


Alford Neighbourhood Plan

Site Pro-forma Document

2018 – 2031
A vision for our
Lincolnshire Market Town



<i>Site Reference</i>	AL033			<i>Site Area</i>	0.043745 hectares		
<i>Site Location</i>	Next to 139 Chantry Road, Alford			<i>Site Description</i>	Greenfield – unused plot at end of existing development		
	<i>No. of Dwellings</i>	1	<i>No. of Affordable Homes</i>	0			
	<i>Density per hectare</i>	17	<i>Density considerations: Density takes account of similar locations in town adjoining countryside and nearby housing.</i>				
	<i>Sustainability Appraisal score (see below)</i>		0	<i>Housing site Assessment Score (see below)</i>		174	
			<i>Max: +13</i>	<i>Min: -13</i>			
	<i>Design considerations</i>		No specific considerations				
	<i>Consultation Considerations</i>		<i>Public: None</i>				
		<i>Body: None</i>					
<i>Available</i>	<i>Viable</i>	<i>Deliverability: The owners expressed in writing their intentions for the site to be developed. It is unclear how soon it will be built on.</i>					
✓	✓						
<i>Site suitability, infrastructure & other considerations:</i>							
<p>This site is suitable. It is not in a flood risk zone and has the potential to afford safe, adequate access for a small number of vehicles. Whilst it is a fair distance from the town centre it is at least relatively close to the Grammar School. Development would complete the housing in the road and utilise an otherwise unused piece of ground.</p>							

Housing Site Assessment AL033

Important Criteria	Justification for criteria.	Measure of Importance (Multiplier)	Score	Reasoning
Brownfield Site/ Greenfield Site	ANPG is in agreement that the prioritising of brownfield sites for development is the most important criteria. This is reflected in comments made at public consultations and in the NPPF.	20	0	Greenfield site.
Safeguarding of conservation area, listed/important buildings & natural features/amenities including open/green spaces	Developments in or next to the conservation area can have an adverse effect on the conservation status of that area. Nearby development can also have an adverse effect on listed/important buildings & valued natural features/amenities. Careful design of property could mitigate some of this risk.	18	3	Would have no impact impact on Conservation Area, listed/important buildings or natural features.
Visual & Environmental impact	The entrances to the town are important and any development should not have a negative impact on views of the town as you enter it. This is reflected in comments made at public consultations. In addition open and attractive views within, across and out of the town should be protected. Developments should have no negative impact on their immediate environment.	15	4	No negative impact.
Connectivity	The ability to enhance connections between various areas of the town in terms of walking, cycling and road traffic.	15	0	No impact
Proximity to Town Centre	Residents, particularly the elderly, on developments too far from the town centre, have complained about feeling isolated. This is reflected in comments made at public consultations. Development closer to the town centre will encourage sustainable journeys, enhance the sense of community & encourage use of town centre shops.	10	1	Between 750 metres and 1 kilometre walking distance from town centre (Market Place)
Traffic, Transport & Access	A new development can affect the movement of traffic through the town e.g. the need to turn right into a development could cause traffic & road safety problems. Access to and from a site for vehicles and pedestrians needs careful consideration.	10	4	No problem with traffic flow nor access
Geographical balance across the town	Due to a good deal of development to the west & south of town, the Market Place, the historic town centre, is no longer so centrally placed. New development to the east & north would address this issue. This is reflected in comments made at public consultations. The infill of town centre areas would also be an advantage.	5	2	Development would cause some exacerbation of the imbalance of the town to the west.
		Total	174	

Sustainability Appraisal AL033

Sustainability Appraisal Objective	Score	Reasoning	Sustainability Appraisal Objective	Score	Reasoning
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	0	Gardens in new development may enhance biodiversity at location, but some biodiversity and geodiversity will inevitably be lost as well.	8. Increase reuse and recycling rates and minimise the production of waste.	0	No discernible impact either way.
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	0	No discernible impact either way.	9. Support inclusive, safe and vibrant communities.	0	Some distance from town, close proximity to some services.
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	0	No discernible impact.	10. Ensure that local housing needs are met.	1	A contribution.
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	0	Not in Flood Zone 2 or 3, no area subject to surface water flood risk	11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	0	Aside from those building regulations that feed into this aspect, it is hard to decide whether development here will result in a discernible impact either way.
5. Promote viable and diverse economic growth that supports communities within the district.	0	Increase in population may have slight positive effect on local economy but this is likely to be minimal and may not promote viable and diverse growth in the longer term.	12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	0	Only one home – minimal impact either way.
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites.	-1	Greenfield site.	13. Positively plan for, and minimise the effects of, climate change.	0	Only one home – minimal impact either way.
7. Improve accessibility to key services, facilities, amenities and green infrastructure including the promotion of sustainable modes of access	0	Some distance from town centre but not too far from the Grammar School, health services and green infrastructure.	Total	0	

