

INDEPENDENT EXAMINATION OF THE WORLABY PARISH NEIGHBOURHOOD PLAN

EXAMINER: Patrick Whitehead DipTP (Nott) MRTPI

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IPe

cc Dave Lofts, North Lincolnshire Council

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 sent a series of questions for the attention of the Parish Council. Please find below the Steering Group responses to the questions you asked.

WORLABY PARISH NEIGHBOURHOOD PLAN EXAMINATION

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.

- 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?**

WPC response:

We agree that the Plan requires modification as a result of the publication of the new NPPF and the NMDC.

Paragraph 6.29 in the Neighbourhood Plan has been amended to include:

“New development design will be expected to recognise the value of retaining existing trees and additional plantings that blend in with the wider surroundings, in line with section 12 of the NPPF, in particular paragraphs 131, 134.”

- 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.**

WPC response:

The NP has been amended at paragraph 3.2 and points in the text where necessary to accommodate the new NPPF. Paragraphs that have been amended are: 3.13, 3.2, 6.1, 6.17, 6.23, 6.25, 6.26, 6.29, 6.30, 6.33, 6.37, 6.38, 6.39, 6.40, 6.53, 6.57, 6.59, 6.63.

- 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.**

WPC response:

Paragraphs 6.19, 6.33, 6.36, 6.39 in the NP have been amended to refer to the NMDC.

- 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.**

WPC response:

Paragraphs 3.7 has been amended to include the statement: *“Development limits referred to in this Plan relate to those shown in Plan 4”*.

Paragraph 3.8 has been amended to state:

“Plan 5 below shows the proposed development limit for the village in the emerging North Lincolnshire Council Local Plan. Once agreed (formally adopted), it will replace the current North Lincolnshire Local Plan, the Core Strategy and Housing and Employment Land Allocations Development Plan Documents (DPDs), and the Lincolnshire Lakes Area Action Plan”

Paragraphs 3.7 to 3.11 have been reordered and renumbered to read more logically. Policy map(s) will be added as soon as these can be produced with development limits clearly marked.

- 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?**

WPC response:

This is a change in the proposed North Lincolnshire Local Plan. The areas referred to were developed several years ago and/or have no public access. The Neighbourhood Plan does not regard them as amenity areas.

- 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?**

WPC response:

An additional paragraph has been included in policy WNP5:

“Sites designated as Local Green Space shall be maintained in line with section 13 of the NPPF.”

A LGS assessment table has been added at appendix B in the Neighbourhood Plan. Appendices have been renamed.

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?

WPC response:

The PC established that the open space in Hurds Farm was originally owned by the developers of the estate, Chartdale Homes. Chartdale Homes were subsequently purchased by Linden Homes. The PC contacted Linden Homes in East Yorkshire who confirmed that they had been maintaining the grassed area in Hurds Farm but that the period of their obligation to do so had expired. They expressed no continued interest in the land. The Parish Council wishes to adopt the land and is currently in discussion with North Lincolnshire Council regarding the future status of the land.

- 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?**

WPC response:

Paragraph 6.53 in the NP has been amended to include:

“An area designated as Local Green Space shall be maintained in line with section 13 of the NPPF, particularly paragraph 145.”

- 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?**

WPC response:

Policy Map(s) will be added at Appendix A. Whilst textual changes can be achieved with little delay, the production of a policies map will take some time. We will endeavour to keep this to minimum.

Appendices have been renamed.