

INDEPENDENT EXAMINATION OF THE WORLABY PARISH NEIGHBOURHOOD PLAN

EXAMINER: Patrick Whitehead DipTP (Nott) MRTPI

Patrick Whitehead DipTP (Nott) MRTPI
IPe

Peter Jones
Chair Worlabby Parish Neighbourhood Plan Steering Group

Examination Ref: 01/PW/WNP

17 August 2021

Dear Mr Whitehead,

WORLABY PARISH NEIGHBOURHOOD PLAN EXAMINATION

Following the submission of the Worlabby Parish Neighbourhood Plan (the Plan) for examination, you wrote to North Lincolnshire Council and Worlabby Parish Council to clarify several initial procedural matters and to present questions to Worlabby Parish Council. You also invited North Lincolnshire Council to provide any observations on the questions.

Please see below for North Lincolnshire Council's observations on the questions.

3. Examiner's Questions

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.

- 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 Worlabby Parish Neighbourhood Plan as a result of the publications?**

Question 3a. North Lincolnshire Council observations:

In light of the July 2021 revision to the National Planning Policy Framework it is suggested that the following changes should be made to the Worlabby Parish Neighbourhood Plan:

- A new paragraph to be added after existing Paragraph 6.14 (and subsequent paragraphs to be re-numbered) to read:
"Policy WNP1: A Spatial Plan for the Parish should be read alongside any locally-produced design guides or codes and any future updates, consistent with the principles set out in the National Design Guide and National Model Design Code."

- A new paragraph to be added after current Paragraph 6.21 (and subsequent paragraphs to be re-numbered), as follows:
“Policy WNP2: Small Scale Housing Sites should be read alongside any locally-produced design guides or codes and any future updates, consistent with the principles set out in the National Design Guide and National Model Design Code.”
- Paragraph 6.29 to be amended:
“A significant factor visually connecting the built area of Worlaby to its surroundings is the presence of trees throughout the village. New development design will be expected to recognise the need for landscaping to blend in with the wider surroundings. Specific reference should be made to paragraph 131 of NPPF July 2021 which, for example, acknowledges the important contribution that trees should make to the character and quality of urban environments, and can also help mitigate and adapt to climate change.”
- A new paragraph to be added after current Paragraph 6.29 (and subsequent paragraphs to be re-numbered), as follows:
- “Policy WNP3: Larger Housing Sites should be read alongside any locally-produced design guides or codes and any future updates, consistent with the principles set out in the National Design Guide and National Model Design Code.”
- Paragraph 6.33 to be amended:
“In line with NPPF paragraphs 125 and 127 this policy seeks to present a guide to the design elements regarded as most significant for new development in Worlaby and to encourage development proposals that fully take them into account. Policy WNP4: Design should be read alongside any locally-produced design guides or codes and any future updates, consistent with the principles set out in the National Design Guide and National Model Design Code.”
- A new paragraph to be added after existing Paragraph 6.40 (and subsequent paragraphs to be re-numbered):
“Paragraph 134 of NPPF July 2021 emphasises the importance of policies and guidance, stating that development that is not well designed should be refused *‘especially where it fails to reflect local design policies and government guidance on design’.*”

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.

Question 3b. North Lincolnshire Council observations:

In light of the July 2021 revision to the National Planning Policy Framework it is suggested that the following changes should be made to the Worlaby Parish Neighbourhood Plan:

- Paragraph 3.2 to be re-worded:
“The National Planning Policy Framework (NPPF) published by the Government in July 2021 guides the preparation of development plans and Neighbourhood Plans. The Worlaby Parish Neighbourhood Plan has been produced to be consistent with the provisions of the NPPF. The following paragraphs of the NPPF are considered especially relevant:”;
- The bulleted list of NPPF paragraph number references under Paragraph 3.2 be updated to reflect the amended paragraph numbering in the NPPF July 2021;
- Paragraphs 3.13, 6.1, 6.17, 6.23, 6.25, 6.26, 6.30, 6.33, 6.37, 6.38, 6.39, 6.40, 6.53, 6.57, 6.59, and 6.63 be updated to reflect the amended paragraph numbering in the NPPF July 2021;

- Policy WNP5: Green Infrastructure (at part b.) be updated to reflect the amended NPPF paragraph numbering; and
- Appendix D - Evidence Base 'External Documents reference' to replace 'NPPF Feb 2019' with 'NPPF July 2021'.