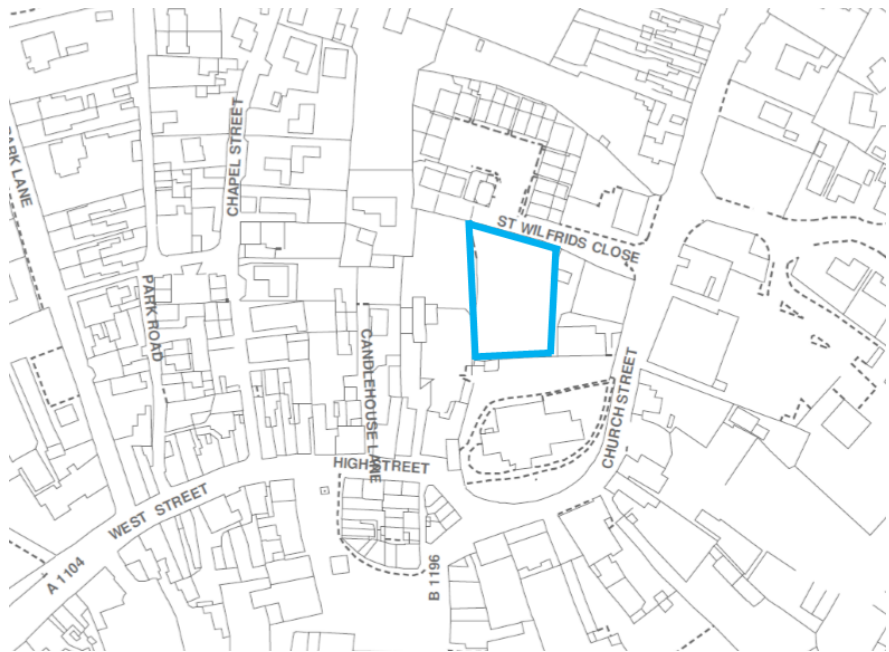
<i>Site Reference</i>	AL036			<i>Site Area</i>	0.1278 hectares					
<i>Site Location</i>	Adjacent to 9 Chantry Road, Alford			<i>Site Description</i>	Greenfield – unused plot in between existing development					
				<i>No. of Dwellings</i>	3	No. of Affordable Homes	0			
				<i>Density per hectare</i>	See comment	<i>Density considerations:</i> Density will reflect that of other sites to be developed around this one as part of “Masterplan” area. Also matches nearby housing.				
				<i>Sustainability Appraisal score (see below)</i> Max: +13 Min: -13		+ 5	<i>Housing site Assessment Score (see below)</i>	189		
				<i>Design considerations</i>		The site is within the Conservation Area and thus any design implications indicated by the “Alford Conservation Area Appraisal” should be taken into account. If possible designs should be in sympathy with other development within the “Masterplan” area.				
				<i>Consultation Considerations</i>		Public: General support for development on land that is centrally placed within the town and that is to some degree unused or unattractive.				
						Body: None				
				<i>Available</i>	<i>Viable</i>	<i>Deliverability:</i> The owners expressed in writing their intentions for the site to be developed.				
	✓	✓								
<i>Site suitability, infrastructure & other considerations:</i>										
<p>This site is not in Flood Risk zones and is suitable. It has the potential to afford safe, adequate access for a small number of vehicles and the owner of the adjacent commercial site has indicated that he might consider aiding any access to this site. It is reasonably close to the town centre and its shops, and would enable residents to stay in touch with the community life of the town. Its location also provides good access to health & education services. Development would infill between other buildings and utilise an otherwise unused piece of ground.</p> <p>If possible this site should be developed in conjunction with other nearby sites to enable good access and a homogeneity to the area, and in particular with the adjacent Gnutti site in case it becomes available for residential development before this site has been developed. The site had been granted planning permission some time ago but it has since lapsed.</p>										

Housing Site Assessment AL036

Important Criteria	Justification for criteria.	Measure of Importance (Multiplier)	Score	Reasoning
Brownfield Site/ Greenfield Site	ANPG is in agreement that the prioritising of brownfield sites for development is the most important criteria. This is reflected in comments made at public consultations and in the NPPF.	20	0	Greenfield site
Safeguarding of conservation area, listed/important buildings & natural features/amenities including open/green spaces	Developments in or next to the conservation area can have an adverse effect on the conservation status of that area. Nearby development can also have an adverse effect on listed/important buildings & valued natural features/amenities. Careful design of property could mitigate some of this risk.	18	3	Within Conservation Area but given state of site would overall have no negative impact on area.
Visual & Environmental impact	The entrances to the town are important and any development should not have a negative impact on views of the town as you enter it. This is reflected in comments made at public consultations. In addition open and attractive views within, across and out of the town should be protected. Developments should have no negative impact on their immediate environment.	15	3	Area heavily developed – currently a small patch of overgrown “green land”. Therefore, only slight negative impact.
Connectivity	The ability to enhance connections between various areas of the town in terms of walking, cycling and road traffic.	15	0	No impact
Proximity to Town Centre	Residents, particularly the elderly, on developments too far from the town centre, have complained about feeling isolated. This is reflected in comments made at public consultations. Development closer to the town centre will encourage sustainable journeys, enhance the sense of community & encourage use of town centre shops.	10	3	Between 250 metres and 499 metres walking distance from town centre (Market Place)
Traffic, Transport & Access	A new development can affect the movement of traffic through the town e.g. the need to turn right into a development could cause traffic & road safety problems. Access to and from a site for vehicles and pedestrians needs careful consideration.	10	4	No impact on traffic flow. Access satisfactory.
Geographical balance across the town	Due to a good deal of development to the west & south of town, the Market Place, the historic town centre, is no longer so centrally placed. New development to the east & north would address this issue. This is reflected in comments made at public consultations. The infill of town centre areas would also be an advantage.	5	4	Reasonably close to town centre. Central infill.
		Total	189	

