

ALFORD NEIGHBOURHOOD PLAN
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT -
INFORMATION ON SITES

POTENTIAL SITES

Site No: AL036

Address: Land adjacent to 9 Chantry Road.

Discounted Capacity: 3

Description: Overgrown wasteland area with dilapidated old outbuildings at one corner. Abuts onto large factory site - noise problems. However, if the adjacent factory use was to move, as part of wider redevelopment plans, this area could be included in any proposals.

Comments: Adjacent to factory building with noise issues.

Suitable: Yes, following closure of factory.

Available: Yes, landowner contacted Council January 2010 expressing interest.

Site No: AL044

Address: Land adjacent to The Nurseries, Farlesthorne Road.

Discounted Capacity: 5

Description: Grassed area/greenfield. Lies outside the current built up area.

Comments:

Suitable: Yes.

Available: Yes, ready now.

Site No: AL204

Address: Former Straven Factory site, West Street, Alford.

Discounted Capacity: 41

Description: Former factory site (now demolished) & vacant land/storage. Some high character locally in the old factory building. Planning application (3576/08) received on the former Straven's knitwear factory part of the site approved but waiting for S106 agreement to be signed.

Comments: Capacity set at number approved on planning application.

Suitable: Yes.

Available: Yes.

Site No: AL302

Address: Land off Spendluffe Avenue.

Discounted Capacity: 90

Description: Agricultural land. It was allocated in 1995 Plan for housing but removed on need grounds from 2004 Plan. Representations were received in 2004 to have the site reinstated. Site has also been proposed for inclusion in Local Plan.

Comments: Discounted capacity reflects the fact that part of the site is in Flood Zone 3. Also site moves into the open countryside and therefore this will also toward the rear of the site have a lower density.

Suitable: Yes, however, the southern half of the site is in Flood Zone 3 / Flood Zone 2.

Available: Yes, 0 - 5yrs.

Site No: AL303

Address: Land east of Tothby Lane.

Discounted Capacity: 43

Description: Agricultural land put forward as part of the 2004 review of the Local Plan. Southern part of the site has been put forward for inclusion in the LDF.

Comments: Discounted build area by 2.51 ha = 65 houses because part of the site is in Flood Risk area.

Suitable: Yes. However, the eastern half of the site is in Flood Zones 2 and 3, development in these areas is not normally supported and so this will affect the capacity of the site.

Available: Yes, southern part of the site, no indication regarding the northern part. Southern part ready now.

Site No: AL304

Address: Land to rear of Hunt's Depot.

Discounted Capacity: 22

Description: Previously the cricket ground. Southern part of this site was allocated in 1995 Plan for housing. This was removed on need grounds in

2004. Request for land to be reinstated and a larger area included in 2004. The site is also nominated by Alford Town Council for inclusion in LDF. Southern part of site (also allocated) has outline pp N/3/3323/08 for 8no. dwellings (exp 13/02/12).

Comments: Neighbouring use is the bus depot, although this may have to cease to gain access, as access shown by those submitting the site has planning permission. If alternative access is found, this is a constraint to amount/layout of development on this site.

Suitable: Yes, 8no. plots already have PP on southern part of the site, and access has been retained to the rear, if the northern part were to be developed at the same density (calculated over the developable area), this would add a further 14 plots, making 22.

Available: Yes - 0 to 5 years.

Site No: AL312

Address: Land off Tothby Lane.

Discounted Capacity: 150

Description: Agricultural land. Put forward for inclusion in LDF by landowners.

Comments: Capacity reduced slightly because the site lies northward into a more rural setting and Tothby Lane is narrow and rural and lies adjacent to SNCI.

Suitable: Yes - though access from Tothby Lane would not be appropriate, its too narrow and rural. Access can be achieved through the existing estate to the north west.

Available: Yes, ready now.

Site No: AL316

Address: Land at Farlesthorne Road.

Discounted Capacity: 37

Description: Agricultural land put forward for inclusion in the LDF.

Comments:

Suitable: Yes.

Available: Yes, ready now.

DISCOUNTED SITES

Site No: AL014

Address: Adjacent to 81 West Street.

Discounted Capacity: 3

Site Constraints:

Suitable: Yes.

Available: Unknown.

Site No: ALO33

Address: Plot adjacent to 139 Chantry Road.

Discounted Capacity: 1

Site Constraints:

Suitable: Yes.

Available: No - site was allocated but has not come forward, there is no indication that it is still available.

Site No: AL042

Address: Land adjacent to Peachcroft, Farlesthorne Road.

Discounted Capacity: 2

Site Constraints:

Suitable: No - As an individual site could be included if this was the general direction Alford was to extend. Supported by Town Council.

Available: Unknown. Site had planning permission but this expired in 2003, so unclear how keen landowners are to release the land.

Site No: AL048

Address: Land opp John Spendluffe School, Hanby Lane.

Discounted Capacity: 17

Site Constraints:

Suitable: Yes, although there may be issues with the access to the school.

