want confidence that the decisions are a true reflection of what parishioners want for the future of the village and not of a few influential individuals

I feel very strongly that there is no domestic housing planning passed in area behind the Blue Bell Inn. This spot should be utilised for expansion of the Blue Bell business with small scale holiday accommodation and rest as an open area for wildlife.

I'm not sure if this can be seen as relevant but the increase in traffic partly due to new building and in part due to an increased use of heavy vehicles for deliveries, both domestic and commercial, including farming, has caused a major deterioration in our roads. Perhaps new builds need to address this in some way.

A child's play area on the village green would be excellent!
I do feel this neighbourhood development plan, which is suddenly being promoted, is a backdoor attempt for development to gain approval which has maybe already been denied. Should this NDP take place then I think it is the parish councils responsibility to ensure that no future building plans are allowed on any areas already designated by ELDC as archaeological interest sites. Also that any future proposed development sites are entirely in keeping with the village i.e not bright red brick or monstrously oversized developments. It's a pity that people seem to think that the only way forward is to desecrate the village ethos. There is no superstructure in place to majorly expand the village, the road system and size are not equipped to deal with extra traffic. there is no provision for schools or shops etc which would mean extra traffic on the already overburdened road system. At present roads cannot be maintained for the present traffic let alone if the volume is increased.
We have a number of unoccupied homes within the village; these should be occupied before new homes are considered.
Before any fresh plans are put into action, existing surroundings need to be addressed, i.e. too large tractors for the road destroying verges and boundaries, speeding cars - get police and highways involved before there is a serious accident or someone is killed; this needs the parish council to pursue it.
I would particularly like circular walks if it included horse riding
I would like the empty houses in Belchford not left to deteriorate.
I feel belchford has had a lot of development in the village over the last few years, so I do not agree with any new building, especially not more than just individual plots.
Question 6 left blank as i do not think belchford needs anymore development.
Please do not allow the filling of every infill space or build groups of houses away from the road frontage. Houses should not dominate other properties or the surrounding area. House heights should be as low as possible and we want no more large dominant houses clearly visible from footpaths and roads (like the ones on Dams Lane, Narrow Lane (Main Road End) and Main Road.
Speed is not a factor for our internet but reliability is.
I would love there to be a public bench to sit on at the top of the viking way by the telegraph pole halfway between belchford and Fulletby. I would be happy to donate some of the cost towards it.(facing towards lincoln cathedral has such a beautiful view.)
I don't want the internet to go off when it rains
Belchford needs a parking area ..village hall?
A child's play area on the village green would be excellent!
Not sure how people having permits would be monitored? A permit could prohibit visitors to the area walking in the area?
I moved to Belchford because it is a small quiet village. Should it get much bigger I would consider moving.
In addition to Q16, we need to work towards opening the paths which previously crisscrossed this village. As it is, unless you know a farmer and they are kind enough to grant you permission, there are very few routes that can be taken.
Just the roads & verges require upkeep & improvement & without this, development shouldnt happen
Agreement to pay for permit would entirely depend on cost - £20 for the year is acceptable, £20 per month is not (for example)

I do not live in Belchford however my family does and I spend a lot of time there. More circular walks would be amazing and I know that we would happily pay for permits if needed.
Any housing developments should be confined to utilising space within the internal village area and not at the edge of the village boundaries.
In regards to Q16, in principle.
Great initiative
No further housing development.
No thank you!
Anybody should have the right to roam.
Owns a property in Fulletby. Open spaces should be for all.
Fulletby grass area, idea: An outside gym, walkers pod
Fulletby grass area: Idea - an outside adult gym, walkers pod
Depends on the cost of permits. The village green is only used for two events per year - Otherwise it is a dogs toilet, more public events are needed. The buying up of land prohibiting the public from using a footpath should be stopped, a covenant restriction for example.
The area behind the Blue Bell Inn should not be developed for housing as it would destroy the figure of eight shape of Belchford. This land could be utilised for a small scale tourism business, e.g. by providing accommodation units. There needs to be a cap on house building in both villages, given the lack of infrastructure to support a bigger population, thereby increasing the reliance on cars to access the facilities in larger towns.
Some questions could be improved, e.g. circular walks needs a "neither agree nor disagree".
Great initiative

Thank you for taking part in this survey.

Appendix 04

Belchford and Fulletby Parish Council NDP Residents Survey 2

BELCHFORD & FULLETTY NEIGHBOURHOOD DEVELOPMENT PLAN SURVEY ROUND TWO

Name:

Address:

One name per form. This form can also be submitted online, or if you require an additional form for another member of your household, use <https://tinyurl.com/ndp2-bf>.

This survey is to help the parish council to produce a Neighbourhood Development Plan (NDP) that will give the community a voice in shaping future developments in our parishes.

1. Do you want the NDP to promote and support the concept that every future development should be conditional on including environmental and social benefits, e.g. natural habitats, measures to combat climate change, public rights of way, job creation, etc.?

Yes No Maybe

2. Should new development include planning conditions to combat climate change and support the environment, e.g. sustainable building materials, green heating provision, reducing carbon emissions, etc.?

Yes No Maybe

3. In Belchford and Fulletby, housing density is relatively low, with space, light and views between houses. Do you wish to keep this feature?

Yes No Maybe

4. In order to preserve the low-density housing characteristics, would you support roadside development beyond the geographical limits of the villages?

Yes No Maybe

5. Is it important to you to retain and preserve open, unrestricted views of the Lincolnshire Wolds AONB countryside from Belchford and Fulletby villages?

Yes No Maybe

6. In the past, the roadsides of Belchford village have been designated as protected frontage. Development here is vigorously discouraged. This allows the preservation of historic parts of the village and its views. Do you want the NDP to support and promote conservation verges?

Yes No Maybe

7. With a few exceptions, the key characteristic of housing in Belchford and Fulletby is the absence of tandem and estate developments which have no direct roadside frontage. Do you want to keep it this way?

Yes No Maybe

8. The village of Belchford has a unique history of development around a figure of eight shape, preserving the circle centres as open areas. Is this a feature worth keeping?

Yes No Maybe

9. Do you want owners of existing properties in the parishes to show that these houses are fully occupied before putting applications in to build more?

Yes No Maybe

10. At present, most new build residential planning applications passed by ELDC stipulate red brick, roof pantiles or slate. This doesn't reflect the mixed style of properties in our villages. Would you prefer to see a wider range of materials and designs used?

Yes No Maybe

11. The Blue Bell Inn in Belchford is a vibrant, popular public house. Would you want the NDP to support and promote such small public-facing businesses in the area, e.g. a farm shop, nursery or other retail?

Yes No Maybe

12. Other than housing, the development of small rural enterprise projects, such as offices, craft workshops, etc. would bring vitality to our villages and prevent stagnation. Would you want the NDP to support and promote this type of development?

Yes No Maybe

13. Do you have an idea for a small business which needs premises in our villages?

Yes, what is it? Comment below No Maybe

14. Would you want the NDP to support and promote local green power generation for community benefit, using sustainable methods?

Yes No Maybe

15. If you have any other comments about the Neighbourhood Plan or if you wish to expand on any of your earlier comments then please do so below.

Please return forms to Paul at Winn Cottage, Fulleby, Jill at Bracknell Cottage, Belchford or any Parish Councillor.

For further information contact the Clerk at bandfpc.clerk@gmail.com.

Thank you for your time.

Appendix 05

Results of Belchford and Fulletby Parish Council NDP Residents Survey 2

Belchford and Fulletby Neighbourhood Plan Survey Two

Undertaken between December 2021 and March 2022

Introduction

The Neighbourhood Plan Committee of Belchford and Fulletby Parish Council created this second survey to drill down into the policies and visions of the residents. To find out which policies are the most important. The results form the basis of the plan; it represents the views of participating residents and is not necessarily the view of the Neighbourhood Development Plan Committee or Parish Council. The ultimate results of this process will create a community-led framework, which will be a statutory document used at a local level to guide future development in both villages.

Belchford and Fulletby Parish Council, with financial support from Groundwork UK, funded this project. Hard copies are available through a member of the Neighbourhood Development Plan committee.

The Response

Every household received one hard copy of the survey, with the option of completing an online version for other members of the household.