Sustainability Appraisal AL036

Sustainability Appraisal Objective	Score	Reasoning	Sustainability Appraisal Objective	Score	Reasoning
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	0	Gardens in new development may enhance biodiversity at location, but some biodiversity and geodiversity will inevitably be lost as well.	8. Increase reuse and recycling rates and minimise the production of waste.	0	No discernible impact either way.
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	0	No discernible impact either way.	9. Support inclusive, safe and vibrant communities.	1	Safe access and proximity to town centre.
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	0	No discernible impact.	10. Ensure that local housing needs are met.	1	A contribution.
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	0	No discernible impact either way.	11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	0	Aside from those building regulations that feed into this aspect, it is hard to decide whether development here will result in a discernible impact either way.
5. Promote viable and diverse economic growth that supports communities within the district.	0	Increase in population may have slight positive effect on local economy but this is likely to be minimal and may not promote viable and diverse growth in the longer term.	12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	1	Minimal impact on health resources and close proximity to town centre.
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites.	0	Land not being used for any purpose.	13. Positively plan for, and minimise the effects of, climate change.	1	Proximity to town centre.
7. Improve accessibility to key services, facilities, amenities and green infrastructure including the promotion of sustainable modes of access	1	Proximity to town and park.	Total	+ 5	

Site Reference	AL055		Site Area	0.1387 hectares			
Site Location	St Wilfrid's Close, Alford		Site Description	Greenfield behind Church Hall			
			No. of Dwellings	3	No. of Affordable Homes	0	
			Density per hectare	25	Density considerations: site only suitable for small number of properties. Density in keeping with town centre.		
			Sustainability Appraisal score (see below) Max: +13 Min: -13	+3	Housing site Assessment Score (see below)	90	
			Design considerations	The site is within the Conservation Area and thus any design implications indicated by the "Alford Conservation Area Appraisal" should be taken into account and building design should be in keeping with surrounding buildings.			
			Consultation Considerations	Public: Was supported at July 2017 Consultation.			
				Body: None			
			Available	✓	Viable	✓	Deliverability: The owners expressed in writing their intentions for the site to be developed.
<p>Site suitability, infrastructure & other considerations:</p> <p>This site is suitable. It is not in a flood risk zone and has the potential to afford safe, adequate access for a small number of vehicles. Its very close proximity to the town centre would enable residents to stay in touch with the community life of the town. Its location also provides good access to health & education services. Due to its proximity to the Church and its location in the Conservation Area, this development needs to disclose high quality design features to enhance the Conservation Area, as well as high quality landscaping solutions to screen the development and do not spoil the view of the church. Footway links will need to be provided as part of the development.</p>							

Housing Site Assessment AL055

Important Criteria	Justification for criteria.	Measure of Importance (Multiplier)	Score	Reasoning
Brownfield Site/ Greenfield Site	ANPG is in agreement that the prioritising of brownfield sites for development is the most important criteria. This is reflected in comments made at public consultations and in the NPPF.	20	0	Greenfield site.
Safeguarding of conservation area, listed/important buildings & natural features/amenities including open/green spaces	Developments in or next to the conservation area can have an adverse effect on the conservation status of that area. Nearby development can also have an adverse effect on listed/important buildings & valued natural features/amenities. Careful design of property could mitigate some of this risk.	18	0	Proximity to church
Visual & Environmental impact	The entrances to the town are important and any development should not have a negative impact on views of the town as you enter it. This is reflected in comments made at public consultations. In addition open and attractive views within, across and out of the town should be protected. Developments should have no negative impact on their immediate environment.	15	0	Impact on townscape – views of church
Connectivity	The ability to enhance connections between various areas of the town in terms of walking, cycling and road traffic.	15	0	No impact
Proximity to Town Centre	Residents, particularly the elderly, on developments too far from the town centre, have complained about feeling isolated. This is reflected in comments made at public consultations. Development closer to the town centre will encourage sustainable journeys, enhance the sense of community & encourage use of town centre shops.	10	4	Less than 250 metres walking distance from town centre (Market Place)
Traffic, Transport & Access	A new development can affect the movement of traffic through the town e.g. the need to turn right into a development could cause traffic & road safety problems. Access to and from a site for vehicles and pedestrians needs careful consideration.	10	3	Development would cause only a very slight impediment to traffic flow and access is adequate.
Geographical balance across the town	Due to a good deal of development to the west & south of town, the Market Place, the historic town centre, is no longer so centrally placed. New development to the east & north would address this issue. This is reflected in comments made at public consultations. The infill of town centre areas would also be an advantage.	5	4	Proximity to town centre.