Available: No indication that the site is available, site has been promoted by the Town Council but there is no indication if it has spoken to landowners and ascertained their interest.

Site No: AL054

Address: Land adjacent to the Church Hall, Church Street.

Discounted Capacity: 0

Site Constraints:

Suitable: Site may be an issue, however there are other accesses onto the road in this area. This may require further assessment through the design and access statement.

Available: Unknown.

Site No: AL055

Address: Land to rear of St Wilfreds Church.

Discounted Capacity: 4

Site Constraints:

Suitable: No, access difficulties and loss of trees and amenity, visual impact on church.

Available: No indication that all of the site is available, although part has planning permission.

Site No: AL056

Address: Land to rear of Public House at 13 High Street.

Discounted Capacity: 0

Site Constraints: Abuts the Conservation Area.

Suitable: There are a number of difficulties to developing this site independently: the access is poor for residential traffic, the site well used as a pub beer garden (part could be released as part of a larger scheme if developed from the rear).

Available: No indication that the site is available.

Site No: AL307

Address: Coal Yard off Church Street.

Discounted Capacity: 30

Site Constraints:

Suitable: Yes. However, the southern part of the site is in Flood Zone 2 and therefore some mitigation may be required through design or the overall layout of the site.

Available: No, the site has been put forward by the owners of part of the site and by the Town Council with no indication if they have spoken to other landowners and received their support. Existing business would have to cease for the land to be available.

Site No: AL308

Address: Rear of Anchor Pub, Church Street.

Discounted Capacity: 15

Site Constraints: Part of the site is within Alford Conservation Area.

Suitable: No, access could be difficult, loss of trees and amenity, visual impact on the church.

Available: South East part of site has been put forward by landowners, availability of remainder of the site is uncertain.

Site No: AL309

Address: Land to the West of Park Lane.

Discounted Capacity: 55

Site Constraints: Northern two thirds of the site are in Flood Zone 3 with part in Flood zone 2, the remainder in 1.

Suitable: No appropriate means of access can be found to serve a site of this size, as Park Lane does not have a good exit onto West Street. There are flood risk issues. A significant proportion of the site is in Flood Zones 2 and/or 3.

Available: Yes, ready now.

Site No: AL310

Address: Finvaden Factory Site, West Street.

Discounted Capacity: 35

Site Constraints: Part of the site is within Alford Conservation Area. Contaminated land, former brewery.

Suitable: Yes.

Available: No, no confirmation that the site is available by the owners for development for housing.

Site No: AL311

Address: Land north of Tothby Lane.

Discounted Capacity: 49

Site Constraints:

Suitable: No, Tothby Lane is narrow and rural with a tight bend in it at the eastern end of the site. There appears to be no other access. There are key views across the open countryside beyond the site.

Available: Yes, ready now.

Site No: AL313

Address: Land East of East Street.

Discounted Capacity: 55

Site Constraints: Public Footpath 281 crosses the eastern part of the site.

Suitable: No, detached from the main settlement, out of character with the surrounding area and open countryside location.

Available: Yes, ready now.

Site No: AL314

Address: 23 Holywell Road.

Discounted Capacity: 4

Site Constraints: Access is single track and already serves two properties.

Suitable: No, site is backland development with poor access.

Available: Yes.

Site No: AL315

Address: North of Tothby Lane.

Discounted Capacity: 85

Site Constraints: Tothby Lane is narrow and rural in nature.

Suitable: No, Tothby Lane is narrow and rural and an upgrade would urbanise this part of Alford. There are key views across to Alford Windmill.
Available: Yes, ready now.

Site No: AL317

Address: Watership Farm, Station Road.

Discounted Capacity: 41

Site Constraints: Access to the site would need to be carefully considered.

Suitable: No - access is not good on bend on the main road.

Available: Yes.

Site No: AL319

Address: East Street.

Discounted Capacity: 30

Site Constraints: Adjacent to Grade I listed windmill.

Suitable: No - the site lies adjacent to the Grade I listed windmill and will impact on views of that site.

Available: Yes - ready now.

Site No: AL320

Address: Land off East St.

Discounted Capacity: 57

Site Constraints: Access has to be through AL319 which has been discounted.

Suitable: No - site has to be accessed through AL319, which has been discounted because of the impact on the Grade I listed windmill. Site also protrudes into the open countryside.

Available: Yes - now.

Site No: AL321

Address: Land at Willoughby Road.

Discounted Capacity: 108

Site Constraints:

Suitable: No - disconnected from the main body of the town and out into the open countryside.

Available: Yes - 0 to 5 years.

Site No: AL322

Address: South Market Place.

Discounted Capacity: 1

Site Constraints:

Suitable: No - access is narrow onto the Market Place, site is very small and could not easily accommodate a dwelling.

Available: Yes – now.

Site No: AL323

Address: Land off Station Road.

Discounted Capacity: 64

Site Constraints: In the Well Vale SNCI.

Suitable: No - the site is in the Well Vale SNCI, access to the site is on a difficult bend.

Available: Yes – now.