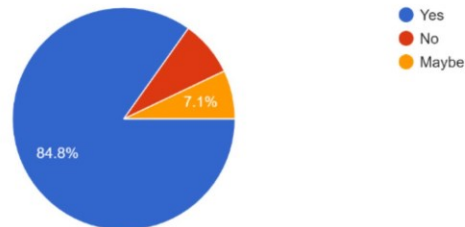
There were **99** responses returned by 30th April 2022. Belchford residents returned **71 (72%)** responses, Fulletby **26 (26%)**, and outside of the parishes **2 (2%)**.

1. Do you want the NDP to promote and support the concept that every future development should be conditional on including environmental and social benefits, e.g., natural habitats, measures to combat climate change, public rights of way, job creation, etc.?

The results from the respondents report positive responses, with **84 (85%)** respondents supporting the NDP. Only **8 (8%)** respondents chose *No*. With an even smaller **7 (7%)** choosing *Maybe*. Overall, the NDP is considered a progressive plan for the Parishes.

1. Do you want the NDP to promote and support the concept that every future development should be conditional on including environmental an... change, public rights of way, job creation, etc.?

99 responses

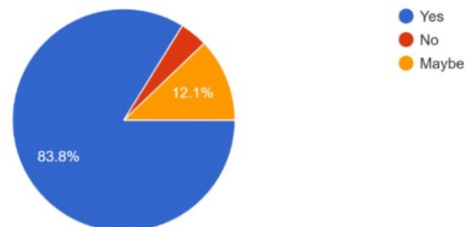


2. Should new development include planning conditions to combat climate change and support the environment, e.g., sustainable building materials, green heating provision, reducing carbon emissions, etc.?

The responses show respondents largely selected yes **83 (84%)** to appropriate environmental support planning conditions which should be included on future developments. This is followed by **12 (12%)** who selected *Maybe* and **4 (4%)** who opted for *No*. This is a positive outcome regarding protecting the environment and encouraging developers to think creatively.

2. Should new development include planning conditions to combat climate change and support the environment, e.g. sustainable building material...eating provision, reducing carbon emissions, etc.?

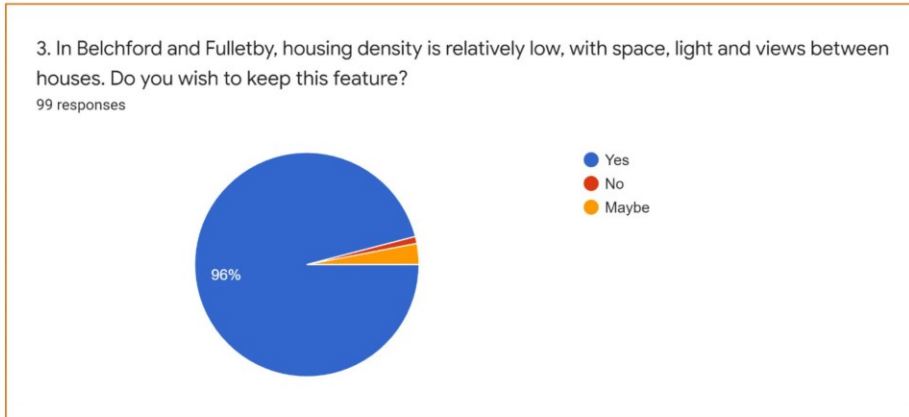
99 responses



3. In Belchford and Fulletby, housing density is relatively low, with space, light and views between houses. Do you wish to keep this feature?

On the subject of housing density, the results shows that almost all of the respondents, **95 (96%)**, want to keep housing density low and with space and light between properties. A small handful of respondents selected *Maybe* **3 (3%)**. Only **1 (1%)** resident selected *No* indicating that they did not want to keep this feature.

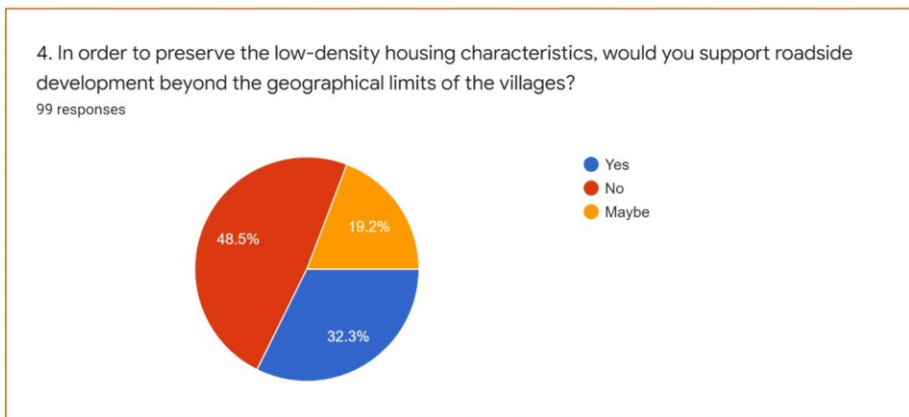
This result demonstrates that the current approach of building within the Parishes is not acceptable to the residents.



4. In order to preserve the low-density housing characteristics, would you support roadside development beyond the geographical limits of the villages?

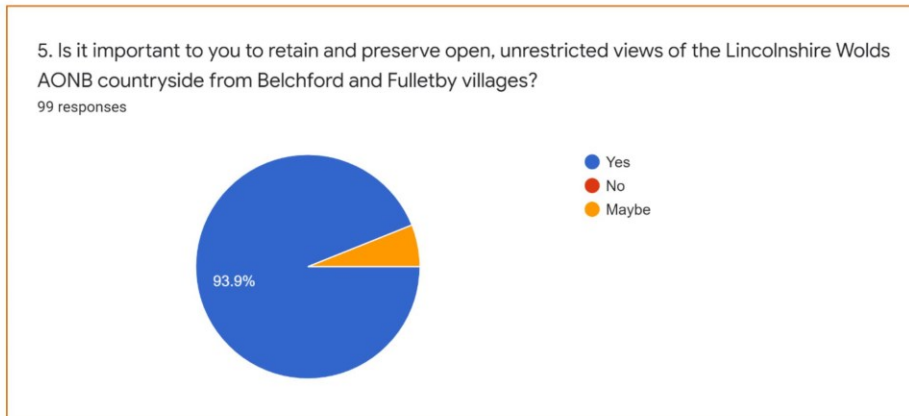
Respondents replied with a mix of opinions. The majority selected **48 (49%)**, *No*, they do not support roadside development beyond the village limits. *Yes* supported by **32 (32%)** responses with **19 (19%)** opting for *Maybe*.

The results of this question are inconclusive.



5. Is it important to you to retain and preserve open, unrestricted views of the Lincolnshire Wolds AONB countryside from Belchford and Fulletby villages?

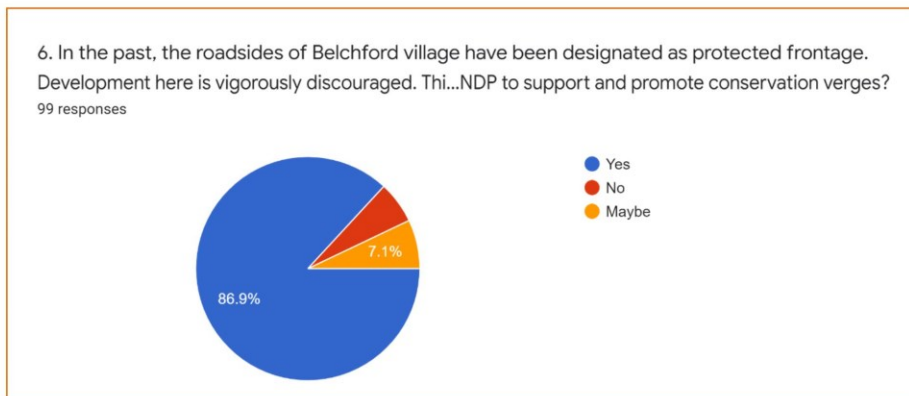
With **93 (94%)** of Parishioners selecting **Yes**, a large majority of respondents support the importance of retaining and preserving views. A small number of respondents, **6 (6%)** opted for **Maybe**. Crucially, no one disapproved of protecting the Parishes views.