		Total	90	
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Sustainability Appraisal AL055

Sustainability Appraisal Objective	Score	Reasoning	Sustainability Appraisal Objective	Score	Reasoning
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	0	Gardens in new development may enhance biodiversity at location, but some biodiversity and geodiversity will inevitably be lost as well.	8. Increase reuse and recycling rates and minimise the production of waste.	0	No discernible impact either way.
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	-1	A negative impact on historic environment	9. Support inclusive, safe and vibrant communities.	1	Proximity to town centre.
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	0	Since brownfield site, development will have no discernible impact either way.	10. Ensure that local housing needs are met.	1	A contribution.
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	0	No discernible impact either way.	11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	0	Aside from those building regulations that feed into this aspect, it is hard to decide whether development here will result in a discernible impact either way.
5. Promote viable and diverse economic growth that supports communities within the district.	0	Increase in population may have slight positive effect on local economy but this is likely to be minimal and may not promote viable and diverse growth in the longer term.	12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	1	Minimal impact on health resources and proximity to town centre.

6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites.	-1	Greenfield site.	13. Positively plan for, and minimise the effects of, climate change.	1	Proximity to town centre.
7. Improve accessibility to key services, facilities, amenities and green infrastructure including the promotion of sustainable modes of access	1	Close to town centre.	Total	+ 3	

<i>Site Reference</i>	AL056		<i>Site Area</i>	0.088 hectares	
<i>Site Location</i>	St Wilfrid's Close, Alford -- to rear of the George Inn		<i>Site Description</i>	Part greenfield/brownfield	
	<i>No. of Dwellings</i>	2	<i>No. of Affordable Homes</i>	0	
	<i>Density per hectare</i>	25	<i>Density considerations: site only suitable for small number of properties. Density in keeping with town centre.</i>		
	<i>Sustainability Appraisal score (see below)</i> Max: +13 Min: -13	+ 3	<i>Housing site Assessment Score (see below)</i>	171	
	<i>Design considerations</i>	The site is within the Conservation Area and thus any design implications indicated by the "Alford Conservation Area Appraisal" should be taken into account and building design should be in keeping with surrounding buildings.			
	<i>Consultation Considerations</i>	Public: Was supported at July 2017 Consultation.			
		Body: None			
<i>Available</i>	<i>Viable</i>	<i>Deliverability: The owners expressed in writing their intentions for the site to be developed.</i>			
	✓	✓			
<i>Site suitability, infrastructure & other considerations:</i>					
<p>This site is suitable. It is not in a flood risk zone and has the potential to afford safe, adequate access for a small number of vehicles, provided this is off St Wilfrid's Close. The site's very close proximity to the town centre would enable residents to stay in touch with the community life of the town. Its location also provides good access to health & education services. This site is in close proximity to Saint's Wilfrid Church and within Conservation Area. Development will thus need to disclose high quality design features to enhance the Conservation Area, as well as high quality landscaping solutions to screen the development and do not spoil the view of the church. Footway links will need to be provided as part of the development.</p>					

Housing Site Assessment AL056

Important Criteria	Justification for criteria.	Measure of Importance (Multiplier)	Score	Reasoning
Brownfield Site/ Greenfield Site	ANPG is in agreement that the prioritising of brownfield sites for development is the most important criteria. This is reflected in comments made at public consultations and in the NPPF.	20	0	Greenfield site
Safeguarding of conservation area, listed/important buildings & natural features/amenities including open/green spaces	Developments in or next to the conservation area can have an adverse effect on the conservation status of that area. Nearby development can also have an adverse effect on listed/important buildings & valued natural features/amenities. Careful design of property could mitigate some of this risk.	18	2	Would have a minor negative impact on Conservation Area, and the church.
Visual & Environmental impact	The entrances to the town are important and any development should not have a negative impact on views of the town as you enter it. This is reflected in comments made at public consultations. In addition open and attractive views within, across and out of the town should be protected. Developments should have no negative impact on their immediate environment.	15	3	Would have only a slightly negative impact on townscape – views of church etc.
Connectivity	The ability to enhance connections between various areas of the town in terms of walking, cycling and road traffic.	15	0	No impact.
Proximity to Town Centre	Residents, particularly the elderly, on developments too far from the town centre, have complained about feeling isolated. This is reflected in comments made at public consultations. Development closer to the town centre will encourage sustainable journeys, enhance the sense of community & encourage use of town centre shops.	10	4	Less than 250 metres walking distance from town centre (Market Place)
Traffic, Transport & Access	A new development can affect the movement of traffic through the town e.g. the need to turn right into a development could cause traffic & road safety problems. Access to and from a site for vehicles and pedestrians needs careful consideration.	10	3	Provided access is through St Wilfrid’s Close this would be adequate and development would cause only a slight impediment to traffic flow.
Geographical balance across the town	Due to a good deal of development to the west & south of town, the Market Place, the historic town centre, is no longer so centrally placed. New development to the east & north would address this issue. This is reflected in comments made at public consultations. The infill of town centre areas would also be an advantage.	5	4	Proximity to town centre
		Total	171	