- 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.**

Question 3c. North Lincolnshire Council observations:

Paragraph 128 of the updated NPPF July 2021 requires that “all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences”. Whilst North Lincolnshire Council has not yet prepared specific or comprehensive design guidance to meet this requirement, it is suggested that the following changes are made:

- A new paragraph to be added after existing Paragraph 6.14 (and subsequent paragraphs to be re-numbered) to read:
“Policy WNP1: A Spatial Plan for the Parish should be read alongside any locally-produced design guides or codes and any future updates, consistent with the principles set out in the National Design Guide and National Model Design Code.”
- A new paragraph to be added after current Paragraph 6.21 (and subsequent paragraphs to be re-numbered), as follows:
“Policy WNP2: Small Scale Housing Sites should be read alongside any locally-produced design guides or codes and any future updates, consistent with the principles set out in the National Design Guide and National Model Design Code.”
- “Policy WNP3: Larger Housing Sites should be read alongside any locally-produced design guides or codes and any future updates, consistent with the principles set out in the National Design Guide and National Model Design Code.”
- Paragraph 6.33 to be amended:
“In line with NPPF paragraphs 125 and 127 this policy seeks to present a guide to the design elements regarded as most significant for new development in Worlaby and to encourage development proposals that fully take them into account. Policy WNP4: Design should be read alongside any locally-produced design guides or codes and any future updates, consistent with the principles set out in the National Design Guide and National Model Design Code.”

- 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.**

Question 3d. North Lincolnshire Council observations:

Plan 4: Inset map for Worlaby - North Lincolnshire Housing and Employment Land Allocations DPD 2016. Core Strategy Policy CS3 sets the criteria for development limits across North

Lincolnshire, whilst the Housing and Employment Land Allocations DPD defines those settlement development limits.

Plan 5: Inset map for Worlaby - North Lincolnshire Local Plan, Preferred Options 2020. This was the third stage in the preparation of a new Local Plan for North Lincolnshire and, at the time, was the most up to date version that was publicly available. The inset map was added to show that the Worlaby Parish Neighbourhood Plan had regard to the emerging new Plan. North Lincolnshire Council is currently preparing a new Local Plan for North Lincolnshire which will eventually supersede both the 2003 Local Plan and the Local Development Framework plans (Core Strategy DPD 2011 and Housing and Employment Land Allocations DPD 2016). The final Publication Draft (Regulation 19) consultation on the new Plan is expected in September 2021.

It is agreed that the delineation of the development limit on a Policies Map may assist the interpretation and application of those policies. To this end, Worlaby Parish Council is preparing a Policies Map.

For clarity, it is suggested that the text at Paragraph 3.14 should be amended, as follows:

- “The Worlaby Parish Neighbourhood Plan has been drawn up with full regard to the need to support the economic, social and environmental health of the community, the settlement and the surrounding area in line with NPPF paragraph 8 and the requirements of NLC policy CS2. Indeed, the Plan is in general conformity with adopted strategic local planning policies, and has regard to policies in the new emerging Local Plan. Plan 6: Policies Map (below) shows the current development limit for Worlaby and illustrates policies in this Plan.” (subsequent Plan numbers and reference(s) to be re-numbered)

It is suggested that the following text be added:

- Policy WNP1: A Spatial Plan for the Parish
“Development proposals will be expected to: a. be located within the settlement development limit as shown on Plan 6: Policies Map unless exceptional circumstances dictate otherwise;...”
- Policy WNP2: Small Scale Housing Sites
“Infill housing developments within the settlement development limit as shown on Plan 6: Policies Map will be supported where the proposal:...”