6. In the past, the roadsides of Belchford village have been designated as protected frontage. Development here is vigorously discouraged. This allows the preservation of historic parts of the village and its views. Do you want the NDP to support and promote conservation verges?

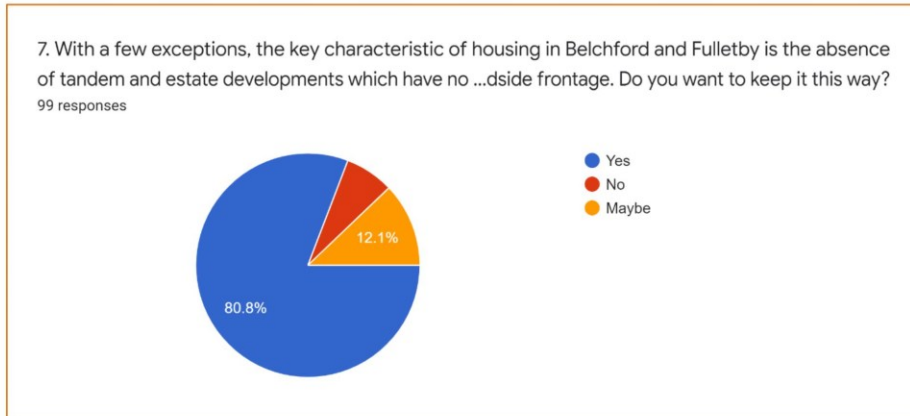
The support for the protection of the Parishes frontages was popular with **86 (87%)** of respondents voting **Yes**. The **Maybe** votes were **7 (7%)**, very closely followed by **6 (6%)** **No**'s.

These results create a valid rationale for the NDP to attempt to preserve historic parts and views of the village.



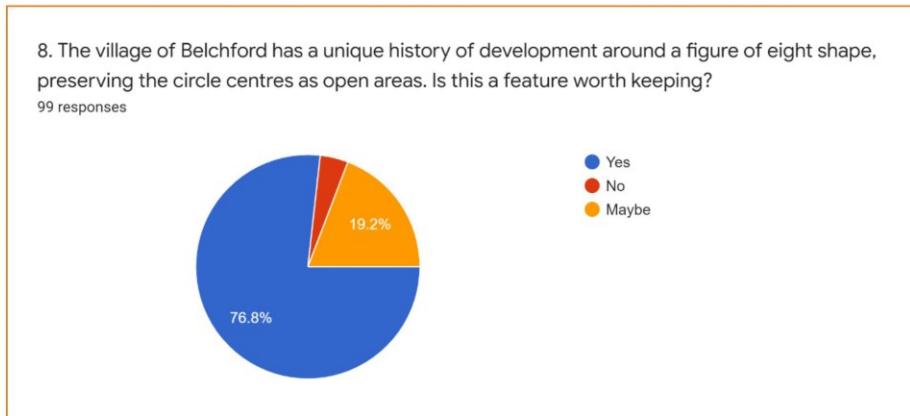
7. With a few exceptions, the key characteristic of housing in Belchford and Fulletby is the absence of tandem and estate developments which have no direct roadside frontage. Do you want to keep it this way?

Many replies voted Yes, **80 (81%)**, indicating that estate style developments are not a popular option. If a suitable location was to be selected, there were **12 (12%) Maybes** and **7 (7%)** voters who were pro estate development.



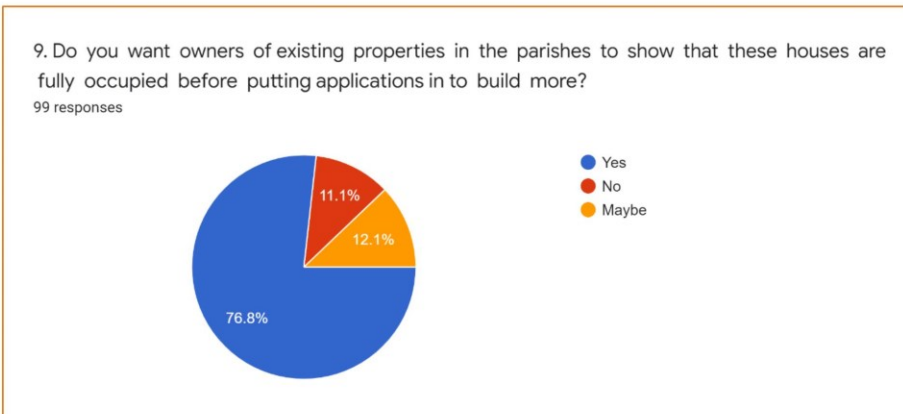
8. The village of Belchford has a unique history of development around a figure of eight shape, preserving the circle centres as open areas. Is this a feature worth keeping?

The bulk of respondents, **76 (76%)** agree that the figure of eight feature is worth keeping. Only a small number, **19 (19%)** selecting *Maybe*. Leaving **4 (5%)** respondents not agreeing that the unique feature is worth saving.



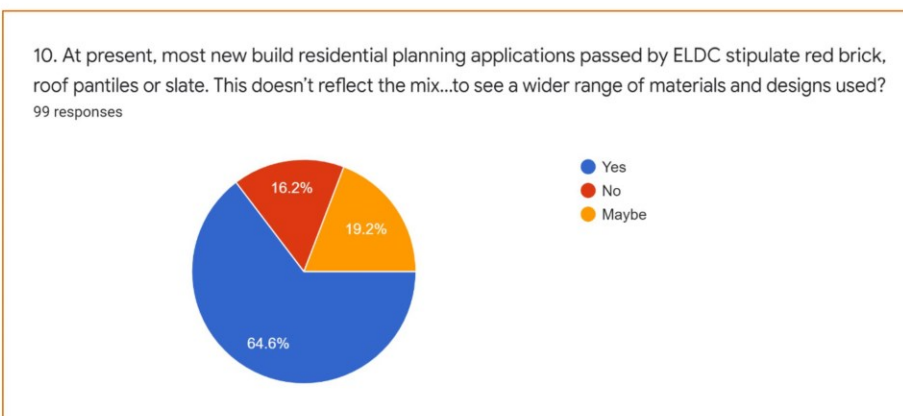
9. Do you want owners of existing properties in the parishes to show that these houses are fully occupied before putting applications in to build more?

This is provocative subject within the villages, The respondents prefer, **76 (77%)**, that current empty properties are occupied prior to any further planning applications being submitted by speculative landowners. Less than a quarter of respondents feel that owners should have to show that the houses are occupied with **12 (12%)**, *Maybe*, and **11 (11%)** opting for *No*.



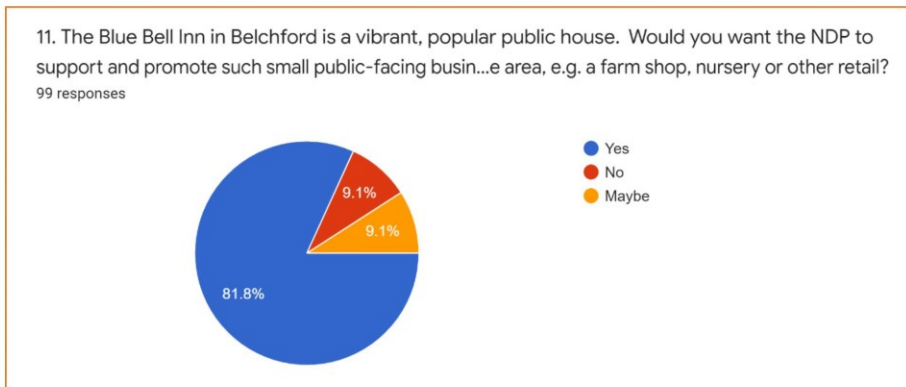
10. At present, most new build residential planning applications passed by ELDC stipulate red brick, roof pantiles or slate. This doesn't reflect the mixed style of properties in our villages. Would you prefer to see a wider range of materials and designs used?

A little over half of the responders **64 (64%)**, selected *Yes*, that they were open to seeing a wider range of materials and designs used. There were **16 (16%)** respondents who voted *No* to a greater diversity of materials and designs on new build applications. In the middle there were **19 (20%)** respondents who opted for *Maybe*, to diverse planning applications.