Sustainability Appraisal AL056

Sustainability Appraisal Objective	Score	Reasoning	Sustainability Appraisal Objective	Score	Reasoning
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	0	Gardens in new development may enhance biodiversity at location, but some biodiversity and geodiversity will inevitably be lost as well.	8. Increase reuse and recycling rates and minimise the production of waste.	0	No discernible impact either way.
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	-1	A negative impact on historic environment	9. Support inclusive, safe and vibrant communities.	1	Proximity to town centre.
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	0	No discernible impact	10. Ensure that local housing needs are met.	1	A contribution.
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	0	No discernible impact either way.	11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	0	Aside from those building regulations that feed into this aspect, it is hard to decide whether development here will result in a discernible impact either way.
5. Promote viable and diverse economic growth that supports communities within the district.	0	Increase in population may have slight positive effect on local economy but this is likely to be minimal and may not promote viable and diverse growth in the longer term.	12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	1	Minimal impact on health resources plus proximity to town centre.
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites.	-1	Greenfield site.	13. Positively plan for, and minimise the effects of, climate change.	1	Proximity to town centre.
7. Improve accessibility to key services, facilities, amenities and green infrastructure including the promotion of sustainable modes of access	1	Close to town centre.	Total	+ 3	


Site Reference	AL322		Site Area	≈ 0.045 hectares		
Site Location	off South Market Place & Carr Lane, Alford		Site Description	Former slaughterhouse & yard		
	No. of Dwellings	1	No. of Affordable Homes	0		
	Density per hectare	25	Density considerations: Density high to fit with existing dense housing in centre of old town centre			
	Sustainability Appraisal score (see below) Max: +13 Min: -13	+6	Housing site Assessment Score (see below)	292		
	Design considerations	The site is within the Conservation Area and thus any design implications indicated by the "Alford Conservation Area Appraisal" should be taken into account.				
	Consultation Considerations	Public: General support for development on brownfield land, land that is centrally placed within the town and land that is to some degree derelict and/or unattractive.				
		Body: None				
Available	✓	Viable	✓	Deliverability: The owners expressed in writing their intentions for the site to be developed, and expect this to be in the first 5 years of the plan.		
<p>Site suitability, infrastructure & other considerations:</p> <p>This site is suitable. Although the access is narrow, the site has the potential to afford safe, adequate access for a small number of vehicles. Its close proximity to the town centre would enable residents to stay in touch with the community life of the town, as well as providing good access to facilities including shops and health & education services. Development would also improve the neighbouring environment.</p>						

Housing Site Assessment AL322

Important Criteria	Justification for criteria.	Measure of Importance (Multiplier)	Score	Reasoning
Brownfield Site/ Greenfield Site	ANPG is in agreement that the prioritising of brownfield sites for development is the most important criteria. This is reflected in comments made at public consultations and in the NPPF.	20	4	Brownfield site.
Safeguarding of conservation area, listed/important buildings & natural features/amenities including open/green spaces	Developments in or next to the conservation area can have an adverse effect on the conservation status of that area. Nearby development can also have an adverse effect on listed/important buildings & valued natural features/amenities. Careful design of property could mitigate some of this risk.	18	4	Within Conservation Area but would have a positive impact on area.
Visual & Environmental impact	The entrances to the town are important and any development should not have a negative impact on views of the town as you enter it. This is reflected in comments made at public consultations. In addition open and attractive views within, across and out of the town should be protected. Developments should have no negative impact on their immediate environment.	15	4	Would have a positive impact on environment.
Connectivity	The ability to enhance connections between various areas of the town in terms of walking, cycling and road traffic.	15	0	No impact
Proximity to Town Centre	Residents, particularly the elderly, on developments too far from the town centre, have complained about feeling isolated. This is reflected in comments made at public consultations. Development closer to the town centre will encourage sustainable journeys, enhance the sense of community & encourage use of town centre shops.	10	4	Less than 250 metres walking distance from town centre (Market Place)
Traffic, Transport & Access	A new development can affect the movement of traffic through the town e.g. the need to turn right into a development could cause traffic & road safety problems. Access to and from a site for vehicles and pedestrians needs careful consideration.	10	2	Access narrow.
Geographical balance across the town	Due to a good deal of development to the west & south of town, the Market Place, the historic town centre, is no longer so centrally placed. New development to the east & north would address this issue. This is reflected in comments made at public consultations. The infill of town centre areas would also be an advantage.	5	4	Its town centre location will help to redress this geographical imbalance.
		Total	292	

Sustainability Appraisal AL322

Sustainability Appraisal Objective	Score	Reasoning	Sustainability Appraisal Objective	Score	Reasoning
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	0	Since brownfield site, development will have no discernible impact either way.	8. Increase reuse and recycling rates and minimise the production of waste.	0	No discernible impact either way.
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	0	No discernible impact	9. Support inclusive, safe and vibrant communities.	1	Proximity to town centre.
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	0	Since brownfield site, development will have no discernible impact either way.	10. Ensure that local housing needs are met.	1	A contribution.
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	0	Not in Flood Zone 2 or 3, no area subject to surface water flood risk	11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	0	Aside from those building regulations that feed into this aspect, it is hard to decide whether development here will result in a discernible impact either way.
5. Promote viable and diverse economic growth that supports communities within the district.	0	Increase in population may have slight positive effect on local economy but this is likely to be minimal and may not promote viable and diverse growth in the longer term.	12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	1	Minimal impact on health resources and close proximity to town centre.
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites.	1	Brownfield site.	13. Positively plan for, and minimise the effects of, climate change.	1	Proximity to town centre.
7. Improve accessibility to key services, facilities, amenities and green infrastructure including the promotion of sustainable modes of access	1	Proximity to town and park.	Total	+ 6	

