

INDEPENDENT EXAMINATION OF THE WORLABY PARISH NEIGHBOURHOOD PLAN

EXAMINER: Patrick Whitehead DipTP (Nott) MRTPI

Peter Jones
Chair Worlabby Parish Neighbourhood Plan Steering Group

Dave Lofts
North Lincolnshire Council

Examination Ref: 01/PW/WNP

3 August 2021

Dear Mr Jones and Mr Lofts

WORLABY PARISH NEIGHBOURHOOD PLAN EXAMINATION

Following the submission of the Worlabby Parish Neighbourhood Plan (the Plan) for examination, I would like to clarify several initial procedural matters. I also have some questions for Worlabby Parish Council, which I have set out below, and am seeking a response **by 17 August 2021**.

1. Examination Documentation

I can confirm that I am satisfied that I have received a complete submission of the draft Plan and accompanying documentation, including the Basic Conditions Statement, the Consultation Statement and the Regulation 16 representations, to enable me to undertake the examination.

Subject to my detailed assessment of the draft Plan, I have not at this initial stage identified any very significant and obvious flaws in the Plan that might lead me to advise that the examination should not proceed.

2. Site Visit

I will aim to carry out a site visit to the neighbourhood plan area in the week beginning 9 August 2021. The site visit will assist in my assessment of the draft Plan, including the issues identified in the representations.

The visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

3. Examiner's Questions

Following my initial appraisal of the Neighbourhood Plan and the supporting evidence, I have some questions on which I would appreciate clarification from the Parish Council. If North Lincolnshire Council has any observations on the questions, these would also be welcome. I would be grateful if written responses can be provided within **two weeks** of receipt of this letter.

- a. A revision to the National Planning Policy Framework was published by the government on 20 July 2021 alongside a final version of the National Model Design Code. Whilst much of the advice contained in the NPPF remains unchanged, there are some significant amendments in Section 12: Achieving well-designed places; and paragraph numbers post-

paragraph 54 have been changed. Could both Councils please advise if any modifications are necessary to the Worlaby Parish Neighbourhood Plan as a result of the publications?

- b. In particular, paragraph 3.2 references specific paragraphs in the NPPF, both at paragraph 3.2, and throughout the text. These may require amendment.
- c. Additionally, there does not appear to be specific or comprehensive design guidance issued by North Lincolnshire Council. Accordingly, consideration may perhaps be given to referencing the new National Model Design Code to provide a context for Policies WNP1(e); WNP2(g); and WNP4.
- d. Plans 4 and 5 show different development limits. As Map 5 refers to the Preferred Options for the emerging North Lincolnshire Local Plan, confirmation is requested that the development limit referred to in policies WNP1 and WNP2 is that shown in plan 4 and Core Strategy Policy CS3. The delineation of the development limit on a Policies Map may assist the interpretation and application of those policies.
- e. The development limit shown in Map 4 excludes an area contained between New Road, Top Road and Low Road, identified as an Area of Amenity Importance. There is no mention of this area in the Plan's section on Green Infrastructure or in Policy WNP5, and it does not appear on plan 5. Can clarification of the status of this land be provided please?
- f. Policy WNP5 identifies three areas to be designated as Local Green Space. These are described in narrative form at paragraph 6.46. Could consideration be given to assessing these in tabular form against the criteria set out in paragraph 100 (now paragraph 102) of the NPPF, including the estimated extent of each space in hectares? In relation to Hurds Farm, could confirmation be provided as to any steps that have been taken to contact the landowner in relation to the designation as proposed?
- g. Policy WNP5(a) sets out a general policy for development related to green space identified in plan 6. However, this includes Local Green Space, for which paragraph 101 (now paragraph 103) sets out a specific policy requirement that it should be consistent with policies for Green Belts. Should this be reflected in WNP5?
- h. Policies WNP1, WNP2, WNP5 and WNP8 have a spatial dimension which is identified in various plans throughout the document, for example plans 4/5, 6, 7, and 8. The Plan does not include a Policies Map. Whilst the inclusion of such a map is not a requirement of neighbourhood plans, the maps referred to do not adequately illustrate the policies. Specific issues relate to the delineation of the Settlement Boundary, which is important, have been referred to above. Could consideration be given to the inclusion of a policies map?

I would be grateful if the councils could advise the examination in respect of each of these points. I may have further questions, following my site visit, which I will set out in writing should I require any further clarification.

4. Written Representations

At this stage, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing. However, I will reserve the option to convene a hearing should a matter come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

5. Examination Timetable

As you will be aware, the intention is to examine the Plan (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within 4-6 weeks of submission of the draft Plan.

However, as I have posed some questions, I must provide you with sufficient opportunity to reply. Consequently, the examination timetable will be extended. Please be assured that I will seek to mitigate any delay as far as is practicable. The IPE office team will seek to keep you updated on the anticipated delivery date of the draft report.

If the Parish Council or Local Planning Authority has any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter and any subsequent response are placed on both the Parish Council and the North Lincolnshire Council websites?

Thank you in advance for your assistance.

Yours sincerely

Patrick T Whitehead

Examiner