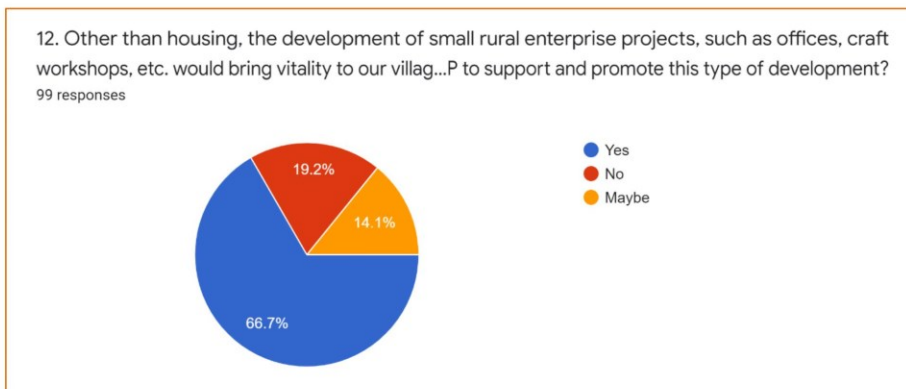
11. The Blue Bell Inn in Belchford is a vibrant, popular public house. Would you want the NDP to support and promote such small public-facing businesses in the area, e.g., a farm shop, nursery or other retail?

A healthy number of respondents chose **Yes, 81 (82%)** that they would be prepared for the NDP to support small public facing businesses. An equal number of respondents voted for *Maybe* and *No*, **9 each (9%)**, were not in support of the NDP backing and advocating small businesses.



12. Other than housing, the development of small rural enterprise projects, such as offices, craft workshops, etc. would bring vitality to our villages and prevent stagnation. Would you want the NDP to support and promote this type of development?

This questions results vary compared to the results of Q11, by which, **66 (66%)** respondents selected *Yes*, to enterprising projects being supported through the NDP. Some **19 (20%)** of Respondents were not in favour and voted *No*. There were **14 (14%)** respondents who picked *Maybe*; they may be keen on the NDP supporting projects to bring vitality to the Parishes.

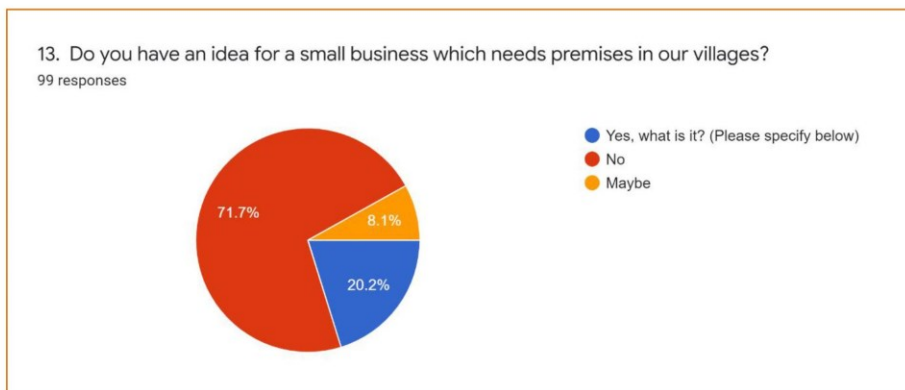


13. Do you have an idea for a small business which needs premises in our villages?

The question was added as space to view the various business ideas from parishioners which would require a small premises. Of the few **Yes 20 (20%)** votes, some unique and creative responses were provided. The majority did not share an idea, **71 (73%)** and a small minority *Maybe*, **8 (8%)** possibly had an idea.

Farm shop, small grocery
I think the village would benefit hugely from a small shop - bread and milk etc. no idea how possible this would be
Village shop would be very advantageous
2 small walkers / hikers log cabins out the back of Blue Bell Inn offering cheap visitor accommodation
Businesses like our small bakery are ideal for the village and should be encouraged
Plant nurseries
Micro-breweries and gin distilleries
Holiday lodges behind Blue Bell pub with green area for wildlife
Village Shop
Market garden
It might be worth thinking about creating a small 'hub' for a variety of businesses, e.g., potter, woodworker (decorative interior items and some rustic outdoor furniture), caterer, antique dealer, silversmith. If there is space to create a hub, then once started, more craftspeople might be attracted to it
Small workshop
Storage
Data mining
Small shop
Farm shop or very small shop selling essentials (only small as so no think a bigger would get used). If sold drinks, may take trade away from pub though. Although pub isn't open all day at weekend. Ideally, we'd use a shop for bread, milk, ice lollies (for the kids treats), meat, local produce
Fulletby too small for commercial development
Our current business needs premises, it creates local jobs and supports the area.
Hoe Hill orchard cider house
Scarlett parrot business needs premises
Cider-house for Hoe Hill orchard
Premises for Scarlett's Parrot Essentials
Rural enterprise units
Premises for my future business "The Lavender Pot" (lavender plants and pottery)

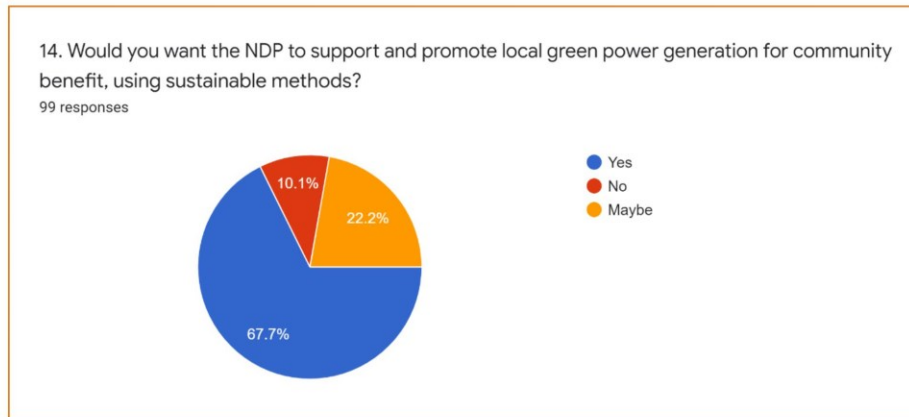
Cider production facility for Hoe Hill orchard
Film studio
Tea room
My understanding is the water tower supply limits Fulletby growth. Is this true/correct?
I also believe posting of suggestions for both village greens need to be addressed
Organisation of events on them which cover, local products, local arts and crafts, shows to include equestrian, pet, sport, classic cars, antiques and bring and buy items and stalls. If such events do materialise in Fulletby, negotiation with Jason Tingle needs to take place. That on his agreement vehicles can park on his frontage of a Sunday. He may welcome such events as an indirect advertising item for his garage.
Small, affordable business unit
Farm Shop
Catering kitchens
Micro-brewery
Craft persons workshops
Craft shops
Walkers cabin behind Bluebell pub
Café with shop (local produce)
Holiday rental (equipment) service: bikes, hot tubs, wood/log burners
Brewery
Gin / Vodka / Rum distiller



14. Would you want the NDP to support and promote local green power generation for community benefit, using sustainable methods?

Although a high positive number, which is reflected in the number of Yes votes, **67 (68%)** of respondents who are supportive local green power, this question raises a few worries with

22 (22%) selecting *Maybe* to the type of green power which could be supported by the NDP. Only **10 (10%)** of respondents were not open, with *No* votes to the NDP promoting sustainable power generation for the benefit of the community.



15. If you have any other comments about the Neighbourhood Plan or if you wish to expand on any of your earlier comments then please do so below.

I do not want to see estate development.

Q4. depends where, Q10. Definitely darker roof colours, Q15. But it needs to be affordable to all, not just the better off.