<i>Site Reference</i>	ANP 1			<i>Site Area</i>	0.768 hectares	
<i>Site Location</i>	Willoughby Road, Alford			<i>Site Description</i>	Greenfield – disused area (overgrown)	
	<i>No. of Dwellings</i>	20	<i>No. of Affordable Homes</i>	20 (100%)		
	<i>Density per hectare</i>	25	<i>Density considerations: Density reflects the fact that this site will be developed by a Housing Association and thus most will be smaller, affordable homes.</i>			
	<i>Sustainability Appraisal score (see below)</i> Max: +13 Min: -13		+ 2	<i>Housing site Assessment Score (see below)</i>	129	
	<i>Design considerations</i>		No specific considerations			
	<i>Consultation Considerations</i>		Public: None			
			Body: None			
<i>Available</i>	✓	<i>Viable</i>	✓	<i>Deliverability: The owners expressed in writing their intentions for the site to be developed. It is expected that this land will come forward for development within the Plan period but probably later rather than earlier unless circumstances changed.</i>		
<i>Site suitability, infrastructure & other considerations:</i>						
<p>The site is suitable. It is not in a flood risk zone and has the potential to afford safe, adequate access. The site is well placed to provide good access to education services, although it is around 800 metres from facilities in the town centre including shops and about the same distance from health services.</p> <p>Whilst this site extends the perceived boundary of the town to the south east, it is highly likely to be developed due to its ownership, and it would provide much needed affordable homes, and as thus is treated as a rural exception. The existing hedge would need to be trimmed back to ensure that the required visibility could be met.</p>						

Housing Site Assessment ANP 1

Important Criteria	Justification for criteria.	Measure of Importance (Multiplier)	Score	Reasoning
Brownfield Site/ Greenfield Site	ANPG is in agreement that the prioritising of brownfield sites for development is the most important criteria. This is reflected in comments made at public consultations and in the NPPF.	20	0	Greenfield site
Safeguarding of conservation area, listed/important buildings & natural features/amenities including open/green spaces	Developments in or next to the conservation area can have an adverse effect on the conservation status of that area. Nearby development can also have an adverse effect on listed/important buildings & valued natural features/amenities. Careful design of property could mitigate some of this risk.	18	3	No negative impact.
Visual & Environmental impact	The entrances to the town are important and any development should not have a negative impact on views of the town as you enter it. This is reflected in comments made at public consultations. In addition open and attractive views within, across and out of the town should be protected. Developments should have no negative impact on their immediate environment.	15	2	Some impact on approach to town from south, expanding perceived town boundary.
Connectivity	The ability to enhance connections between various areas of the town in terms of walking, cycling and road traffic.	15	0	No effect.
Proximity to Town Centre	Residents, particularly the elderly, on developments too far from the town centre, have complained about feeling isolated. This is reflected in comments made at public consultations. Development closer to the town centre will encourage sustainable journeys, enhance the sense of community & encourage use of town centre shops.	10	1	Between 750 metres and 1 kilometre walking distance from town centre (Market Place)
Traffic, Transport & Access	A new development can affect the movement of traffic through the town e.g. the need to turn right into a development could cause traffic & road safety problems. Access to and from a site for vehicles and pedestrians needs careful consideration.	10	3	Slight impact on traffic flow, access good.
Geographical balance across the town	Due to a good deal of development to the west & south of town, the Market Place, the historic town centre, is no longer so centrally placed. New development to the east & north would address this issue. This is reflected in comments made at public consultations. The infill of town centre areas would also be an advantage.	5	1	Some impact on imbalance of town.
		Total	129	

Sustainability Appraisal ANP 1

Sustainability Appraisal Objective	Score	Reasoning	Sustainability Appraisal Objective	Score	Reasoning
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	0	Gardens in new development may enhance biodiversity at location, but some biodiversity and geodiversity will inevitably be lost as well.	8. Increase reuse and recycling rates and minimise the production of waste.	0	No discernible impact either way.
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	0	No discernible impact either way.	9. Support inclusive, safe and vibrant communities.	1	Safe access and proximity to town centre.
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	0	Since greenfield site that is disused and overgrown, development will have no discernible impact either way.	10. Ensure that local housing needs are met.	1	A contribution.
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	-1	Not in Flood zones 2 or 3. Development will have small negative impact on flash flooding.	11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	0	Aside from those building regulations that feed into this aspect, it is hard to decide whether development here will result in a discernible impact either way.
5. Promote viable and diverse economic growth that supports communities within the district.	0	Increase in population may have slight positive effect on local economy but this is likely to be minimal and may not promote viable and diverse growth in the longer term.	12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	-1	Distance from town centre
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites.	0	Greenfield site but land not being used. Derelict state with some fly tipping.	13. Positively plan for, and minimise the effects of, climate change.	-1	Distance from town centre.
7. Improve accessibility to key services, facilities, amenities and green infrastructure including the promotion of sustainable modes of access	-1	Distance from town centre.	Total	- 2	