- 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?**

Question 3e. North Lincolnshire Council observations:

The LC11 Area of Amenity Importance (contained between New Road, Top Road and Low Road) identified on Housing and Employment Land Allocations Development Plan Document (DPD) Inset 46 Worlaby is also shown on Plan 4.

Paragraph 12.22 of the adopted Local Plan 2003 states “... there are numerous important amenity areas within North Lincolnshire. Such areas include not only public open space and recreational land, but also a multitude of areas in private ownership. Many areas are accessible for

enjoyment by the public but others are identified purely for landscape or nature conservation reasons.” The above site is not included in the North Lincolnshire Local Plan Preferred Options 2020 or on Plan 5: Inset map for Worlaby because North Lincolnshire Council removed any LC11 sites that have been developed since the Housing and Employment Land Allocations DPD was adopted and which do not now meet the criteria for LC11 designation as mentioned in Para 12.22.

- 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?**

Question 3f. North Lincolnshire Council observations:

Worlaby Parish Council is preparing a table to demonstrate the assessment that has been undertaken for each Local Green Space site.

Also, Worlaby Parish Council will confirm steps that have been taken to contact the landowner in relation to the designation of Hurds Farm as Local Green Space.

- 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?**

Question 3g. North Lincolnshire Council observations:

It is suggested that the following amendment be made to Paragraph 6.53:

- “This policy is in line with North Lincolnshire Core Strategy policies CS16, CS17, North Lincolnshire Local Plan policy R5 and NPPF paragraph 170. An area designated as Local Green Space shall be maintained in line with section 13 of the NPPF, particularly paragraph 145. A LGS assessment of sites table is given in Appendix B.”

It is suggested that references to green open space/green space are amended in order to differentiate from formal Local Green Space designation as referenced in NPPF and designated in Policy WNP5, as follows:

- “6.10 Important green areas with various levels of protection surround the village on three sides as shown indicatively in Plan 5.”
- “Policy WNP1: A Spatial Plan for the Parish
Development proposals will be expected to: d. not adversely affect any important green areas identified in this plan; and”
- “6.28 In all cases, the policy requires proposals to reflect the key characteristics and setting of the parish. It also requires that the design of the layout and landscape schemes of proposals do not undermine the visual, physical or ecological integrity of the

important green areas identified in Policy WNP5 but rather improve these aspects of the important green areas, wherever possible.”

- “Green Infrastructure
Plan 6: Important green areas”
- “6.44 Plan 6 indicates important green areas within and around the village that are currently recognised as providing visual and recreational amenity and supporting wildlife. The presence of green spaces was highlighted by residents as important from the first consultation in 2016. These particular areas were identified by residents in the consultation meeting in November 2016 as key contributors to the wellbeing of the community.”
- “Policy WNP5: Green Infrastructure
 - a. Important green areas identified in plan 6 will be protected. Development that enhances the recreational, natural or environmental value of these areas will be supported.”

- 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?**

Question 3h. North Lincolnshire Council observations:

It is agreed that the delineation of the development limit and illustration of policies on a proposals or Policies Map may assist the interpretation and application of those policies. To this end, Worlaby Parish Council is preparing a Policies Map.

It is Suggested that the text at Paragraph 3.14 should be amended, as follows:

- “The Worlaby Parish Neighbourhood Plan has been drawn up with full regard to the need to support the economic, social and environmental health of the community, the settlement and the surrounding area in line with NPPF paragraph 8 and the requirements of NLC policy CS2. Indeed, the Plan is in general conformity with adopted strategic local planning policies, and has regard to policies in the new emerging Local Plan. Plan 6: Policies Map (below) shows the current development limit for Worlaby and illustrates policies in this Plan.” (subsequent Plan numbers and reference(s) to be re-numbered)