Empty properties should be kept tidy and if possible, re let

Keep a balance between agriculture and the environment. Too much emphasis is being put on the environment. We need to remember the beautiful countryside is the result of hard-working farmers not the government or the councils

Q11: Clash of commercial versus residential interests. Road infrastructure restrictive and large catchment area for viability needed

Just to highlight the need for more first-time buyer, affordable housing. In an attempt to keep the age group lower

Development of affordable first-time property. To encourage younger and local people to move into the villages. Housing which is all high end and expensive limits the age of those able to afford it. Young blood should be encouraged to look for affordable houses in both areas

Q4: Farm shop/barn conversion for rural crafts on a case-by-case basis - decided by Parish Council

Q5: Timber-framed cottages in line of those out skirting in Belchford would be acceptable

Would support new development using sustainable building materials

Reinstate historical footpaths and bridleways

White "estate" gates located at least 100m before 30mph sign

Horse rider warning signs

Red bricks should only be used if they're not the horrible new versions! That isn't Lincolnshire, that's just cheap and minging. Use proper red Lincolnshire bricks
Q2: Where possible
Q.14: Depends what green power. Not wind turbines!
I don't see a purpose to question 9
Q14: Except for Rolls Royce small modular reactor. This is the way forward for green power generation
Q14: Not wind power, but definitely solar power on every house
I definitely don't want to have wind turbines in Belchford as sustainable energy sources
There are enough businesses here already. This is not a town. I wouldn't want to see more lorries and vans coming to the village
I also thought that there was a ban on any more housing? The building is continuing despite this. Why must we have more houses? Again, this is NOT a town it's a "relatively" quiet rural village which is why I guess, most of the residents have chosen to live here
Question 11 asks about other small retailers - we would benefit from a farm shop etc but nowadays people don't support their local shops so it would probably be a waste of time money and effort. Encouraging more cars into the village doesn't seem to be a good idea. We already have a lot more vehicles using the village as a cut through to avoid Horncastle in the summer months
I would like to see the Parish Council promoting the quiet, peaceful life including the natural world and wildlife rather than trying to think up other new ways to dig up more fields and hedgerows and building ever more houses and encouraging more traffic. Thank you
The village doesn't need to grow it is not a business
People come to live here because they like it as it is a quiet and small village
There are already two large businesses in the village as well as the farms. This is ample for a rural village
In regard to renewable energy I am totally opposed to wind turbines anywhere near the village
I would consider allowing redevelopment of farmyards for commercial use allowing these units to be positioned without road frontage provided they are low impact industries (low noise, no light pollution, no or low environmental pollution and not greatly increasing traffic into the village)
I would extend the suggestions in question 12 to include light small-scale manufacturing and repair shops
I have answered question 4 as maybe as I am wary about the prospect of new properties outside the village boundaries setting new limits for the boundary and then allowing infill to this new boundary. Provided this is accounted for I would support this. I think such properties should not be roadside developments both for road safety and to reduce the likelihood of the above but should be set back (with careful attention to design, landscape and form) and under no circumstances should they harm the views of the Wolds
In addition to question 10, I would like the design to include consideration of the perceived height of the property as all the new properties have been tall, dominating the surrounding properties and landscape. This is especially important on raised plots
Question 7: I would like to support this with the possible exception of "low cost" housing where perhaps a small row of terraces could be set gable end onto the road with access up the side to all of them. This should not preclude views between the development and

neighbouring ones and make it difficult to extend properties and taking them from the reach of lower income families

Question 10: Whilst I prefer the red brick construction, where design is concerned, I would prefer a mix of gable end to road and avoidance of strict building line adherence to provide a range of dwellings. I'd also like more variation in design, especially more cottage style dwellings

Question 11: I do want the NDP to support current businesses in the community, especially the Blue Bell, but not new ones

I would like to see more development of the Village Green, especially for children's recreation

In addition to conservation verges, I would like to see the grass triangles and verges in and around the village better preserved as vehicles continually drive over them at speed and cause unsightly damage

Any development, especially commercial, should be conditional on minimising light pollution

Planning in or around the village should be considered on a case-by-case basis, one size doesn't fit all in a small rural village.

Q5, 6 & 10: I can't stress enough, a big YES

Q 14: If electric became cheaper

Builders or developers or personal developers pay a fee to village for upkeep

Definitely stop with the orange residential buildings, they look cheap and nasty, unsightly and boring

The number of under 16s has increased, with that is a noticeable lack of entertainment for them. A play area is required for stimulation and to be able to integrate on neutral ground

I encourage *subtle* green power generation which benefits the entire community. In addition, any future builds to at least have solar panels to be passed by planning

Encourage the construction of smaller homes, move away from the large executive homes which are mostly not affordable to boost a younger generation to move to the village and for people who may be interested in living or remaining in a village and want to downsize

Reinstate footpaths, there are very few working footpaths in this village, especially circulars. Landowners should not be allowed to swallow them up. If they cut through fields, let's re-route them around. We should encourage people to the outdoors and make passible routes for lesser abled people, big dogs and elderly dogs

Summary

Following on from survey one, many respondents' apprehension persists regarding the growth of the village. Growth is not something which can be stopped in its tracks. What the parishes do have is the power to support a local Neighbourhood Development Plan to have a say on how to control any growth and to encourage positive changes to the villages.

The majority of respondents do want an NDP to which promotes and supports future conditional development and includes environmental and social benefits for the parishes. This includes planning conditions on new builds to combat climate change and to support the environment.

Almost 100% of the respondents would like to keep housing density low, with space, light and views. Referring to the Parishes views, again, almost all respondents want to preserve open, unrestricted views of the Lincolnshire Wolds AONB countryside.

The parishes roadside verges were included in the survey. In the past they have been designated protected frontage. There was a positive response to this possibility. By protecting these verges, it allows the preservation of historic part of these villages and development to be dissuaded.

The support of tandem and estate development was not favoured with the exception of a responder who suggested:

I would like to support this with the possible exception of "low cost" housing where perhaps a small row of terraces could be set gable end onto the road with access up the side to all of them. This should not preclude views between the development and neighbouring ones and make it difficult to extend properties and taking them from the reach of lower income families.

The figure of eight shape unique to the history of Belchford remains a popular feature to protect.

Regarding the current overuse of red brick, Respondents support alternative materials and designs including modern homes as well as more traditional cottage style options. Affordable housing is raised a few times, especially:

In an attempt to keep the age group lower.

A substantial portion of respondents would be happy for the NDP to support small rural public facing businesses. Repurposing current underused buildings which could bring energy and prevent stagnation to the areas is popular. Many enterprising and positive examples were offered which can be read [in Section 13](#). A few respondents raised the fact that there are enough businesses present in the parishes. There is a concern that Fulletby is too small for further commercial development and that there is a clash of commercial versus residential interests across the parishes. There is apprehension that certain businesses would increase the movement of cars and commercial vehicles through the villages. Many respondents are not in favour of either commercial or residential growth. Keeping the villages quiet is preferred.

Green power generation for community benefit is a provocative matter. If it benefits all residents, it is a positive. If it involved a visibly large wind turbine which obstructed open

Rolls Royce small modular reactor.

views it would be thought of as a negative. One enthusiastic respondent put forward the idea of a...

Another, that developments should have...

Speeding and traffic are mentioned throughout the comments section, this is matter which the Parish Council is looking into. It was noted that the road infrastructure is restrictive. Speed bumps and additional speed warning and horse-riding signage were suggested.

solar power on every house.

The village green was raised as an area which should offer something for children's recreation. At the moment there is little by the way of children to engage with one another on the green and this has been raised by the children themselves.

Historical paths disappearing or no longer having circular options in and around the parishes is a matter which is continually raised. This is a subject which is now under the focus of the Parish Council.