Site Reference	ANP 15			Site Area	± 0.10 hectares				
Site Location	Old Boys' Schoolhouse, Parsons Lane/West St. Alford			Site Description	Landmark/important building plus brownfield yard				
				No. of Dwellings	2	No. of Affordable Homes	0		
				Density per hectare	25	Density considerations: Density fits with existing nearby housing and is a good use of this site .			
				Sustainability Appraisal score (see below) Max: +13 Min: -13	+ 3	Housing site Assessment Score (see below)	267		
				Design considerations	Conversion of the Old Schoolhouse must maintain the integrity of the building and the dwelling constructed beside it should be in keeping and blend in.				
				Consultation Considerations	Public: General support for development on brownfield land, and land that is to some degree derelict and/or unattractive.				
				Body: None					
Available	✓	Viable	✓	Deliverability: The owners expressed in writing their intentions for the site to be developed in the next year.					
<p>Site suitability, infrastructure & other considerations:</p> <p>Since there is no further use of the building on this site for its original purpose, change of use to residential is the most likely way that this landmark, historic building will be protected. In addition a new dwelling can be constructed on site.</p> <p>The site is not in a Flood Risk zone but part of the land is susceptible to surface water flooding. However, with the appropriate mitigating measures (SUDs) in place it can be deemed suitable, and has the potential to afford safe, adequate access. It lies within reasonable proximity of the town centre. It would enable residents to stay in touch with the community life of the town, as well as providing good access to facilities including shops and health & education services. Development will improve the neighbouring environment.</p> <p>Planning permission (Ref: N/003/01860/10) for 5 dwellings in total (3 flats within existing building conversion with alterations/extensions) was granted in November 2010 but has since lapsed. The owner now wishes to re-apply for one dwelling within the existing building (with alterations/extensions) plus another new build beside it.</p>									

Housing Site Assessment ANP 15

Important Criteria	Justification for criteria.	Measure of Importance (Multiplier)	Score	Reasoning
Brownfield Site/ Greenfield Site	ANPG is in agreement that the prioritising of brownfield sites for development is the most important criteria. This is reflected in comments made at public consultations and in the NPPF.	20	4	Brownfield site
Safeguarding of conservation area, listed/important buildings & natural features/amenities including open/green spaces	Developments in or next to the conservation area can have an adverse effect on the conservation status of that area. Nearby development can also have an adverse effect on listed/important buildings & valued natural features/amenities. Careful design of property could mitigate some of this risk.	18	4	Constructive use of historic building which will help to preserve it.
Visual & Environmental impact	The entrances to the town are important and any development should not have a negative impact on views of the town as you enter it. This is reflected in comments made at public consultations. In addition open and attractive views within, across and out of the town should be protected. Developments should have no negative impact on their immediate environment.	15	4	Planning permission would protect landmark building and improve visual environment.
Connectivity	The ability to enhance connections between various areas of the town in terms of walking, cycling and road traffic.	15	0	No impact.
Proximity to Town Centre	Residents, particularly the elderly, on developments too far from the town centre, have complained about feeling isolated. This is reflected in comments made at public consultations. Development closer to the town centre will encourage sustainable journeys, enhance the sense of community & encourage use of town centre shops.	10	2	Between 500 metres and 749 metres walking distance from town centre (Market Place)
Traffic, Transport & Access	A new development can affect the movement of traffic through the town e.g. the need to turn right into a development could cause traffic & road safety problems. Access to and from a site for vehicles and pedestrians needs careful consideration.	10	2	Access on to narrow road near to junction with West Street.
Geographical balance across the town	Due to a good deal of development to the west & south of town, the Market Place, the historic town centre, is no longer so centrally placed. New development to the east & north would address this issue. This is reflected in comments made at public consultations. The infill of town centre areas would also be an advantage.	5	3	Slight exacerbation of imbalance to the west but small site.
		Total	267	

Sustainability Appraisal ANP 15

Sustainability Appraisal Objective	Score	Reasoning	Sustainability Appraisal Objective	Score	Reasoning
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	0	Since brownfield site, development will have no discernible impact either way.	8. Increase reuse and recycling rates and minimise the production of waste.	0	No discernible impact either way.
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	1	Improved townscape.	9. Support inclusive, safe and vibrant communities.	0	Some distance from town centre but safely walkable to stay in touch.
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	0	Since brownfield site, development will have no discernible impact either way.	10. Ensure that local housing needs are met.	1	A contribution.
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	-1	Small area subject to surface water flood risk	11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	0	Aside from those building regulations that feed into this aspect, it is hard to decide whether development here will result in a discernible impact either way.
5. Promote viable and diverse economic growth that supports communities within the district.	0	Increase in population may have slight positive effect on local economy but this is likely to be minimal and may not promote viable and diverse growth in the longer term.	12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	0	Minimal impact on health resources plus not too far from town centre.
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites.	1	Brownfield site.	13. Positively plan for, and minimise the effects of, climate change.	0	Reasonable distance form town centre.
7. Improve accessibility to key services, facilities, amenities and green infrastructure including the promotion of sustainable modes of access	1	Some distance from town centre but walkable and not too far from health & some education services.	Total	+ 3	

