

Worlaby Parish Council submission

North Lincolnshire Local Development Framework - Housing & Employment Land Allocations DPD: Revised Submission Draft (April 2014) – Consultation

The Parish Council observes that there is a substantial area of land surrounded by houses fronting onto Low Road, Main Street, Top Road and New Road which retains the old allocation of Area of Amenity Importance (LC11). In addition, the anomaly that this land is, by definition, outside of development limits and thus in the open countryside is an historic allocation and now significantly out of date. This creates a 'doughnut' of open countryside within the village which this exercise of rationalisation of development limits should address. The land does not have any visibility from public viewpoints or from the open countryside, nor does it have an open character or wider public amenity. The Parish Council would suggest that this inconsistent, internal piece of open countryside within the heart of the village serves no purpose and should be incorporated into the limits of the settlement. It is also likely that the LC11 allocation in this location is obsolete and serves no purpose.

Secondly the Parish Council would **object** to the inclusion of Worlaby House Farm within settlement development limits. This area is separated from the village by New Road; there is no evidence that the settlement has capacity to accommodate further development and the nature and appearance of the site is more akin to the essential functioning of the countryside. Thus the criteria in Policy CS3 are not satisfied and the land should remain outside of the settlement development limits. Both Councils are aware of the public consultation that has commenced in respect the possible redevelopment and relocation of the Farm but this Council would assert that the removal of the site out of the open countryside is premature and although housing in the location would still be strictly controlled and be of small scale by virtue of CS8, any future application or proposal should be treated on their merits without any predetermining advantage of a change to the location of settlement development limits. There is no planning reason to extend the development limits to include this site and the action is inconsistent with CS2.

The following are additional comments which the Parish Council would like to be included as well as the original submission detailed above.

- The Parish Council have started the process of a Neighbourhood Plan.
- There is no evidence of need that this extra housing is required.
- The anticipated 16% of growth would be a disproportionately unacceptable increase in the size of the village.
- Worlaby is a commuter village and has no facilities other than a village school and no infrastructure to support this development.
- The Parish Council are supportive of the NLC 2010 draft submission of the DPD which includes the dwellings located north of the junction of Low Road and New Road up to the farm yard.