Survey Data

13. Do you have an idea for a small business which needs premises in our villages?

All comments

I do not want to see estate development.
Q4. depends where, Q10. Definitely darker roof colours, Q15. But it needs to be affordable to all, not just the better off.
Farm shop, small grocery
I think the village would benefit hugely from a small shop - bread and milk etc. no idea how possible this would be.
Village shop would be very advantageous
2 small Walkers / hikers log cabins out the back of Blue Bell Inn offering cheap visitor accommodation.
Businesses like our small bakery are ideal for the village and should be encouraged. Plant nurseries, micro breweries and gin distilleries.
Holiday lodges behind Blue Bell pub with green area for wildlife
Village Shop
Market garden
It might be worth thinking about creating a small 'hub' for a variety of businesses, eg. potter, wood worker (decorative interior items and some rustic outdoor furniture), caterer, antique dealer, silversmith. If there is space to create a hub, then once started, more craftspeople might be attracted to it.
*Small workshop
*Storage
*Data mining
Small shop
Farm shop or very small shop selling essentials (only small as so no think a bigger would get used) If sold drinks, may take trade away from pub though. Although pub isnt open all ;day at weekend. Ideally we'd use a shop for bread, milk, ice lollies (for the kids treats), meat, local produce.
Fulletby too small for commerical development
Our current business needs premises, it creates local jobs and supports the area.
*Hoe Hill orchid cider house
*Scarlett parrot business needs premises
*Ciderhouse for Hoe Hill orchid
*Premises for Scarletts parrot essentials
*Rural enterprise units
*Premises for my future business "The Lavender Pot" (lavender plants and pottery)
*Cider production facility for Hoe Hill orchid

Film studio

Tea room

I would encourage development of smaller affordable first time buyer houses, to enable younger and local people to move in and keep the villages alive. My understanding is the water tower supply limits Fulletby growth. Is this true/correct? Roads in and around our designated areas are of prime concern to me. I would like the question of speed humps to be raised, regarding the High Street through Fulletby. Ideally one at either end. Road narrowing or chicanes are not applicable because of the size of farm vehicles, but speed humps are. Road verge repairs are appalling. And an issue to raise, inhabitants in both villages who walk dogs or ride bikes need to wear appropriate clothing! Why do they think dark clothing is acceptable? Too many times I have nearly collided with such people, and I do not accept the responsibility. Dark clothing is unacceptable, they should wear something bright or fluorescent. When our roads are top coated with chipping, it should be preceded by the verges being taken back. Year on year the grass verges grow over the existing surface, and, we end up with narrower roads. Because they only dress areas visible. Resulting in the road width being reduced. With modern cars, 4X4's and modern farm vehicles the width of roads is not fit for purpose. Hence all the potholes at the side of every road. I also understand B.T. are acting to have high speed broadband to all areas within 2 years. Might this be confirmed and persued. I also believe posting of suggestions for both village greens needs to be addressed. Organisation of events on them which cover, local products, local arts and crafts, shows to include equestrian, pet, sport, classic cars, antiques and bring and buy items and stalls. If such events do materialise in Fulletby, negotiation with Jason Tingle needs to take place. That on his agreement vehicles can park on his frontage of a Sunday. He may welcome such events as an indirect advertising item for his garage? All the above supported by my Wife, so I shall paste and copy in an attempt to get some of the above spoken about.

Small, affordable business unit

Farm Shop

Farm shop, catering kitchens, micro brewery

Craft persons workshops

Craft shops

Walkers cabin behind Bluebell pub

Cafe with shop (local produce)

Holiday rental (equipment) service: bikes, hot tubs, wood/log burners

Brewery

Gin / Vodka / Rum distiller

**Thank you for taking the time to be part of the
Neighbourhood Development Plan process**

Appendix 06

NDP Newsletter 1

NDP

Belchford & Fulletby Plan 

Newsletter



Thank you

We have hit our previous number of 90 responses. To give people a bit more time, we have kept the current survey open.

<https://tinyurl.com/ndp2-bf>

It was great to see you at the two events. We took on board your comments and questions and have used them going forward.



WHAT IS AN NDP

A Neighbourhood Development Plan is a formal written document encapsulating identified local, village-specific planning policies. For example, a local policy may be that views of open countryside are retained. Our NDP is essentially an agreement made between Belchford & Fulletby Parish Council and ELDC. Policies that the NDP contains work with the Local Plan.

To be incorporated into local planning law our NDP must be approved at a referendum open to all registered voters in the villages. Once our NDP is brought into legal force, it forms part of the statutory Development Plan for that area.

Support

Recently we met up with Mike Berryman, an independent local Architectural Designer and Elliot Jodrell, our Urban Designer from AECOM.

Mike is tasked to work on the policies which are created through your survey responses. Elliot brings the knowledge of which design codes tie in with the policies. Their work is granted funded by Locality.

<https://locality.org.uk/services-tools/neighbourhood-planning/>



Vol .01 Newsletter



Businesses

Being such an entrepreneurial community, we want businesses to have their say too. It could be an opportunity to promote high-quality enterprise in our villages.

Keep your eye out for a business and stakeholder review. It is a place to voice your thoughts.

<https://tinyurl.com/bsr-ndp>



Website

Did you know that we have website?

It contains links to our surveys and reports. An explanation of who we are and the NDP process. Dates to events, etc.

<https://belchfordandfullebyplan.org>



Next Steps

- consultation with the stakeholders and community continues
- drop in to be held at Belchford Village Hall on Saturday 26th March, 10-12 pm
- policies to be formalised with design codes to support them
- a draft NDP to be produced



If you have questions on the draft policies, do not hesitate to contact us: Jill Newby (jillnewby@live.co.uk), John Smith (john.smith@louthtractors.co.uk), Ian Goodall (ian@goodall-geoscience.co.uk), Paul Morris (paul.winncottage@gmail.com), Nancy Benilde (nancybenilde@outlook.com), Dick Black, Linda Thomson, Paul Barnes, Kris Skalka, Mike Rizan

Policy SnapShot

- All new buildings to offer environmental and social benefit to the community.
- Maintain low housing density by preventing excessive infill development.
- Encourage development which conforms to the current and historical road layouts within the villages.
- Promote a greater diversity of building materials.
- From the villages, keep open views.
- Innovative regenerative out of boundary development to be considered.
- Support suitable business development and renewable energy schemes.
- Inspire the development of small residential properties.

Appendix 07

Belchford and Fulletby Parish Council Business and Stakeholder Review

Business and Stakeholder Review

Belchford & Fulletby Parish Council is developing a Neighbourhood Development Plan (NDP) which is intended to give the local community a say in the future development of our parishes of Belchford & Fulletby.

As a business, you are part of that community and the parish council wishes to better understand your thoughts, needs and aspirations so that you can be fully represented in the NDP. The parish council wants to encourage appropriate local business development and support a good relationship.

For further information contact the Clerk at bandfpc.clerk@gmail.com.

Business or Stakeholder name:

Contact name:

Address:

1. Does the community currently support your business or interest? e.g. do you employ local residents or rely on local trade? (please comment below)

Yes

No

Not applicable

Comment:

2. In the future, what local services would you like to see to support your business or interest? e.g. faster or reliable broadband, or room to expand.

Comment:

3. In the next ten years, do you have ambitions and needs to grow your business/or interest in to larger or new premises?

Yes

No

Not applicable

Comment:





4. Do you intend to open a new business within the parishes? What are the obstacles? (please comment below)

Yes

No

Not applicable

Comment:



5. What would attract you to base your new business within the parishes?

Comment:



6. What are your thoughts on these draft NDP policies for our area which are to support the local plan for East Lindsey council? (please comment below)

- All new buildings to offer environmental and social benefit to the community.
- Maintain low housing density by preventing excessive infill development.
- Encourage development which conforms to the current and historical road layouts within the villages.
- Promote a greater diversity of building materials.
- From the villages, keep open views.
- Innovative regenerative out of boundary development to be considered.
- Support suitable business development and renewable energy schemes.
- Inspire the development of small residential properties.

Comment



Please return forms to Paul at Winn Cottage, Fulletby; Ian Goodall at Coach House, Fulletby; Jill at Bracknell Cottage, Belchford; or any Parish Councillor.
For further information contact the Clerk at bandfpc.clerk@gmail.com.
Thank you for your time.



Appendix 08

Results of Belchford and Fulletby Parish Council Business and Stakeholder Review

Belchford and Fulletby Business and Stakeholder review

Undertaken between March 2022 and July 2022

Introduction

This final review was created specifically to provide businesses and stakeholders with an interest in the parishes with a place to express thoughts and ideas. The questions were designed to discover how the parish council could better support businesses as well as environmental, cultural and recreational interests.

Belchford and Fulletby Parish Council, with financial support from Groundwork UK, funded this project. Hard copies are available through a member of the Neighbourhood Development Plan committee.

The Response

Every business or interested party received one hard copy of the survey. An online version was made available for ease of completion.

There were **26** responses returned by 31st July 2022. Belchford stakeholders returned **16 (62%)** responses, Fulletby **9 (35%)** and outside the parishes **1 (3%)**.