Site Reference	ANP 9		Site Area	0.36 hectares	
Site Location	Station Road, Alford		Site Description	Brownfield – bus station yard, fuel station & workshops	
	No. of Dwellings	12	No. of Affordable Homes	4	
	Density per hectare	See comment	Density considerations: Density reflects good use of this brownfield site and would probably include a number of smaller dwellings.		
	Sustainability Appraisal score (see below) Max: +13 Min: -13	- 1	Housing site Assessment Score (see below)	224	
	Design considerations	No specific considerations			
	Consultation Considerations	Public: General support for development on brownfield land, and land that is to some degree derelict and/or unattractive.			
		Body: None			
Available	✓	Viable	✓	Deliverability: The owners expressed in writing their intentions for the site to be developed. More likely to be later in the plan period however.	

Site suitability, infrastructure & other considerations:

This site is suitable but may have to be de-contaminated before use. It is not in a flood risk zone and has the potential to afford safe, adequate access for a small number of vehicles. Whilst it is a fair distance from the town centre it is at least close to the Grammar School. Development would improve the neighbouring environment. There is an existing groundwater extraction site (Alford Water supply works) in Anglian Water's ownership located adjacent to the above site. Development should ensure that it does not prejudice the continued operation of this site. Proposals should also not include soakaways on this site given the potential risk of pollution to the existing water source.

Housing Site Assessment ANP 9

Important Criteria	Justification for criteria.	Measure of Importance (Multiplier)	Score	Reasoning
Brownfield Site/ Greenfield Site	ANPG is in agreement that the prioritising of brownfield sites for development is the most important criteria. This is reflected in comments made at public consultations and in the NPPF.	20	4	Brownfield site.
Safeguarding of conservation area, listed/important buildings & natural features/amenities including open/green spaces	Developments in or next to the conservation area can have an adverse effect on the conservation status of that area. Nearby development can also have an adverse effect on listed/important buildings & valued natural features/amenities. Careful design of property could mitigate some of this risk.	18	3	Would have no impact/a neutral impact on natural features including open / green spaces.
Visual & Environmental impact	The entrances to the town are important and any development should not have a negative impact on views of the town as you enter it. This is reflected in comments made at public consultations. In addition open and attractive views within, across and out of the town should be protected. Developments should have no negative impact on their immediate environment.	15	4	Improved visual impact on approach to town.
Connectivity	The ability to enhance connections between various areas of the town in terms of walking, cycling and road traffic.	15	0	No impact.
Proximity to Town Centre	Residents, particularly the elderly, on developments too far from the town centre, have complained about feeling isolated. This is reflected in comments made at public consultations. Development closer to the town centre will encourage sustainable journeys, enhance the sense of community & encourage use of town centre shops.	10	0	More than 1 kilometre walking distance from town centre (Market Place)
Traffic, Transport & Access	A new development can affect the movement of traffic through the town e.g. the need to turn right into a development could cause traffic & road safety problems. Access to and from a site for vehicles and pedestrians needs careful consideration.	10	3	Slight impact on traffic flow. Decent access.
Geographical balance across the town	Due to a good deal of development to the west & south of town, the Market Place, the historic town centre, is no longer so centrally placed. New development to the east & north would address this issue. This is reflected in comments made at public consultations. The infill of town centre areas would also be an advantage.	5	0	The site would unacceptably exacerbate imbalance to west.
		Total	224	

Sustainability Appraisal ANP 9

Sustainability Appraisal Objective	Score	Reasoning	Sustainability Appraisal Objective	Score	Reasoning
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	0	Since brownfield site, development will have no discernible impact either way.	8. Increase reuse and recycling rates and minimise the production of waste.	0	No discernible impact either way.
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	0	No discernible impact either way.	9. Support inclusive, safe and vibrant communities.	-1	Distance from town centre.
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses	0	Since brownfield site, development will have no discernible impact either way.	10. Ensure that local housing needs are met.	1	A contribution.
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	0	Not in Flood Zone 2 or 3, no area subject to surface water flood risk	11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	0	Aside from those building regulations that feed into this aspect, it is hard to decide whether development here will result in a discernible impact either way.
5. Promote viable and diverse economic growth that supports communities within the district.	0	Increase in population may have slight positive effect on local economy but this is likely to be minimal and may not promote viable and diverse growth in the longer term.	12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	0	No or Minimal Impact on health resources
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and Greenfield sites.	1	Brownfield site.	13. Positively plan for, and minimise the effects of, climate change.	-1	Distance from town centre.
7. Improve accessibility to key services, facilities, amenities and green infrastructure including the promotion of sustainable modes of access	-1	Distance from town centre	Total	- 1	