1. Does the community currently support your business or interest? e.g. do you employ local residents or rely on local trade? (please comment below)

The results show that yes **15 (58%)** of the community do support parish businesses in various ways. Some employ local residents or use local tradespeople, others use the mobile Royal Mail Post Office. This is followed by **8 (31%)** who stated that no community support was received and **3 (11%)** who selected not applicable.

I use local electricians, plumbers, gardener and window cleaners!

Please define local e.g. Horncastle, Louth?

Retired

FGT is a charitable trust formed to support a joint community purchase of a field to be used by all for recreation.

The village green is a "community project", villagers support it by using it, visiting, fetes or events and by helping to operate it

The community supports the project by providing volunteer labour, materials and young trees to develop the project. Local business provide specialist services

Although my business is based in Belchford, I work throughout the UK and occasionally abroad. I am a sole trader have no employees

employed at the bakery, most of customers out of the village

Some and some, 70% of our work force travel
 We try to support local companies when servicing our holiday let
 We employ local residents, use the local post office and staff use the local shops for lunch
 Not as much as we would like from Fulletby and Belchford residents
 Currently 2 part-time positions available. Should be trading in Summer 2022

Names retracted for privacy



2. In the future, what local services would you like to see to support your business or interest? e.g. faster or reliable broadband, or room to expand.

Out of 19 comments, 13 (68%) have stated that fast and reliable broadband is essential to support businesses. Other comments included improved public transport, a public footpath to provide off-road access between Fulletby and Belchford to support a local business idea, further pub parking. One respondent proposed plots for business expansion. Ongoing parish council support for the newly created Glebe field was also raised. Thoughtfully, one business replied with an alternative angle and is keen to positively support the pub in some way as it has helped theirs.

Faster / reliable broadband
 None Required
 Faster Broadband
 Faster & more reliable broadband
 The parish council supported the purchase. Ongoing, continued PC support at times when required, to help assist with maintenance and enhancements for the benefit of the community, would be valued
 A public footpath to provide off-road access from Belchford to Fulletby
 Faster & more reliable broadband
 My business is highly reliant on a fast and reliable broadband service

Better broadband
Better public transport
Better roads
Fibre broadband to the house
Bus service
Better roads / infrastructure
We would like to support the pub as this business has helped ours
Better broadband
Locally generated power
No
Room to expand
Faster and reliable broadband would help us
reliable broadband is important, stable power, working drains/roads
Nothing we can think of
Reliable broadband
Pro-business planning policies
Faster broadband
More parking would be good

3. In the next ten years, do you have ambitions and needs to grow your business/or interest in to larger or new premises?

The majority of respondents **17 (65%)** replied with no, there was no ambition or needs to grow their business or interest into larger or new premises. There were **6 (23%)** respondents who selected yes, they did have an intention to grow and shared comments on what could help them achieve the growth. These comments are **bolded** below. There were **3 (12%)** respondents who felt this question was not applicable to their situation.

I am semi-retired. I am a sole trader and currently have no plans to expand my business
Have the ambition to retire at 75 [REDACTED]

New more modern buildings

Diversification projects

Expand the yard but not increase the fleet

We are trying to expand the business to provide more jobs and infrastructure within the economy and the community. This would mean we would need larger storage facilities and reliable broadband to support and sustain this. The growth would in turn provide more jobs and support the local amenities

Currently applying for premises license to be able to trade

Need to build a cider house in orchard & tap room. This will replace current smaller premises at home

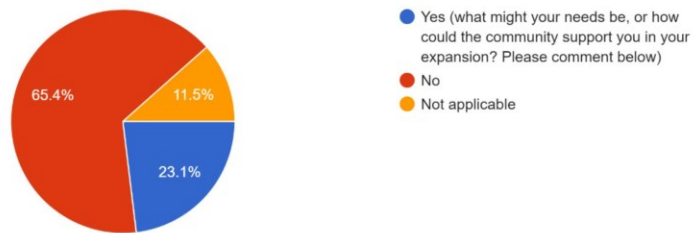
But still be in keeping with rural area

If I can get some of the land out the back of the Bluebell Inn

Names retracted for privacy

3. In the next ten years, do you have ambitions and needs to grow your business/or interest in to larger or new premises?

26 responses



4. Do you intend to open a new business within the parishes? What are the obstacles?

Of the respondents, **19 (73%)** currently had no intention of opening a new business within the parishes. **4 (15%)** respondents did intend on opening a new business and commented on their obstacles, such as planning restrictions, the availability of land and property, and funding. There were **3 (12%)** respondents who felt this question was not applicable to their situation.

The woodland project is not a commercial venture

I currently have no plans to start a new business, either in the parish or elsewhere

Planning - some policies are out of date

Skills - suitable property

There is always the possibility of side-line business to the ones we currently run from here

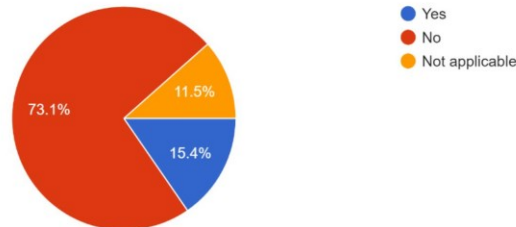
Planning

Availability of land

Funding

4. Do you intend to open a new business within the parishes? What are the obstacles? (please comment below)

26 responses



5. What would attract you to base your new business within the parishes?

Below are the comments received when asking the above question on how Lincolnshire County Council and East Lindsey District Council, could appeal to respondents to create another business within the parishes.

- The woodland project is not a commercial venture
- If I was to start a new business, it would be based in tourism. I think there is a potential to start a viable cycle hire business combined with a café/tea room and the availability of suitable premises would encourage me to develop that idea.
- The only business would be agriculture or online business.
- You can attract walkers but they don't benefit the village only perhaps the pub.
- Nothing for youngsters not even a playpark on the dog green.
- Already based locally
- Suitable buildings / facilities
- Vibrant, engaged community
- Support from the local community, reliable staff and facilities to run the business and store stock.
- Near home, no commuting
- Make most of local assets and natural environment

6. What are your thoughts on these draft NDP policies for our area which are to support the local plan for East Lindsey District Council? (please comment below)

- 1. All new buildings to offer environmental and social benefit to the community
- 2. Maintain low housing density by preventing excessive infill development
- 3. Encourage development which conforms to the current and historical road layouts and the villages
- 4. Promote a greater diversity of building materials
- 5. Keep open views of the countryside from the villages
- 6. Innovative regenerative out of boundary development to be considered
- 7. Support suitable business development and renewable energy schemes
- 8. Inspire the development of small residential properties

From the villages, keep open views

Support suitable business development

Maintain low housing density

Whatever is done the character of the village should be maintained. i.e. limit infill and maintain layout

Agree with all the policies listed

I strongly agree that all new development in the parishes should offer environmental and/or social benefit to the community. The character of Belchford is such that we enjoy low density housing, combined with rural views from within the village. I would not want to see all road frontages filled with buildings! I also feel that new residential buildings should front to the existing roads and not fill the historic open spaces. I would welcome more diversity in the style of new houses and the materials used to construct them

I am in favour of appropriate commercial development and would be happy to see such buildings constructed on brownfield sites within the villages. The mix of house sizes needs to become diverse to maintain a healthy mixed community. So I would like to smaller houses built

Social benefit:
 Encourage development - When people do you don't support them. Local people not incomers making a fast buck
 Building Materials - ?? Stone/wood/??
 Open views - If you want an open view, buy a house on a hill
 Innovative regenerative out of boundary - ?? What do you mean?
 Inspire small developments - ?? Doesn't everyone want 4 bedroom and 4 bathrooms
 Comment:
 Very little to attract young families
 As for footpaths, the ones we have are not maintained. Would suggest the dog walkers take

a scythe. A lot of the footpaths on that map haven't been walked for 50 years and the last thing farmers need are paths going straight through the middle of fields

Agree with Policy 1, 4, 5, 6, 7, 8

The communities need to develop & re-fresh. We cannot choose a date in history to just 'stop', hence any new development need to follow the direction of travel guided by these policies

Agree

I think we need to be respectful of the historic values within the community and parishes whilst moving forward to be able to sustain them. Encouraging development within the area will attract people to our parishes and provide income to sustain them. I do agree with maintaining the countryside views and low housing density as we do not have the infrastructure to support mass developments

The plan seems relatively fair with a view to maintaining and sustaining the history of the area, I think we need to be aware of the changing times, and be careful not to stay static. We need to use what we have around us

What has this to do with business?

Agree with all the above policies

Summary

In light of this business review, only a small percentage of the existing businesses have a plan to expand or branch out. Those businesses put forward modest requests to achieve this growth. Those points will be read by the parish council. Growth was raised by a few as a negative, although there were respondents whose comments showed that the parishes have to 'be careful not to stay static'.

**Thank you for taking the time to be part of the
Neighbourhood Development Plan process**

Appendix 09

NDP Newsletter 2



Upcoming meeting dates

It is your opportunity to view, talk and comment on the draft NDP

Thursday March 16
6:30pm

Thursday May 18
6:30pm

Belchford Village Hall
Tea, coffee and cracking cake provided

Let's connect

 belchfordandfulletbyplan.org

Join us at one of the upcoming open evenings

SPRING 2023 UPDATE 

Neighbourhood Development Plan

Belchford & Fulletby Plan



The journey so far...

- Design Code Issued
- Heritage Lincolnshire Visit
- NDP Sent To ELDC to Review

What is an NDP?

The Belchford and Fulletby Neighbourhood Development Plan is a legally-binding planning document that encapsulates your vision for development in our villages that is approved by our community at a local referendum.

Why have an NDP?

We live in Belchford and Fulletby because they are special to each and every one of us. We enjoy the peace and quiet, widely-spaced houses with large gardens and open, uninterrupted views of the beautiful surrounding countryside, the ease of access to this countryside, and a lack of intrusive street lighting.

Surveys and open meetings undertaken by Belchford and Fulletby Parish Council in 2021 and 2022 have shown that many of us are concerned by the change that uncontrolled development may have on our communities. Development in our villages is inevitable, but it can be controlled.

Our NDP provides a mechanism to influence future development.

Our NDP

Protects Historic Features, Views and Important Green Spaces

Controls Settlement Density

Influences Development Design and Housing Type

Encourages Sustainable Design

Encourages Commercial Development to provide employment opportunities in our communities

Protects our Dark Skies



Appendix 10

Regulation 14 Consultation



Belchford and Fulletby Parish Council Neighbourhood Development Plan

**Regulation 14
Consultation**

Over the period July 2021 to September 2023 Belchford and Fulletby Parish Council has prepared a Neighbourhood Development Plan (NDP) for Belchford and Fulletby parishes. This NDP is a formal planning document encapsulating identified planning policies that are specific to our parishes. It is Belchford and Fulletby Parish Councils vision for the development in the parishes of Belchford and Fulletby for the period 2023 to 2041. It has been designed and compiled based on you, the resident's, views as well as those of businesses and organisations based in the parishes, and is supported by evidence of the environment, housing, employment, and the local facility and service needs of the community. You have been consulted extensively over the last two years. We are grateful for your interest and input.

The NDP is available online on www.belchfordandfulletbyplan.org.
Hard copies can be found in both Belchford and Fulletby churches.

By UK government rules, the next step is to hold a Regulation 14 Consultation with all residents and stakeholders that have an interest in future of the parishes. These stakeholders include Lincolnshire County Council, East Lindsey District Council, Anglian Water, utility providers, the Environment Agency, Historic England, Heritage Lincolnshire, Lincolnshire Wolds Countryside Service and Lincolnshire Wildlife Trust as well as all businesses and organisations located within the parishes. The Regulation 14 Consultation will run from **Sunday 1st October to Friday 1st December**. We ask that you complete the form below either online at www.belchfordandfulletbyplan.org or using the attached hard copy. Completed hard copy forms should be returned to either:

- **Karen Elliot**, Clerk to Belchford and Fulletby Parish Council, Lapwater Cottage, Louth Road, West Ashby LN9 5PS, or to
- **Nancy Sorenti** or **Dick Black** in Belchford and **Ian Goodall** or **Paul Morris** in Fulletby.

Belchford & Fulletby Plan 

Regulation 14 Consultation form


Should members of your household wish to submit their own responses please complete online or obtain additional hard copy forms from Belchford and Fulletby churches.

Are you:

- A resident of Belchford or Fulletby?
 - Yes No
- A business or organisation based in Belchford or Fulletby parishes?
 - Yes No
- A stakeholder based outside the parishes?
 - Yes No
- Name, business, organisation or stakeholder
 -
 -
- Do you support the Belchford and Fulletby Neighbourhood Development Plan?
 - Yes No Opinion No
- Please provide feedback:

If necessary please continue your response on additional sheets of paper.

Lets connect

 belchfordandfulletbyplan.org



Appendix **11**

Email sent to all statutory and non-statutory consultees during the formal public consultation period

Belchford and Fulletby Parish Neighbourhood Development Plan Regulation 14 Consultation

Dear Sir

Belchford and Fulletby Parish Council located in the Lincolnshire Wolds AONB northeast of Horncastle is preparing a Neighbourhood Development Plan for the parishes of Belchford and Fulletby covering the period 2023 to 2041. You have a commercial, cultural or recreational interest in these parishes or are located adjacent to them and therefore the policies proposed by this plan may impact on your interest. In accordance with UK Government rules we are undertaking a Regulation 14 Consultation with all interested parties over the period Sunday 1 October to Friday 1 December 2023. Details of this consultation together with a response form are presented on the attached document which we would be grateful if you could complete either online using the website link provided (www.belchfordandfulletbyplan.org) or on hard copy. We value your input.

Yours faithfully

Karen Elliott, Clerk to Belchford and Fulletby Parish Council

--

Mrs Karen Elliott
Clerk
Belchford and Fulletby Parish Council

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. This communication may contain confidential material. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender. Any correspondence with the sender will be subject to automatic monitoring for inappropriate content. Your information will be processed in accordance with the law, in particular the Data Protection Act 1998. The information that you provide will only be used for Council purposes unless there is a legal authority to do otherwise. The contents of e-mails may have to be disclosed to a request under the Data Protection Act 1998 and the Freedom of Information Act 2000

Appendix 12

List of statutory and non-statutory local
consultees during formal public
consultation period

- Lincolnshire County Council phil.hughes@lincolnshire.gov.uk
- Lincolnshire County Council Highways HighwaysSUDsSupport@lincolnshire.gov.uk
- East Lindsey District Council local.plan@e-lindsey.gov.uk
- Greetham with Somersby Parish Meeting GWSparishmeeting@gmail.com
- Hemingby Parish Council parishclerk@hemingby.net
- Scamblesby Parish Council scamblesbypc@gmail.com
- Tetford Parish Council Tetfordandalmonbyparishclerk@outlook.com
- West Ashby Parish Council clerk.westashby@gmail.com
- Belchford Church neilmarwood@btinternet.com
- Fulletby church paul.winncottage@gmail.com
- National Grid commercial.operation@nationalgrideso.com
- Anglian Water spatialplanning@anglianwater.co.uk
- Environment Agency annette.hewitson@environment-agency.gov.uk
- Natural England consultations@naturalengland.org.uk
- Lincolnshire Wolds Countryside Service helen.gamble@lincolnshire.gov.uk
- Lincolnshire Wildlife Trust info@lincstrust.co.uk
- Homes England enquiries@homesengland.gov.uk
- Historic England midlands@HistoricEngland.org.uk
- Heritage Lincolnshire felix.mayle@heritagelincolnshire
- NHS Primary Care Trust LICB.office@nhs.net
- Banham Poultry (2018) Ltd., Station Road Attleborough, Norfolk NR172AT
- L.J. Fairburn & Son Ltd., Ingoldmells Road, Burgh Le Marsh, Skegness PE24 5HJ
- Low Toynton Parish Meeting Neville Oliver, The Poplars, Low Toynton, Horncastle, Lincolnshire, LN9 6JU
- Maidenwell Parish Meeting – sent to District Councillor Adam Grist in the absence of a contact adam.grist@e-lindsey.gov.uk
- Fulletby Telecommunications Mast CL0324 access@wirelessinfrastructure.co.uk
- Fulletby Telecommunications Mast 71069 rob.matthews@vodafone.com; community@cornerstone.network

